



2722 Fulton Dr NW
Canton OH 44718

PURCHASE AGREEMENT

June 14, 2023



Parcel #1 Home & Bldgs

The undersigned purchasers hereby offer and agree to purchase the following real estate situated in **Montville, Medina County, OH**, said premises being known as **approx 5 acres more or less and further known as 2765 Fixler Rd, Medina OH 44256 (Parcel #031-11D-22-023) (hereinafter the "Property")**. (See attached Exhibit A – Map).

Property to be conveyed as is, but Parcel #031-11D-22-023 is being sold subject to the mortgage of Loan Care LLC & is subject to all zoning laws and ordinances, and all easements, conditions, and restrictions appearing of record for which the purchasers agree to pay the sum of \$ _____

Deposit with this agreement in Cash _____ Check _____ Note _____. **10%** \$ _____

Payment when executed deed is delivered to Buyer or Escrow Agent. \$ _____

This is a court ordered auction by the Medina County Court of Common Pleas – Case #21 CIV 0121. This agreement is subject to the terms set forth in Consent Judgment Entry and Decree of Foreclosure docketed on September 29, 2021 and the alias Order of Sale docketed March 17, 2023 and any other entries of the Court. Sale final and binding on acceptance of auction bid and balance of the purchase price must be paid within 30 days of the date of the Court's entry of the order confirming the sale. If the Buyer fails to complete the transaction and pay the remaining funds, Seller shall retain the deposit and be entitled to any other available remedies. Buyer shall pay costs of recording. Title shall transfer pursuant to Private Selling Officer Deed or Judgment Entry upon confirmation of the sale. Buyer's title insurance is available at buyer's expense. See attached Ex B See copy of Title Insurance Policy dated 11/13/23. See attached Ex C Consumer Guide to Agency Relationships. See attached Ex D Agency Disclosure Form. See attached Ex E Order of Sale. Subject to Medina County Court of Common Pleas approval. Case #21 CIV 0121. Any miscellaneous debris remaining after closing to transfer with real estate. Seller authorizes the Escrow agent to pay from the proceeds of the sale any and all court ordered payments and disbursements. Any other items there considered as real estate shall remain. This property will be sold subject to any applicable Federal, State, and/or Government Regulations. The property is sold in it's AS IS condition.

Witness

Buyer

6/14/2023
Date

Witness

Buyer

6/14/2023
Date

We hereby acknowledge receipt of deposit of \$ _____ which, together with any additional cash payments made by the purchasers before date of delivery of deed is to be delivered and held in escrow by **Richard T. Kiko Agency, Inc.**, Listing Realtor. Buyer and Seller authorize Richard T. Kiko Agency, Inc. to disburse the deposit to the title agency of closing attorney in preparation for closing of the transaction.

Selling Realtor **Richard T. Kiko Agency, Inc.**

Consumer Guide
Agency Disclosure Form Attached

___ Yes ___ No
___ Yes ___ No

Salesman _____