

"AS IS" PURCHASE AND SALE AGREEMENT TO SELL PROPERTY

THIS PURCHASE AND SALE AGREEMENT is hereby made by and between

_____ Seller(s) and

_____ Buyer(s)

WHEREAS, for good consideration the parties mutually agree that:

1. Seller(s) agree(s) to sell, and Buyer(s) agree to buy, the following described property:

2. Buyer(s) agree(s) to pay to seller(s) and Seller(s) agree(s) to accept

_____ Dollars (\$_____) as total purchase price payable as follows:

_____ Dollars (\$_____) Deposit herewith paid, and

_____ Dollars (\$_____) payable on delivery by cash or certified/bank check.

3. Seller warrants it has good and marketable title to said property, full authority to sell said property, and that said property shall be sold by warranty Bill Of Sale free and clear of all liens, encumbrances, liabilities and adverse claims of every nature and description.

4. Said property is sold in "AS IS" condition, Seller disclaiming any warranty of merchantability, fitness or working order or condition of the property except that it shall be sold in its present condition, reasonable wear and tear excepted.

5. The parties agree to transfer title on or about _____, 20____, at the address of Title Closing Agent. **Time is of the Essence.**

6. This agreement shall be binding upon and inure to the benefit of the parties, their successors, assigns and personal representatives.

7. Other terms: _____

Signed this _____ day of _____, 20____

Signed:

Seller Signature

Seller Signature

Buyer Signature

Buyer Signature