

Addendum For Private Sale

1. Partition Sale: Buyer acknowledges that the sale is a private sale of property subject to court ordered supervision under N.C. Gen Stat. 1-339.33 et seq.
2. Court Approval: All obligations of the seller under this agreement are expressly subject to the approval of the Vance County Superior Court. Seller shall have the obligation to seek the approval of the Court which includes submitting the contract for upset bidding, as required by and in accordance with North Carolina law.
3. The acceptance of an offer by Tyler Tunstall (1/2 undivided interest) is contingent upon the approval and confirmation of the submitted offer by the Clerk of Superior Court for Vance County once the Statutory period for bidding has ended. If an upset bid is placed with the Clerk and is in compliance with North Carolina Law, then the offer is null and void, which includes Tyler's obligation.
4. Personal Property: Seller shall have no obligation to remove any personal property from the property. Seller makes no representation regarding vehicles, mobile homes, or personal property.
5. The deed conveying the property shall be a Special Warranty Deed.
6. No Representation by the Seller: The property is being sold AS-IS, WHERE-IS, with no representation by the Seller. Tax proration for the year 2024 or the year of the sale shall be applied as a credit to the buyer. Only delinquent or deferred taxes may be paid by the Seller.
7. Control Clause: To the extent of any conflict between this addendum and the Offer to Purchase and Contract, this addendum controls.

Buyer: _____

Seller: _____