AS-IS ADDENDUM -- INCORPORATED INTO CONTRACT FOR PROPERTY AT:

W180N9801 Riversbend Cir W, WISCONSIN

Seller is not expert regarding the building code or ordinances affecting the Property or about foundations, carpentry, masonry, roofing, electrical systems, HVAC, plumbing, flooring, sewage disposal or the quality, adequacy or condition of any such items serving the Property. Seller disclaims all warranties related to the Property and its improvements, structure, systems, fixtures, and their suitability to Buyer's needs. The Offer to Purchase is hereby modified as follows: Seller makes no "Property Condition Representations." Lines 105-177 of the WB-11 (or, as applicable, lines 231-304 of WB-14) are deleted.

SELECT A OR B:

☐ A. Buyer waives the right to receive a Wis.Stats. Chapter 709 Real Estate Condition Report and waives the right to rescind this transaction due to non-receipt.

☐ B. Seller is a fiduciary (e.g., Trustee or Personal Representative) who is exempt, under Wis. Statutes §709.01(2), from the requirement to provide a Real Estate Condition Report.

By closing this transaction, Buyer accepts the Property and any included personal property as-is and without recourse to Seller. These terms have been bargained for and are reflected in the sale price. Buyer has, prior to making an offer, investigated the Property and all conditions and aspects of its ownership material to Buyer. If Buyer deems further investigation and/or inspection of the Property and/or the area necessary, Buyer has expressed a contingency for it in this contract. Buyer has relied, and pledges and agrees Buyer will rely, only on the results of Buyer's inspections and investigations for evaluation of the Property and its attributes and not on any statement, disclosure or representation which Buyer may contend was communicated, or not communicated, by Seller or Seller's agents or subagents.

X _____ X _____
Buyer Buyer

X _____ POA X _____
Seller Seller

Drafted by: Jeffrey P. Patterson / State Bar of Wisconsin No. 1005690
Approved for use by Wis. real estate licensees pursuant to Wis. Admin. Code REEB §16.06(5)