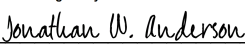


## Court Ordered Sale Addendum

Property: 290 Misty Way Franklinton, NC 27525  
County: Franklin File No.: 25E000576-340

This Addendum is part of the Offer to Purchase and Contract ("Contract") between Jonathan W. Anderson, Guardian of the Estate of Oretha Ward ("Seller"), and \_\_\_\_\_ ("Buyer"), for the property identified above ("Property"). The parties agree:

- 1. Court approval.** This private sale is subject to court approval and upset bidding under N.C. Gen. Stat. § 1-339.33 et seq. Seller shall file a Report of Sale with the accepted Contract in the above-referenced proceeding. The listing agent shall publish the accepted price in the MLS public comments. No due diligence fee is payable. The sale is exempt from Chapter 47E disclosures under N.C. Gen. Stat. § 47E-2(a)(1).
- 2. Upset bidding.** Filing the Report of Sale begins a 10-day upset bid period, subject to statutory deadline rules. Upset bids must be filed with the Clerk of Superior Court in that proceeding. Each bid must increase the last bid by at least 5% or \$750, whichever is greater, with a deposit of at least 5% of the new bid or \$750, whichever is greater, and any additional bond required by the Clerk. Each upset bid starts a new 10-day period. Buyer may submit an upset bid.
- 3. Confirmation and closing.** After upset bidding ends, Seller shall seek confirmation. Closing is contingent on confirmation and expiration of the 15-day revocation period and following 10-day appeal period. If no petition or appeal is pending, closing may take place within the next two weeks, subject to the Court's orders. Any petition or appeal must be resolved and applicable periods must expire before closing. Buyer may select the closing attorney.
- 4. Property condition.** The Property is sold as-is, where-is, without representations by Seller. Seller has no obligation to remove personal property from the Property.
- 5. Utilities.** Seller has no obligation to connect, activate, maintain, or pay for utilities at the Property. Buyer shall arrange and pay for any utility service Buyer requires for inspections, appraisals, or otherwise.
- 6. Deed and title.** Seller shall convey by Special Warranty Deed and intends to convey marketable, insurable, fee simple title with legal access to a public right-of-way. Seller acts as Commissioner and may be unable to cure title objections. If Seller cannot convey such title, Buyer's sole remedy is a refund of deposits and earnest money paid. Seller is not liable for Buyer's due diligence costs or other damages, notwithstanding Section 8(g) of the Contract. Nothing in this paragraph removes the liabilities of an upset bidder under N.C. Gen. Stat. §§ 1-339.30(e)-(f) and 1-339.36(c).
- 7. Sale procedure.** Court orders and applicable law govern the sale process. Buyer agree to hold Seller, the listing agent, the listing firm, and the broker-in-charge harmless from claims arising from any information in this Addendum.
- 8. Effect.** This Addendum controls any conflict with the Contract. All other Contract terms remain unchanged.

|                                                                                                                                    |                 |
|------------------------------------------------------------------------------------------------------------------------------------|-----------------|
| _____                                                                                                                              | Date: _____     |
| Buyer                                                                                                                              |                 |
| _____                                                                                                                              | Date: _____     |
| Buyer                                                                                                                              |                 |
| <div><div>DocuSigned by:</div><div></div></div> | Date: 10/1/2026 |
| Seller                                                                                                                             |                 |

Jonathan W. Anderson, Guardian of the Estate of Oretha Ward