



## BUY/SELL AGREEMENT

THIS BUY/SELL AGREEMENT made this 28<sup>th</sup> day of September, 2022, by and between the undersigned, C. Dean Cramer, a/k/a Carl Dean Cramer, a/k/a Carol Dean Cramer, of 8778 East H Avenue, Kalamazoo MI 49048, hereinafter called the "Seller", and \_\_\_\_\_ of \_\_\_\_\_ [please note whether husband and wife, married, single, partnership, corporation, etc], hereinafter called the "Buyer". The Buyer hereby offers to buy the Property commonly described as 8778 East H Avenue, Kalamazoo MI 49048, Parcel 39-07-10-230-011 and legally described in the attached Exhibit A, subject to any existing building and use restrictions, zoning ordinances and easements, if any, according to the following terms:

1. The full purchase price of \_\_\_\_\_ Dollars (\$ \_\_\_\_\_) shall be paid upon execution and delivery of signed Deed by Seller by bank money order, cashier's check or wire transfer of immediately available funds. In addition to, and above the purchase price, the Buyer agrees to pay the Buyer's Premium fee of (dollars) \_\_\_\_\_. The Buyer's Premium shall be a minimum of one thousand dollars (\$1,000.00) or ten percent (10%) of the purchase price, whichever is greater. The Buyer's Premium shall be paid to the Auction Company by means of cashier's check or wire transfer of immediately available funds at the closing. Personal or company checks will not be accepted as payment at the closing.
2. The Sale of the Property shall be closed within ten (10) days after all necessary papers are ready, but not later than November 11, 2022. If the closing of the sale is delayed by reasons of delays in the title work, or by title defects which can be readily corrected, a further period of thirty (30) days shall be allowed for closing. The Buyer acknowledges receipt prior to the Auction Sale of a copy of a Commitment for Title Insurance respecting the subject real Property issued through Best Homes Title Agency, 4949 Plainfield Ave, NE, Grand Rapids MI 49525, dated August 5, 2022, and agrees that if further Commitment for Title Insurance brought current, as provided hereinabove, contains no different or additional material requirements or exceptions, the same shall be accepted by the Buyer, without objection or exception by the Buyer, as evidencing marketable title.
3. Seller warrants that the property will be transferred free and clear of all liens of record prior to the date of closing unless otherwise excepted. Exceptions: None
4. Possession will be given to Buyer at closing. Exceptions: None
5. **Acceptance of Premises.** Buyer acknowledges that they have made their own independent investigation with respect to the Property and its condition, including, but not limited to, zoning, governmental permits/approvals, and/or any environmental concerns and agrees to accept the Property in its present condition. The Property is being sold to the Buyer "AS IS, WHERE IS". The Buyer acknowledges and agrees that the Seller and the Auction Company make no representation or warranty as to the condition of the Property, including building improvements and fixtures, mechanical systems, well and septic systems, environmental conditions, and the Seller and the Auction Company assume no responsibility as to compliance of the Property with any laws or regulations, federal, state or local.

Buyer Initials \_\_\_\_\_ Seller Initials \_\_\_\_\_

6. All improvements and appurtenances now on the Property are included in the sale. Exceptions: Personal property of the seller is not included in the sale of the real estate. See list on this properties auction page for items included and excluded from the purchase of the real estate. (Exhibit C)
7. All Property improvements are sold "AS IS" with no warranties of any type. Any repairs or improvements which must be made are the responsibility of the Buyer. Buyer represents and warrants to Seller that Buyer has had the opportunity to inspect to their satisfaction, the entire Property, including, but not limited to, structural, plumbing, heating, electrical and mechanical components of the Property, and, Buyer agrees to accept the Property in its present "AS IS" condition, with no warranties concerning its condition or permitted use. Buyer acknowledges that the Property may require repairs, maintenance or refurbishing which shall be the responsibility and cost of the Buyer.
8. Buyer acknowledges that Buyer has had the opportunity to investigate to their satisfaction, the zoning classification of the Property and any other matters of interest pertinent to the Property, including, without limitation, its environmental condition and history. Buyer agrees to purchase the property "AS IS", subject to current zoning restrictions, easements of record, and environmental condition. Acceptable rezoning, special use permits, specific uses, and environmental reports are not a contingency or condition of the sale of Real Estate.
9. Buyer acknowledges that the Auction Company is an agent for the seller and having received a copy of and having had the opportunity to review the Disclosure Regarding Real Estate Agency Relationships, see attached Exhibit B.
10. Property taxes which are due on the Property on or before the date hereof, including the 2022 Summer tax bill, shall be paid by the Seller at the closing, without proration. All Property taxes which are due and payable on the Property after the date hereof, including the 2022 Winter tax bill, shall be paid by the Buyer, without proration. Any special assessment installments, water bills, or HOA/condo association fees currently due will be paid by the seller at the closing. The Buyer will assume or pay any assessment balance, water bills, or HOA/condo association fees balance, if applicable, which remains after the Seller pays their portion as stated above. Exceptions: None
11. A standard ALTA owners policy of Title Insurance in the amount of the purchase price shall be furnished to the Buyer at the Seller's expense. Any mortgage title policies or additional specific endorsements desired by the Buyer shall be at their cost and obligation. The inability to obtain specific endorsements by the Buyer shall not be a contingency of the sale of Real Estate.
12. Buyer acknowledges that no new survey has been conducted. Any surveys desired or required by the Buyer shall be at their own responsibility and cost and are not a contingency of the sale of Real Estate.  
Exceptions: None
13. The closing will be held at Best Homes Title Agency, 4949 Plainfield Ave, NE, Grand Rapids MI 49525. Closing fees charged by the title company of approximately Three Hundred Fifty and 00/100 Dollars (\$350.00) will be divided evenly between the Buyer and the Seller, payable at closing. At closing Seller will pay the transfer tax charged by the State of Michigan and Kalamazoo County, and will pay for issuance of the title insurance policy referenced above.

Buyer Initials \_\_\_\_\_ Seller Initials \_\_\_\_\_

14. Seller reserves the right to convert this transaction to an exchange pursuant to Internal Revenue Code section 1031. Buyer agrees to cooperate with Seller and shall execute an Assignment Agreement and any other documents reasonably requested by Seller at no additional cost or liability to Buyer.
15. Per the Michigan PA 288 of 1967, as amended by P.A. 87 of 1997, Seller will transfer without warranty to Buyer the right to divide the Property purchased hereunder as follows: All split rights available, if any. This is subject to compliance with the Act. Seller and Auction Company make no representation as to the effect local zoning ordinances or regulations may have on Buyer's ability to divide the Property at all. Buyer acknowledges that local laws may differ and be more restrictive and not allow Buyer to divide the Property into smaller parcels.
16. Buyer hereby deposits (greater of \$5,000 or 10% of the purchase price) Dollars (\$\_\_\_\_\_) as valuable consideration evidencing Buyer's good faith to be held in escrow by the Auction Company and to be applied to the purchase price. In the event of default by the Buyer, all deposits made hereunder may be forfeited as liquidated damages, or alternatively, at Seller's election, the Seller may retain such deposit as part of the payment of the purchase price and pursue any legal or equitable remedies against the Buyer. In the event of default by the Buyer, Buyer agrees to relinquish all deposits. In the event of default by the Seller or if Seller is unable to deliver free and clear, unencumbered title, unless specifically excepted in Paragraph 3, Buyer shall be entitled to return of their deposit with no further remedy. The ability to obtain financing is NOT a contingency of the sale of Real Estate. Good faith deposit is due in possession of the Auction Company within 2 business days of the conclusion of the Auction. [Method of Payment: Cashier's check/wire transfer]
17. Binding Effect. This agreement shall be binding upon and shall inure to the benefit of each of the parties hereto, and their respective heirs, personal representatives, successors and assigns.
18. Time is of the essence regarding this contract; except that Seller may waive this provision for the purpose of curing title defects.
19. Seller agrees to pay the Auctioneer commission and expenses as stated in the Employment Agreement dated August 11, 2022, between the Auction Company and Seller.
20. This Agreement represents the entire understanding and agreement between the parties with respect to the subject matter hereof, supersedes all prior agreements or negotiations between such parties, and may be amended, supplemented or changed only by an agreement in writing which makes specific reference hereto and which is signed by the party against whom enforcement of any such amendment, supplement or modification is sought.
21. Buyer agrees that the Auction Company will have 10 business days from the date of the auction to secure execution of this Agreement from the Seller. EXCEPTIONS: None

Buyer Initials \_\_\_\_\_ Seller Initials \_\_\_\_\_

In witness whereof, the parties have signed this agreement as of the date and year first above written.

**BUYER'S SIGNATURE** \_\_\_\_\_ Dated \_\_\_\_\_

BUYER'S PRINTED NAME \_\_\_\_\_ Dated \_\_\_\_\_

**BUYER'S SIGNATURE** \_\_\_\_\_ Dated \_\_\_\_\_

BUYER'S PRINTED NAME \_\_\_\_\_ Dated \_\_\_\_\_

BUYER'S ADDRESS \_\_\_\_\_

BUYER'S DAYTIME TELEPHONE (\_\_\_\_\_) \_\_\_\_\_ - \_\_\_\_\_

**SELLER'S ACCEPTANCE:**

The above offer is hereby accepted.

**SELLER'S SIGNATURE** \_\_\_\_\_ Dated \_\_\_\_\_

SELLER'S PRINTED NAME \_\_\_\_\_ Dated \_\_\_\_\_

**SELLER'S SIGNATURE** \_\_\_\_\_ Dated \_\_\_\_\_

SELLER'S PRINTED NAME \_\_\_\_\_ Dated \_\_\_\_\_

SELLER'S ADDRESS \_\_\_\_\_

SELLER'S TELEPHONE (\_\_\_\_\_) \_\_\_\_\_ - \_\_\_\_\_

Buyer Initials \_\_\_\_\_ Seller Initials \_\_\_\_\_

**LEGAL DESCRIPTION RIDER**

Situated in the Charter Township of Comstock, County of Kalamazoo, State of Michigan:

Commencing at the Northeast corner of Section 10, Town 2 South, Range 10 West; thence North 89 degrees 53' 30" West along the North line of said Section 695 feet for the place of beginning of the land hereinafter described; thence continuing North 89 degrees 53'30" West along the North line of said Section 622.98 feet to the West line of the East Half of the Northeast quarter of said Section; thence South 0 degrees 19'03" West thereon 2633.40 feet to the East and West quarter line of said Section; thence South 89 degrees 55'47" East thereon 821.95 feet; thence North 0 degrees 20'24" East parallel with the East line of said Section to a point which is 435.6 feet South of the North line of said Section 10; thence North 89 degrees 53'30" West parallel with the North line of said Section 10; a distance of 200 feet; thence North 0 degrees 20'24" East parallel with the East line of said Section 10 to the point of beginning.

EXCEPT the following two parcels of land:

Parcel 1: Commencing at the Northeast corner of Section 10, Town 2 South, Range 10 West; thence North 89 degrees 53'30" West along the North line of said Section 495.0 feet; thence South 0 degrees 20'24" West parallel to the East line of said Section 2072.06 feet for the place of beginning of the land hereinafter described; thence continuing South 0 degrees 20'24" West parallel to the East line of Said Section 556.79 feet to the East and West 1/4 line of said Section; thence North 89 degrees 55' 47" West thereon 530.95 feet; thence North 0 degrees 19'03" East parallel to the West line of East 1/2 of the Northeast 1/4 of Section 10, Town 2 South, Range 10 West, 556.79 feet; thence South 89 degrees 55'47" East parallel to the East and West 1/4 line of said Section 531.17 feet to the place of beginning.

Parcel 2: Commencing at the Northeast corner of Section 10, Town 2 South, Range 10 West; thence North 89 degrees 53'30" West along the North line of said Section 495.0 feet; thence South 0 degrees 20'24" West parallel to the East line of said Section 1519.27 feet for the place of beginning of the land hereinafter described; thence continuing South 0 degrees 20'24" West parallel to the East line of said Section 552.79 feet; thence North 89 degrees 55'47" West parallel to the East and West 1/4 line of said Section 531.17 feet; thence North 0 degrees 19'03" East parallel to the West line of the East A line of said Section 531.17 feet; thence North 0 degrees 19'03" East parallel to the West line of the East 1/4 of the Northeast 1/4 Section 10, Town 2 South, Range 10 West, 552.79 feet; thence South 89 degrees 55'47" East parallel to the East and West 1/4 line of said Section 531.39 feet to the place of beginning.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

# Exhibit B



## Disclosure Regarding Real Estate Agency Relationships



Before you disclose confidential information to a real estate licensee regarding a real estate transaction, you should understand what type of Agency relationship you have with that licensee. A real estate transaction is a transaction involving the sale or lease of any legal or equitable interest in real estate consisting of not less than 1 or not more than 4 residential dwelling units or consisting of a building site for a residential unit on either a lot as defined in section 102 of the land division act, 1967 PA 288, MCL 560.102, or a condominium unit as defined in section 4 of the condominium act, 1978 PA 59, MCL 559.104. Michigan law requires real estate licensees who are acting as agents of sellers or buyers of real property to advise the potential sellers or buyers with whom they work of the nature of their agency relationship.

- (1) An agent providing services under any service provision agreement owes, at a minimum, the following **duties** to the client:
  - a. The exercise of reasonable care and skill in representing the client and carrying out the responsibilities of the agency relationship.
  - b. The performance of the terms of the service provision agreement.
  - c. Loyalty to the interest of the client.
  - d. Compliance with the laws, rules, and regulations of this state and any applicable federal statutes or regulations.
  - e. Referral of the client to other licensed professionals for expert advice related to material matters that are not within the expertise of the licensed agent.
  - f. An accounting in a timely manner of all money and property received by the agent in which the client has or may have an interest.
  - g. Confidentiality of all information obtained within the course of the agency relationship, unless disclosed with the client's permission or as provided by law, including the duty not to disclose confidential information to any licensee who is not an agent of the client.
- (2) A real estate broker or real estate salesperson acting pursuant to a service provision agreement shall provide the following **services** to his or her client:
  - a. When the real estate broker or real estate salesperson is representing a seller or lessor, the marketing of the client's property in the manner agreed upon in the service provision agreement.
  - b. Acceptance of delivery and presentation of offers and counteroffers to buy, sell, or lease the client's property or the property the client seeks to purchase or lease.
  - c. Assistance in developing, communicating, negotiating, and presenting offers, counteroffers, and related documents or notices until a purchase or lease agreement is executed by all parties and all contingencies are satisfied or waived.
  - d. After execution of a purchase agreement by all parties, assistance as necessary to complete the transaction under the terms specified in the purchase agreement.
  - e. For a broker or associate broker who is involved at the closing of a real estate or business opportunity transaction, furnishing, or causing to be furnished, to the buyer and seller, a complete and detailed closing statement signed by the broker or associate broker showing each party all receipts and disbursements affecting that party.

### SELLER'S AGENTS

A seller's agent, under a listing agreement with the seller, acts solely on behalf of the seller. A seller can authorize a seller's agent to work with subagents, buyer's agents and/or transaction coordinators. A subagent of the seller is one who has agreed to work with the listing agent, and who, like the listing agent, acts solely on behalf of the seller. Seller's agents and their subagents will disclose to the seller known information about the buyer which may be used to the benefit of the seller.

Individual services may be waived by the seller through execution of a limited service agreement. Only those services set forth in paragraph (2) (b), (c), and (d) above may be waived by the execution of a limited service agreement.

### BUYER'S AGENTS

A buyer's agent, under a buyer's agency agreement with the buyer, acts solely on behalf of the buyer. A subagent of the buyer is one who has agreed to work with the buyer's agent and who, like the buyer's agent, acts solely on behalf of the buyer. Buyer's agents and their subagents will disclose to the buyer known information about the seller which may be used to benefit the buyer.

Individual services may be waived by the buyer through execution of a limited service agreement. Only those services set forth in paragraph (2) (b), (c), and (d) above may be waived by the execution of a limited service agreement.

### DUAL AGENTS

A real estate licensee can be the agent of both the seller and the buyer in a transaction, but only with the knowledge and informed consent, in writing, of both the seller and the buyer.

In such a dual agency situation, the licensee will not be able to disclose all known information to either the seller or the buyer. As a dual agent, the licensee will not be able to provide the full range of fiduciary duties to the seller or the buyer.

The obligations of a dual agent are subject to any specific provisions set forth in any agreement between the dual agent, the seller, and the buyer.

### TRANSACTION COORDINATORS

A transaction coordinator is a licensee who is not acting as an agent of either the seller or the buyer, yet is providing services to complete a real estate transaction. The transaction coordinator is not an agent for either party and therefore owes no fiduciary duty to either party.

### DESIGNATED AGENCY

A buyer or seller with a designated agency agreement is represented only by agents specifically named in the agreement. Any agents of the firm not named in the agreement do not represent the buyer or seller. The named "designated" agent acts solely on behalf of his or her client and may only share confidential information about the client with the agent's supervisory broker who is also named in the agreement. Other agents in the firm have no duties to the buyer or seller and may act solely on behalf of another party in the transaction.

### REAL ESTATE LICENSEE DISCLOSURE – THIS IS NOT A CONTRACT FOR AGENCY SERVICES

I hereby disclose that the agency status I/we have with the buyer and/or seller below is (choose one):

- ☐ Seller's agent or subagent
- ☐ Seller's agent – limited service agreement
- ☐ Buyer's agent or subagent
- ☐ Buyer's agent – limited service agreement
- ☐ Dual agent
- ☐ Transaction Coordinator (A licensee who is not acting as an agent of either the seller or the buyer.)
- ☐ None of the above

### AFFILIATED LICENSEE DISCLOSURE (Check one)

- ☐ Check here if acting as a designated agent. Only the licensee's broker and a named supervisory broker have the same agency relationship as the licensee named below. If the other party in a transaction is represented by an affiliated licensee, then the licensee's broker and all named supervisory brokers shall be considered disclosed consensual dual agents.
- ☐ Check here if not acting as a designated agent. All affiliated licensees have the same agency relationships as the licensee named below.

Further, this form was provided to the buyer or seller before disclosure of confidential information.

Licensee Boban Mielonka Date \_\_\_\_\_ Licensee \_\_\_\_\_ Date \_\_\_\_\_  
 The undersigned ☐ does ☐ does not have an agency relationship with any other real estate licensee. If an agency relationship exists, the undersigned is represented as a  
☐ Buyer ☐ Seller.

**ACKNOWLEDGMENT:** By signing below, the parties confirm that they have received and read the information on this agency disclosure statement and that this form was provided to them before the disclosure of any confidential information specific to the potential sellers or buyers. **THIS IS NOT A CONTRACT.**

Potential ☒ Buyer ☐ Seller (check one) Date \_\_\_\_\_ Potential ☐ Buyer ☒ Seller (check one) Date \_\_\_\_\_

## Exhibit C

### **Items not included in sale:**

- Pedal bike
- Pull behind mower
- 3-gallon black pots
- Assorted push mowers
- (8) Van body storage trailers
- Office trailer
- School bus
- Flat bed trailer (green)
- Hay wagon
- Computers & printers
- Wooden hutch
- Wave runners
- Go-cart
- Soda machine
- Ice cream machine
- Taylor-Dunn cart
- Snowmobiles
- Sled
- Centurion pro hemp 3.0 trimmer
- Centurion pro hemp buckler
- Black soil

- Ford 3400 Tractor, wide front, gas engine, loader with bucket, PTO, rear wheel weights, 18.6-28 rear wheels.
- Komatsu FG18HT-15LP Forklift Truck, 3-stage mast, OROPS, 2800# Capacity.
- John Deere F935 Front Deck Lawn Mower.
- Cushman Stock Chaser, 1-seater.
- 2009 Motrec E260 Stock Chaser, 24v, stand up.
- 2008 Motrec E260 Stock Chaser, 24v, stand up.
- Pack Mule SC-750-CD Stock Chaser, standing, Yellow.
- Gardner-Denver RNC35A2C1N18 Air Compressor, screw type, 122 PSI, 100-gallon tank, dryer, stand alone, 2014 year, 230volt.
- Gardner-Denver VR5-8 Air Compressor, upright, piston type 200 PSI, 100-gallon tank, 1998 year.
- Woods Cadet 72 Rotary Cutter/Mower, PTO, pull behind.
- (2) Pallet Jacks.
- Misc. Shop Tools.
- Damm Auto Fog Fogger, LVH-10C-DR bottom cart, LVH 7BN-3 Fogger, 240volt.
- Urbinati CARBB-0057N Greenhouse Bale Processor, 2008 year, Urbinati Vertical Bale Shaver, 3KW, 110 cu.ft. Bales.
- (9) Greenhouse Carts, 4-wheels, steel skeleton shelves.
- (34) VRE 22" x 60" Greenhouse Carts, 2-3 shelves, 4-caster wheels.
- Agrinomix Conveyor, 10' long, 16" wide rubber belt, variable speed.
- Agrinomix Conveyor, 15' x 16" rubber belt, variable speed.
- Agrinomix PMV-16-12 Conveyor, 10' high, rubber belt, painted steel.
- Conveyor, 5' long x 16" rubber belt, variable speed, red.
- Conveyor, 10' long x 12" wide rubber belt, wood sides, blue painted steel.
- Hydrol TA Conveyor, 11' long x 10" wide belt, carriable speed, green/teal painted steel frame, yellow guard.
- Stradi Built Conveyor, 10' long x 16" wide rubber belt, variable speed.
- Conveyor, 4' long x 18" wide belt, variable speed, red.
- Agrinomix PR1550B Greenhouse Flat Filler, 2001 year, brush, side hopper, rubber exit conveyor on the side.
- B&L Maxi Pro 13375 Greenhouse Flat Filler, 2001 year, brush, side hopper.
- B&L Maxi Pro 13375 Greenhouse Flat Filler, 1999 year, brush, side hopper.
- Damm PulsFog K-30-STD Greenhouse Fogger, 2014 year.
- (2) Dosatron Greenhouse Injectors, 14gpm, on portable cart.
- Grower Systems Greenhouse Plug Popper, aluminum frame.
- Hamilton Greenhouse Seeder, dibbler, hopper, vibrating drum.
- (2) Siebring Greenhouse Sprayers, 100-gallon tank, electric, cart, hand sprayer
- Urbinati RR20 Greenhouse Transplanter, 16-fingers, 9kw, small extension conveyor, 2004 year.
- Agrinomix Venit 003 Greenhouse Trimming Machine, collection tank on side, Stihl HSE70 blade.
- Agrinomix PM100AA-E Greenhouse Watering Tunnel, 31" tall plastic tunnel, 5' rubber conveyor, 10' x 18" roller conveyor attached.
- Agrinomix PM100C-A Greenhouse Water Table, rubber belt, plastic tunnel, 4-nozzles, roller conveyor attached.
- (9) VRE Shopping Carts, 3-shelves, expanded grated metal, 4-wheels.
- (25) VRE Shopping Carts, 2-shelves, expanded grated metal, 4-wheels.