

TERMS AND CONDITIONS

10551 SMITH STATION, GROVELAND, CA.

You are welcome to be a Spectator only. However, if you intend to be an Active Bidder, please note: AUCTION DEPOSIT requirements to be eligible to bid.

Every Bidder MUST have in his or her possession an Auction Deposit in the form of a Cashier's Check only, made payable to: "The Piatelli Co. Trust Account" in the amount of: ONE HUNDRED THOUSAND DOLLARS. All checks to be deposited with Auction Cashier to obtain a Bidding Number.

All checks but the Winning Bidder's will be returned at the conclusion of the Auction.

TERMS OF SALE

- 1) All Cash at close of Escrow.
- 2) The High Bidder will be required to sign and approve the Deposit Receipt and the Preliminary Title Report at the Time of Sale.
- 3) There will be a 10% Buyer's Premium added to the Winning Bid.
- 4) Auctioneer shall settle all disputes between Bidders as he/she deems fairest. Auctioneer's decision shall be Final.

GRANT / DEED / ESCROW / TITLE INSURANCE

- 1) Seller will convey a Grant Deed to New Buyer through Escrow.
- 2) Escrow to be held at FIRST AMERICAN TITLE COMPANY, Modesto, CA.
- 3) Title will be Free and Clear of any monetary liens.
- 4) Escrow costs to be shared 50/50 between Buyer and Seller.
- 5) Seller warrants good title.

INFORMATION

All information contained in the Auction Brochure was obtained from sources deemed reliable but with no guarantee of accuracy. Property is being Sold "As Is" subject to any statement of facts an accurate survey will show.