

CONDITIONS OF SALE

The terms and conditions of the present public sale, held June 25, 2024 (herein "Public Sale Date"), are as follows:

1. **SELLER**: This sale is held on behalf of JESSE G. ZOOK and EMMA G. ZOOK, husband and wife, of 345 East Mt. Airy Road, Stevens, Pennsylvania 17578 (herein the "Seller") the present owner of the Premises as hereinafter set forth.
2. **PREMISES**: The property to be sold (herein the "Premises") is commonly known as 345 East Mt. Airy Road, Stevens, Clay Township, Lancaster County, Pennsylvania, and is more particularly described in the legal description marked Exhibit "A" attached hereto, made a part hereof, and incorporated herein by reference.
3. **PURCHASE AND DOWN PAYMENT**: The auctioneer, Kline, Kreider & Good Auctioneers, shall take bids upon the Premises, and, in the event that the Premises is placed in the hands of the auctioneer for sale, the highest bidder on the Premises shall be the Purchaser of the Premises at the highest bid (herein "Purchase Price"). The highest bidder (herein "Purchaser") shall immediately thereafter execute and deliver to Seller, the Purchaser's Agreement attached to these Conditions of Sale, and shall pay down Ten (10%) Percent of the Purchase Price as security for the performance of the terms and conditions of these Conditions of Sale and Purchaser's Agreement. Purchaser acknowledges that the down payment shall be paid to the Seller, and shall not be held in escrow. Checks for the down payment will be deposited the next business day. Post-dated or undated checks shall be conclusively deemed to be dated on the date of this sale. The Purchaser further acknowledges that the Premises is not being sold subject to the ability of the Purchaser to obtain any financing for the purchase thereof.
4. **REBIDDING**: If any dispute arises among bidders, the Premises shall immediately be put up for renewal bidding by the auctioneer.
5. **TITLE**: The balance of the purchase money shall be paid at settlement, as hereinafter set forth, upon which payment Seller shall convey to Purchaser, by special warranty deed prepared at Purchaser's expense, good and marketable fee simple title to the Premises insurable without exception at regular rates by a title insurance company of Buyer's choice licensed to do business in the Commonwealth of Pennsylvania, free and clear of liens and encumbrances except as noted in these conditions, but subject to existing wall rights, easements, building or use restrictions, zoning or land subdivision regulations, encroachments of cornices, trim, and spouting over property boundaries, or encroachments of any kind within the legal width of public highways, and subject to all easements, encumbrances, or encroachments which would be apparent upon reasonable physical inspection of the Premises. Seller makes no representations as to the validity, existence, or condition of any vehicle title for any mobile or modular home situate on the Premises. Buyer shall bear the sole responsibility of conveying any mobile or modular home title at settlement, and/or the cancellation of same. This Paragraph 5 only sets forth the quality of title to be conveyed by Seller to Purchaser. Nothing herein shall be construed as obligating Seller to provide any title search, or title insurance, at Seller's expense. The costs of any title search and title insurance desired by Purchaser shall be the sole responsibility of Purchaser, as set forth in Paragraph 7 hereof.

If Seller is unable to convey title of the quality set forth above on or before the Settlement Date, (as hereinafter defined) Seller may have the option to extend the Settlement Date, as Seller and Purchaser may agree to in writing (the "Title Extension Period"), during which period Seller may seek to cure such title

matters. If Seller declines to extend the Settlement Date or is unable to cure the title matters during any Title Extension Period, Purchaser may elect either to (1) take such title as Seller can give or (2) terminate this Agreement. If Purchaser elects to terminate this Agreement as provided above, Seller will return to Purchaser all payments made to Seller on account of the Purchase Price and reimburse Purchaser for all costs for searching title, appraisals, inspections, and preparation of the deed, mortgage, and other settlement papers. This Agreement and all obligations hereunder will terminate upon Seller's return and payment of the above amounts.

6. **SETTLEMENT**: Settlement shall be held at the Law Offices of Glick, Goodley, Deibler & Fanning, LLP, 131 West Main Street, New Holland, Pennsylvania 17557, or at such other place as Purchaser may elect in Lancaster County on August 24, 2024 (herein "Settlement Date"), or before if Purchaser and Seller mutually agree, which time shall be of the essence of this Agreement. Possession of the Premises shall be given to Purchaser at settlement. Formal tender of deed and purchase money are waived.

On or before the tenth (10th) day following the Public Sale Date, Purchaser shall engage the services of an attorney and/or title company to prepare all documents to be executed at Settlement and to conduct Settlement.

7. **COSTS**: The costs related to this public sale, and the settlement on the Premises, shall be paid as follows:

(a) Purchaser shall provide and pay:

- (i) All required state and local realty transfer taxes.
- (ii) Any survey, if desired or required by Purchaser, other than a survey required to provide Seller with an adequate legal description.
- (iii) Any and all disbursement fees, escrow fees, service fees, or similar fees or costs, purported to be charged against Seller by any title company or attorney holding settlement for the Premises, unless expressly contracted for in writing by Seller.
- (iv) The cost of any title search at regular rates, title insurance, certification of title, examination of title, and title company or settlement services.
- (v) Preparation of other documents, including, but not limited to, deed, mortgage, and bill of sale for personal property, if any, and all fees incurred at settlement, including attorney fees, tax certification fees, disbursement fees, recording fees, or settlement fees, whether purported to be billed against Purchaser or Seller, unless expressly contracted for in writing by Seller.

(b) Seller shall provide or pay for:

- (i) Acknowledgements to deed.
- (ii) Water and sewer rent, if any, through the earlier of the Settlement Date, or the date of prior delivery of possession to Purchaser.

(iii) A legally adequate description and preparing, obtaining, and/or recording releases or other documents or surveys reasonably required in order to make Seller's title to the Premises insurable at regular rates by a title insurance company of Seller's choice licensed to business in the Commonwealth of Pennsylvania.

(c) Real estate taxes upon the Premises shall be apportioned on a fiscal basis to the earlier of the Settlement Date, or the date of prior delivery of possession to Purchaser. However, if the Premises is subject to any preferential assessment via the Pennsylvania Clean and Green Act or otherwise and Purchaser does not continue such preferential assessment program at settlement or thereafter, Purchaser will be solely responsible for any roll-back taxes, interest, penalties, or other charges that accrue as a result of such discontinuance, regardless of the reason for the same.

8. **REJECTION OF BIDS:** Seller reserves the right to reject any and all bids. Seller reserves the right to withdraw the Premises from sale, and/or to adjourn the sale to a future date or dates.

9. **EMINENT DOMAIN AND EASEMENTS:** Seller represents that there are no pending and unsettled eminent domain proceedings, no appropriations by the filing of the State Highway plans in the Recorder's Office, and orders that have not been complied with from any governmental authority to do work or correct conditions affecting the Premises of which Seller has knowledge; that no part of the Premises, except any part within utility reserve strips in developments or within legal limits of highways, is, or at settlement will be, subject to any easement for underground electric or telephone cable or sewer, gas, or water pipe serving other than this Premises, any petroleum products pipeline or public storm sewer, or any other easement, except such easements as may appear of record, such easements as may be disclosed by a reasonable inspection of the Premises, or which are noted in these Conditions. Any proceeding for condemnation or by eminent domain instituted against the Premises after the date hereof shall in no way affect Purchaser's obligation to purchase the Premises; provided that Purchaser shall receive credit for any proceeds, consideration, damages, or sums paid by any condemning authority as a result of such action if the same is paid prior to settlement. In the event that any such proceeds, consideration, damages, or sums are paid after the Settlement Date, Purchaser shall be entitled to receive the same. Seller shall be under no obligation to defend against or appear in any such action, provided that Seller provides Purchaser with notice of the institution of such action no later than 15 days after Sellers' receipt of notice thereof, and, in such event, Seller shall cooperate in Purchaser's defense of or appearance in such action, at Purchaser's expense.

10. **CONDITION OF PREMISES AND FIXTURES:** At settlement, the Premises and all its appurtenances and fixtures shall be in substantially the same condition as at present, except for the following: ordinary reasonable wear and tear; damages of any kind for which full or partial recovery may be had under Seller's or Purchaser's insurance; damages of any kind occurring after possession of the Premises has been given to Purchaser; damages arising from any condition of the Premises existing on the Public Sale Date; and/or, damages of any kind arising from any taking of the Premises by eminent domain.

Seller's Disclosure Statement attached hereto notwithstanding, by execution of Purchaser's Agreement, Purchaser acknowledges that he has had a full and complete opportunity to inspect the Premises. *The Premises is being sold unto Purchaser "AS IS", with no representation, guarantee or warranty regarding the condition of the Premises or any improvement or structure erected on the Premises, including, but not limited to, its structural integrity, roof, appliances, electrical system, heating system, plumbing, water system, sewage disposal system, or any portion thereof.* The Lead-Based Paint Disclosure attached hereto notwithstanding, no representation is made or warranty given regarding the presence or absence of any

hazardous or toxic substances, materials or wastes, or that the Premises is in compliance with any federal, state or local environmental laws or regulations.

In the event any repair or improvement to or any inspection or testing of the Premises is desired by Purchaser or by any lender proposing to provide Purchaser with financing for the purchase of the Premises, the costs of any such repair, improvement, inspection, or testing shall be payable solely by Purchaser. Seller reserves the right to refuse to permit any such repair, improvement, inspection, or testing or to impose such conditions upon any permitted repair, improvement, inspection, or testing as Seller deems appropriate, including, but not limited to, insurance coverage and indemnification and hold harmless agreements. Purchaser's Agreement shall not be conditioned upon any such repair, improvement, inspection, or testing, or upon any specific results obtained from such inspection or testing.

11. **REAL ESTATE SELLER DISCLOSURE ACT:** Purchaser acknowledges that the Real Estate Seller Disclosure Act, Act No. 84 of 1996 (68 P.S. §7301, et seq.) (herein "Seller Disclosure Act"), requires Seller of certain real estate to provide certain disclosures regarding the real estate offered for sale, on a form required by Seller Disclosure Act. Purchaser further acknowledges that Seller Disclosure Act provides for damages in the event such disclosures are not made.

Attached hereto is a Seller's Disclosure Statement. Purchaser, by the execution of Purchasers' Agreement attached to these Conditions of Sale, acknowledges that he has a full and complete opportunity to review the Disclosure Statement attached hereto, and acknowledges receipt thereof. Purchaser hereby waives any further compliance with Seller Disclosure Act by Seller. Purchaser hereby releases, remises and quitclaims unto Seller any and all claims, actions or causes of action under Seller Disclosure Act. Seller has not conducted or had conducted any inspection or examination of the Premises, or any fixtures or equipment included with the Premises, prior to the date of this sale. The Disclosure Statement shall not constitute a guaranty or warranty of the condition of the Premises, or any fixtures or equipment included with the Premises. The Disclosure Statement shall not amend or supersede the provisions of Paragraph 10 of these Conditions of Sale.

Purchaser further acknowledges that neither the attorney for Seller, nor the auctioneer, has made any specific representations regarding the condition of the Premises, and that Purchaser has not relied upon any representations or statements of the attorney for Seller or auctioneer. Purchaser releases the attorney for Seller and the auctioneer from any claims, actions or causes of action arising from or due to any defect in the Premises existing on the date of this sale.

12. **LEAD BASE PAINT DISCLOSURE & WAIVER OF RISK ASSESSMENT:** This notice is provided pursuant to the requirements of regulations promulgated by the United States Environmental Protection Agency (herein "EPA"), 24 C.F.R. Part 35, and 40 C.F.R. Part 745. The Disclosure required by such regulations is attached hereto and made a part hereof. By the execution of Purchasers' Agreement attached to these Conditions of Sale, Purchaser acknowledges that he has reviewed the information as set forth in the Disclosure attached hereto, and certifies that, to the best of his knowledge, the information provided therein is true and accurate. Purchaser also waives rights under the aforesaid statute to be provided with a pamphlet required by the cited regulations about the dangers of lead poisoning. *The attached Disclosure contains a waiver of risk assessment. As a result of the waiver of risk assessment as set forth in the attached Disclosure, Purchaser acknowledges that the Premises is to be sold "AS IS", and shall not be subject to or contingent upon any such assessment or inspection for the presence of lead-based paint or lead-based paint hazards.*

13. **RADON DISCLOSURE:** Radon is a radioactive gas produced naturally in the ground by the normal decay of uranium and radium. Uranium and radium are widely distributed in trace amounts in the earth's

crust. Descendants of Radon gas are called Radon daughters, or Radon progeny. Several Radon daughters emit alpha radiation, which has high energy but short range. Studies indicate the result of extended exposure to high levels of Radon gas/Radon daughters is an increased risk of lung cancer. Radon gas originates in soil and rocks. It diffuses, as does any gas, and flows along the path of least resistance to the surface of the ground, and then to the atmosphere. Being a gas, Radon can also move into any air space, such as basements, crawl spaces and permeate throughout the home. If a house has a Radon problem, it can usually be cured by increased ventilation and/or preventing Radon entry. The Environmental Protection Agency advises corrective action if the annual average exposure to Radon daughters exceeds 0.02 working levels. Further information can be secured from the Department of Environmental Resources Radon Project Office, Call 1-800-23RADON or (215) 369-3590. Purchaser acknowledges that Purchaser has the right to have the buildings inspected to determine if Radon gas and/or daughters are present. Purchaser waives this right and agrees to accept the Premises AS IS, with no certification from Seller. Purchaser releases, quit-claims, and forever discharges Seller, their heirs and assigns, from any and all claims, losses, or demands, including personal injuries, and all of the consequences thereof, whether now known or not, which may arise from the presence of Radon in any building on the Premises. Seller has no knowledge concerning the presence or absence of Radon.

14. **ZONING:** Buyer acknowledges that the greenhouse and large portion of the stone driveway and parking area shown on Property in the public notice are not permitted under Township Ordinances and will be removed by the seller by August 9, 2024, which shall be prior to settlement. Commercial uses are not permitted on the Property without approval of the Clay Township Zoning Hearing Board and application for such approval has not been submitted nor is it guaranteed. Buyer further acknowledges that the Premises is subject to a Consent Agreement signed by Seller and Clay Township, and which is attached hereto as "Exhibit B". Otherwise, the parties acknowledge that no representation whatsoever is made concerning zoning of the Premises, or the uses of the Premises that may be permitted under local ordinances, and that Purchaser has satisfied himself that the zoning of the Premises is satisfactory for his contemplated use thereof. Purchaser hereby waives any applicable requirement for Seller to provide a certification of zoning classification prior to settlement pursuant to Disclosure Act of July 27, 1955, P.L. 288, §3, as amended and reenacted (21 P.S. §613). If Purchaser's intended use requires any federal, state, or local permits or inspections, including, but not limited to, use or occupancy permits, Purchaser is responsible for obtaining such permits or inspections at Purchaser's expense.

15. **INCLUSIONS WITH PREMISES:** Included in this sale are all buildings, improvements, rights, privileges, and appurtenances to the Premises, including if any, but not limited to:

- (a) Any water softening system;
- (b) Any central air conditioning fixtures and systems;
- (c) Radio and television aerials, masts, and mast and rotor equipment;
- (d) Any gas, electric, heating, plumbing, lighting, or water fixtures and systems;
- (e) Storm doors and windows, screen doors and fitted window screens;
- (f) Any roller or Venetian blinds, curtain and drapery rods and hardware;
- (g) Any laundry tubs, radiator covers, cabinets, awnings, or any other articles permanently affixed to the Premises, except as herein set forth.

No items of personal property are included in the sale of the Premises unless otherwise specifically set forth herein. Nothing in Sellers' Disclosure Statement attached hereto, setting forth the condition of any items of household goods, shall be interpreted as representing that the same shall be included in the sale of the Premises, unless such items are specifically listed in this Paragraph.

16. **EXCLUSIONS FROM PREMISES**: The following items are expressly excluded from the sale and will be removed from the Premises by Seller prior to settlement, the Premises to be restored to reasonable condition by Seller prior to settlement:

17. **1031 EXCHANGE**: If Seller desires to effectuate a 1031 tax deferred exchange, Purchaser agrees to cooperate with Seller and sign all necessary documents to do so provided that it does not pose any additional risk or expense to Purchaser.

18. **USE AND OCCUPANCY**: Purchaser is responsible to obtain and pay for the costs of any desired or required use and occupancy permit and any inspections or certifications required by a governing authority to occupy or settle on the Premises.

19. **FIRE INSURANCE**: Seller will continue in force the present insurance coverage upon the Premises until delivery of deed or possession to Purchaser, whichever event shall first occur, and, in case of loss, will credit on account of the purchase price at settlement any insurance collected or collectible either by Seller, or any mortgagee, or other loss payee thereof. Purchaser should inquire after the Premises is struck off concerning the amount of such insurance.

20. **PURCHASERS' DEFAULT**: In case of noncompliance by Purchaser with any term of these Conditions, Seller has the option, in addition to all other remedies provided by law or at equity, to exercise any one or more of the following remedies:

- (a) To retain Purchaser's down money as liquidated damages, regardless of whether or not, or on what terms, the Premises is retained or resold; or
- (b) To resell the Premises, at public or private sale, with or without notice to Purchaser, and hold Purchaser liable for the actual loss resulting from such resale, including attorneys' fees and costs incurred by Seller as a result of Purchaser's default. Seller may retain the down money paid hereunder as security for payment of such loss.

21. **SUMMARY OF CONDITIONS**: Purchaser acknowledged that these Conditions of Sale were available for inspection by Purchaser prior to the commencement of bidding and sale of the Premises, that Purchaser had an opportunity to review the full Conditions of Sale, and that Purchaser understands the contents thereof and all terms and conditions under which the Premises is being sold, agreeing to be bound by the full terms and conditions as set forth therein. Purchaser acknowledges that only a summary of the Conditions of Sale was read prior to commencement of bidding on the Premises, and that Purchaser is not relying upon the public reading of the Conditions of Sale as a complete statement of the terms and conditions for sale of the Premises.

22. **PARTIES BOUND**: These Conditions of Sale and Purchaser's Agreement made hereunder shall be binding upon the parties hereto and their respective heirs, successors, personal representatives and assigns.

23. **CONSTRUCTION**: All references to the highest bidder, Purchaser or Purchaser contained herein shall be deemed to refer to all Purchasers, jointly and severally, whether referred to in the singular or plural, or masculine or female, form.

24. **ASSIGNMENT**: Purchaser may not assign these Conditions of Sale, in whole or in part, without first obtaining the written approval of Seller.

25. **INTENT**: This Agreement represents the whole Agreement between the parties, and any representations concerning the Premises, or otherwise, made prior to the execution of Purchaser's Agreement, are hereby superseded by this Agreement.

26. **AMENDMENT**: No modification of these Conditions of Sale shall be valid unless made in writing, executed with the same degree of formality as these Conditions of Sale and Purchaser's Agreement attached hereto.

27. **EFFECT OF WAIVER OR CONSENT**: A consent or waiver by Seller, express or implied, to or of any breach or default by Purchaser in the performance of these Conditions of Sale is not a consent or waiver to or of any other breach or default. Failure on the part of Seller to complain of any act of Purchaser or to declare Purchaser in default of these Conditions of Sale, irrespective of how long that failure continues, does not constitute a waiver by Seller of Seller's rights with respect to that default until the applicable statute-of-limitations period has run.

28. **SEVERABILITY**: If any provision of these Conditions of Sale or the application thereof to any person, entity or circumstance is held invalid or unenforceable to any extent, the remainder of these Conditions of Sale and the application of that provision to other persons, entities or circumstances are not affected thereby. In such event, the invalid or unenforceable provision will be enforced to the greatest extent permitted by law.

29. **EXECUTION IN COUNTERPART OR BY FACSIMILE OR ELECTRONICALLY**:
This Agreement may be executed by facsimile or electronically and/or in counterparts, each of which shall be deemed an original Agreement and when combined shall constitute one Agreement.

IN WITNESS WHEREOF, Seller has executed these Conditions of Sale, intending to be legally bound hereby, on the day and year first above written.

Jesse G. Zook

Emma G. Zook

Seller's forwarding address: _____

Phone: _____

c/o Patrick A. Deibler, Esq.
Law Firm of Glick, Goodley, Deibler & Fanning, LLP
131 West Main Street
New Holland, PA 17557
717-354-7700

Exhibit A

ALL THAT CERTAIN lot of land with an existing dwelling and other improvements erected thereon known as Lot No. 3 Block "B", as shown on a Lot Add-On Plan prepared for Vernon K. Steely, Jr. – Section III by Diehm & Sons, Inc. – Land Surveyors and Civil Engineers (Plan No. H-520), recorded in the Office of the Recorder of Deeds in and for Lancaster County, Pennsylvania in Subdivision Plan Book J-198, Page 54. Said lot situated on the North side of East Mt. Airy Road (SR. 1026), located in the Township of Clay, County of Lancaster, Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a "pk" nail slightly north of the centerline of East Mt. Airy Road (SR.1026) said "pk" nail being the southeast corner of the herein described lot; thence in said East Mt. Airy Road (SR. 1026) South eighty-five degrees forty-five minutes thirty-nine seconds West (S. $85^{\circ} 45' 39''$ W.), ninety and one hundredth (90.01) feet to a "pk" nail; thence leaving said road by lands of Dennis W. & Rosalind D. Ernest the six (6) following courses: (1) North four degrees eight minutes one second West (N. $04^{\circ} 08' 01''$ W.), sixteen and fifty hundredths (16.50) feet to a rebar; (2) along a curved line to the left having a radius of twenty and zero hundredths (20.00) feet, an arc distance of thirty-one and forty-four hundredths (31.44) feet, the chord thereof being North forty degrees forty-eight minutes fifty seconds East (N. $40^{\circ} 48' 50''$ E.), twenty-eight and thirty-one hundredths (28.31) feet to a rebar; (3) North four degrees eight minutes one second West (N. $04^{\circ} 08' 01''$ W.), forty-five and fourteen hundredths (45.14) feet to a rebar; (4) along a curved line to the left having a radius of three hundred sixty-one and eighty hundredths (361.80) feet, an arc distance of one hundred twenty-four and one hundredths (124.01) feet, the chord thereof being North thirteen degrees fifty-seven minutes ten seconds West (N. $13^{\circ} 57' 10''$ W.), one hundred twenty-three and forty hundredths (123.40) feet to a rebar; (5) along a curved line to the right having a radius of four hundred eleven and eighty hundredths (411.80) feet, an arc distance of one hundred forty-one and fifteen hundredths (141.15) feet, the chord thereof being North thirteen degrees fifty-seven minutes ten seconds West (N. $13^{\circ} 57' 10''$ W.), one hundred forty and forty-six hundredths (140.46) feet to a rebar; (6) North four degrees eight minutes one second West (N. $04^{\circ} 08' 01''$ W.), one hundred thirty-five and ninety-seven hundredths (135.97) feet to a rebar; thence by lands of Joel David & Lovina Jean Hurst, North eighty-five degrees fifty-one minutes fifty-nine seconds East (N. $85^{\circ} 51' 59''$ E.), two hundred forty-nine and ninety-six hundredths (249.96) feet to a rebar; thence continuing by lands of said Joel David & Lovina Jean Hurst and lands of Linford L. & Deborah L. Weaver respectively, South four degrees twenty-two minutes forty-five seconds East (S. $04^{\circ} 22' 25''$ E.), three hundred seventeen and twenty-three hundredths (317.23) feet to a rebar; thence by lands of Delmar W. Hursh the five (5) following courses: (1) South eighty-five degrees forty-five minutes forty-one seconds West (S. $85^{\circ} 45' 41''$ W.), one hundred sixty-three and eighty-five hundredths (163.85) feet to a rebar; (2) along a curved line to the right having a radius of four hundred eleven and eighty (411.80) feet, an arc distance of seventy-eight and ninety one hundredths (78.91) feet, the chord thereof being South nine degrees thirty-seven minutes twenty-four seconds East (S. $09^{\circ} 37' 24''$ E.), seventy-eight and seventy-nine hundredths (78.79) feet to a rebar, (3) South four degrees eight minutes one second East (S. $04^{\circ} 08' 01''$ E.), forty-five and six hundredths (45.06) feet to a rebar; (4) along a curved line to the left having a radius of twenty and zero hundredths (20.00) feet, an arc distance of thirty-one and thirty-nine hundredths (31.39) feet, the chord thereof being South forty-nine degrees eleven minutes ten seconds East (S. $49^{\circ} 11' 10''$ E.), twenty-eight and twenty-six hundredths (28.26) feet to a rebar; (5) South four degrees eight minutes one second East (S. $04^{\circ} 08' 01''$ E.), sixteen and fifty hundredths (16.50) feet to the point of BEGINNING.

BEING THE SAME PREMISES which Amos K. Zook and Jesse Zook, also known as Jesse G. Zook, by Deed dated August 18, 2021 and recorded August 23, 2021 in the Office of the Recorder of Deeds in and for Lancaster County, Pennsylvania in Instrument No. 6626449, granted and conveyed unto, Jesse G. Zook and Emma G. Zook, husband and wife.

Exhibit B

CONSENT AGREEMENT

THIS CONSENT AGREEMENT made as of the 14 day of June 2024, by and between Jesse G. Zook and Emma G. Zook, husband and wife (hereinafter "Zook") of 345 E. Mt Airy Road, Stevens, Pennsylvania 17578 (hereinafter "Property") and CLAY TOWNSHIP, Lancaster County Pennsylvania, a municipal corporation organized and operating under the laws of the Commonwealth of Pennsylvania, with its municipal offices located at 870 Durlach Road, Stevens Pennsylvania 17578 (hereinafter "Township").

BACKGROUND

Zook is the record owner of the Property which is located in the Agricultural Transition (AT) Zoning District of Clay Township. Property is scheduled to be sold at Public Auction on Tuesday, June 25, 2024. Property is the subject to a continuing NOTICE OF VIOLATION of Clay Township Storm Water Management Code dated June 22, 2022 resulting from construction activity on the Property including the addition of a green house and stone driveway and parking area which increased impervious coverage on Property by an estimated area in excess of 6,000 square feet. Township representatives met with Zook on the Property on June 6, 2024 at which time the greenhouse was being used as a commercial greenhouse open to the public in violation of the Township Zoning Ordinance. Zook did not get zoning approval for such a use. If the use is continued on the Property, a Notice of Violation of the Township Zoning Ordinance will be issued (the non-permitted use and stormwater violations are hereinafter collectively referred to as "Violations"). The Township is willing to allow the Auction to proceed and settle the Violations under the terms and conditions set forth herein.

NOW, THEREFORE, for and in consideration of the mutual promises contained herein, and intending to be legally bound hereby, the parties agree as follows:

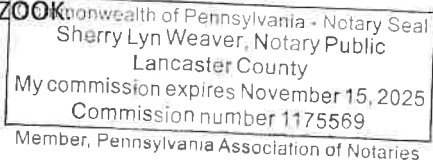
1. The foregoing recitals are incorporated herein and made part of this Agreement.
2. Zook acknowledges that the description of facts in the above Background provisions of this Agreement are true and correct. Zook acknowledges that Zook has violated Township Zoning Ordinances in the manner described in the 2022 Enforcement Notice and herein this Agreement.
3. Zook acknowledges that Title to the Property cannot be transferred until all Violations are removed.
4. Satisfaction of the Violations shall include:
 - a. Removal of the Greenhouse currently on Property shown on the attached Exhibit A.
 - b. Removal of Stone in the area shown on the attached Exhibit A.
 - c. Restoration of the area shown on Exhibit A to its prior condition by grading and seeding said area in a manner approved by the Clay Township Engineer.
5. Zook agrees to provide notice of the Violations to all prospective buyers and to disclose both in writing and verbally said Violations at the Auction. This shall include the following statement, "The greenhouse and large portion of the stone driveway and parking area shown on Property in the public notice are not permitted under Township Ordinances and

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF LANCASTER

This record was acknowledged before me on 6/14/24, 2024 by

JESSE G. ZOOK



Sherry Lyn Weaver

Notary Public.

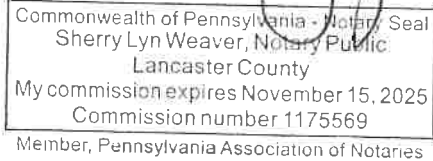
MY COMMISSION EXPIRES:

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF LANCASTER

This record was acknowledged before me on 6/14/24, 2024 by

EMMA G. ZOOK.



Sherry Lyn Weaver

Notary Public.

MY COMMISSION EXPIRES:

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF LANCASTER

This record was acknowledged before me on this ____ day of _____, 2024, by _____ (individual name) as _____ of the Township of Clay, who represents that he is authorized to act on behalf of the Township of Clay.

Notary Public.

MY COMMISSION EXPIRES:

Jesse Zook **EXHIBIT A**

Post-development 2022

6,980 SF impervious coverage to be removed



Legend
📍 345 E Mt Airy Rd

345 E Mt Airy Rd



Google Earth

PURCHASER'S AGREEMENT & RECEIPT

The undersigned, as Purchaser, intending to be legally bound hereby, acknowledges that Purchaser has examined the Conditions of Sale attached hereto available for inspection prior to sale of the Premises, and agrees to be bound by the full terms thereof, further acknowledging that only a summary of the Conditions was read prior to commencement of bidding for the Premises.

Purchaser agrees to purchase the Premises described in the foregoing Conditions of Sale under the terms and conditions as therein set forth, for the sum of _____
_____ (\$ _____) Dollars.

In the event that Purchaser fails to make settlement as required in the foregoing Conditions of Sale, Purchaser hereby irrevocably authorizes any attorney of any court to appear for Purchaser, or any of them, and to confess judgment against Purchaser, jointly or severally, for all sums due hereunder, including any loss resulting from resale of the Premises by Seller, whether by private or public sale, with or without notice to Purchaser, upon filing of an Affidavit of Default under the terms hereof, together with interest at the rate of Ten (10%) Percent per annum, and together with a collection fee equal to Ten (10%) Percent of the amount then due, but in no event less than Two Hundred Fifty and 00/100 (\$250.00) Dollars, all costs of suit, release of heirs, and waiver of appeals, and without stay of execution. This warranty shall include a waiver of all appraisal, stay, and exemption laws of any state, now in force or hereafter enacted. This Power of Attorney shall not be affected by the disability of the principal or principals.

IN WITNESS WHEREOF, Purchasers have executed this Agreement on June 25, 2024, intending to be legally bound hereby.

Purchaser's
Signature(s): _____

Address: _____

Purchaser's
Printed Name(s): _____

Cell Phone: _____

Phone: _____ (h) _____ (w)

The undersigned acknowledges that Purchaser paid Seller the sum of _____
_____ (\$ _____) Dollars,
representing the down payment of ten (10%) percent of the Purchase Price for the purchase of the Premises.

GLICK, GOODLEY, DEIBLER & FANNING, LLP

By: _____
Patrick A. Deibler, Esquire, Attorney for Seller
Law Firm of Glick, Goodley, Deibler & Fanning, LLP
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717-354-7700