



PURCHASE AGREEMENT
OFFER, RECEIPT AND ACCEPTANCE

BUYER The undersigned Ashley L. Desmett offers to buy the
PROPERTY located at 995 Timberline Dr.
City Bath, Ohio, Zip 44333
Permanent Parcel No. 0401602, and further described as being:

The property, which BUYER accepts in its "AS IS" PRESENT PHYSICAL CONDITION, shall include the land, all
appurtenant rights, privileges and easements, and all buildings and fixtures, including such of the following as are
now on the property: all electrical, heating, plumbing and bathroom fixtures; all window and door shades, blinds,
awnings, screens, storm windows, curtain and drapery fixtures; all landscaping, disposal, TV antenna, rotor and
control unit, smoke detectors, garage door opener(s) and controls; all permanently attached carpeting.
The following items shall also remain: [] satellite dish; [] range and oven; [] microwave; [] kitchen refrigerator;
[] dishwasher; [] washer; [] dryer; [] radiator covers; [] window air conditioner; [] central air conditioning; [] gas
grill; [] fireplace tools; [] screen; [] glass doors and [] grate; [] all existing window treatments; [] ceiling fan(s);
[] wood burner stove inserts; [] gas logs; and [] water softener. Also included:

per mls

x 5-17-17

NOT included:

SECONDARY OFFER This [] is [] is not a secondary offer. This secondary offer, if applicable, will become a
primary offer upon BUYER's receipt of a signed copy of the release of the primary offer on or before
(date). BUYER shall have the right to terminate this secondary offer at any time prior to
BUYER's receipt of said copy of the release of the primary offer by delivering written notice to the SELLER or the
SELLER's agent. BUYER shall deposit earnest money within four (4) days of becoming the primary offer.

PRICE BUYER shall pay the sum of \$ 487,000 x 5-1-17
Payable as follows:

Earnest money paid to Broker will be deposited in a non-interest bearing trust account and credited against
purchase price: \$ 4,000 x 5-1-17

[x] Check to be deposited immediately upon the formation of a binding AGREEMENT, as defined
below on lines 231-238.

[] Note to be redeemed within four (4) days after formation of a binding AGREEMENT, as defined
below on lines 231-238.

Cash to be deposited in escrow \$ per lender

Mortgage loan to be obtained by BUYER \$ per lender

[] CONVENTIONAL, [] FHA, [] VA, [] OTHER per lender

FINANCING BUYER shall make a written application for the above mortgage loan within 14 days
after acceptance and shall obtain a commitment for that loan on or about 60 days OR SOONER,
despite BUYER's good faith efforts, that commitment has not been obtained, then this AGREEMENT shall be null
and void. Upon signing of a mutual release by SELLER and BUYER, the earnest money deposit shall be returned
to the BUYER without any further liability of either party to the other or to Broker and their agents.

Approved by CABOR, LoCAR, LCAR and GeCAR
Revised May 1, 2000
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SELLER'S INITIALS AND DATE

BUYER'S INITIALS AND DATE

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