



BID PACKET

CORYDON BUNGALOW & GARAGE ONLINE AUCTION

500 FLOYD STREET
CORYDON, IN 47112

ONLINE BIDDING ENDS

TUESDAY, JANUARY 14 @ 2PM

**HARRITT
GROUP** INC.

HARRITGROUP.COM

4704 CORYDON PIKE, NEW ALBANY, IN - 812-944-0217 - 502-592-4000 - INFO@HARRITGROUP.COM



REAL ESTATE ONLINE AUCTION TERMS AND CONDITIONS

500 Floyd Street, Corydon, IN 47112

Bidding Ends Tuesday, January 14, 2025

This property is offered under specific terms and conditions per the printed auction bid packet and is included and adapted in a legally binding purchase agreement. If you have not read and reviewed the auction bid packet or do not completely accept the terms and conditions - do not bid.

BIDDING ONLINE

Proper and complete registration is required. All bidders must provide name, address, phone number, email address, and credit card information to register. A credit card will be validated before bidding access is granted, but is not a recognized form of payment of the deposit or purchase price. By registering, all bidders acknowledge having read and agree to be bound by the Auction Terms and Conditions.

While online bidding is very popular, not everyone is entirely comfortable with the process. The Harritt Group staff is always available to assist any bidder who has questions. If you need assistance placing a bid online or prefer to submit a bid in person, please call our office for assistance @ 812-944-0217.

BUYER'S PREMIUM

A 10% buyer's premium will be added to the final bid. The buyer's premium, together with the final bid amount, will constitute the total purchase price of the Real Estate. *(Example: Hammer Bid Price \$100,000 plus 10% Buyer's Premium equals Contract Purchase Price of \$110,000)*

MANNER OF PAYMENT

A 10% non-refundable down payment of the Contract Purchase Price in the form of cash, check, or wired funds in USD are due within 24 hours following the auction with the signing of a legally binding purchase agreement. *(Example: Hammer Bid Price \$100,000 + 10% Buyer's Premium \$10,000 = Contract Purchase Price \$110,000 with a 10% Down Payment of \$11,000)*. Arrangements will be made to meet with the successful bidder to execute the documents or the documents can be emailed to the successful bidder and returned by email, DocuSign or fax to the Harritt Group within 24 hours of the auction.

CLOSING

All auctions are a cash sale and the balance of the purchase price will be due in 40 calendar days, **on or before Monday, February 24, 2025**. If the buyer chooses to obtain financing for the balance of the purchase price, completion of this transaction is *not* based upon the condition of successfully obtaining financing nor is it subject to a satisfactory appraisal, survey, or inspections of any kind. All closing costs and wiring fees are the buyer's expenses.

INSPECTION

Property is being sold "As Is" with no contingencies and no warranties expressed or implied. All inspections are welcomed *prior to auction* at the buyer's expense. The buyer relies upon the condition of the property based upon their own examination and has not relied upon any statement or representation by the auctioneer or staff as to the nature or condition of the property. *Square footage measurements are estimated. Buyers can make their own precise measurements, if needed.*

FLOOD DESIGNATION

Buyer may not terminate the agreement if the property requires flood insurance or that is subject to building or use limitations by reason of the location, which materially interferes with the buyer's intended use of the property. The buyer shall pay for and be responsible for flood certification if needed. *FEMA records indicate that the property is not in a flood zone.*

EVIDENCE OF TITLE

Seller will provide a merchantable title via a deed. The cost of title evidence, as desired by the buyer, to be a buyer's expense. Owner's title insurance is always strongly recommended, and that without said insurance, the buyer may have no future objections to the title, or potential losses. Buyer is accepting title subject to (1) Any recorded or unrecorded building restrictions, restrictive covenants, conditions, or other use restrictions applicable to the property and (2) Any recorded, unrecorded, or visible easements for public or private use including road, utilities or others, upon which existing improvements do not encroach of which there are no violations.

SURVEY

Property is being sold *without* a survey. All land measurements are per courthouse records.

REAL ESTATE TAXES AND ASSESSMENTS

All taxes that have accrued for any prior calendar year that remain unpaid shall be paid by the seller either to the County Treasurer and/or the buyer in the form of a credit at closing. All taxes that have accrued for the current calendar year shall be prorated on a calendar-year basis as of the closing date. *The buyer also acknowledges the seller's tax exemptions and/or credits may not be reflected on future tax bills.* The buyer may apply for current-year exemptions/credits at or after closing if applicable.

POSSESSION

Seller will give possession of Real Estate at closing.

FEDERAL LEAD-BASED PAINT DISCLOSURE

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint. All inspections and assessments for the presence of lead-based paint and/or lead-based paint hazards must be made prior to the auction. The buyer waives the 10-day opportunity to conduct such an assessment and acknowledge receipt of the lead-based paint disclosure form.

AUCTION END TIME

Harritt Group Online Auctions are timed events and all bidding will close at a specified time. Harritt Group Online Auctions also have an auto-extend feature. Any bid placed in the final minutes of an auction will cause the auction ending to be automatically extended from the time the bid was placed. Example: If an auction scheduled to close at 6

PM receives a bid at 5:59 PM, and the extended bidding time for that auction is 10 minutes, the close time will automatically extend to 6:09 PM. The auto-extend feature remains active until no further bids are received within the specified time frame.

MAXIMUM BID

Internet bidders who desire to make certain their bids are acknowledged should use the maximum bidding feature and place their maximum bid in ample time before the close of the auction. However, in the event two identical maximum bids for the same amount are placed, it is the first one received which will be given preference and will indicate the bidder is "Winning". The online bidder, therefore, is responsible for monitoring their bid to the close of the auction. Harritt Group will bear no liability/responsibility in case of a bidder error. Bidding platform records of Auction Mobility and the Harritt Group will be deemed conclusive in all respects and will be final.

MALFUNCTION AND LOSS OF SERVICE

The results of the auction may be rendered void if a malfunction or temporary loss of service occurs. In such an event, Harritt Group reserves the right to remedy the situation in whichever way best represents the seller, including the cancellation of existing bids. Harritt Group shall not be held liable in any way for any malfunctions or loss of service. The bidder acknowledges and understands that this service may or may not function correctly at the close of the auction. Under no circumstances shall Bidder have any kind of claim against Harritt Group or anyone else if the internet service fails to work correctly during the close of the auction. Harritt Group will not be responsible for any missed bids from any source.

SOLD WITH SELLER'S RESERVE

Final bid price is subject to the seller's confirmation. When the bidding has met the reserve, a notification will be posted and the auction will become absolute and sell to the highest bidder.

BROKER PARTICIPATION

A commission will be paid to any properly licensed Broker who registers prior to the auction a successful buyer according to the appropriate Broker Participation Agreement and requirements.

PRE-AUCTION SALES

No pre-auction offers. All bidding to be submitted online during the period of *Tuesday, December 17, 2024 through Tuesday, January 14, 2025*.

AGENCY

The Harritt Group is acting exclusively as agents for the seller.

SELLER

Jerry J. Schaffner Estate

PERSONAL REPRESENTATIVE

Richard Schaffner

Client Detail

500 Floyd Street, Corydon, IN 47112

Listing #: **2024012769**

Total Finished Sqft: **1,020**

Above Grade Finished SqFt: **968**

\$0
Active (12/11/24)



Prop Type:	Residential/Farm	SubType:	Residential
County:	Harrison	Township:	Harrison
Subdivision:	No	School Dst:	South Harrison
Subdiv Nm:		Parcel#:	0130039100
Beds:	1	Lot Sz:	0.303 / 13,199
Baths:	1 (1 0)	Lot Size Src:	Assessor
Abv Grd SF:	968	Lot Dim:	120x110
Tot Fin SF:	1,020	Year Built:	1948
New Const:	No	Annual Tax:	428
Est Completion:		Tax Year:	2023/2024
Home Warranty:	No	DOM:	33
Land Assess:	46,100	HOA \$:	/
Improvements:	65,600		
Total Assess:	111,700		
Directions:	St. Rd. 62 to N. Maple Street to right on Summit Street to left on Maple Street to right on Floyd Street.		
Legal:	013-00391-00 STEPPO ADDITION INLOT 7-8		
Tot Deductions:	\$90,388	<u>Deduction Type</u>	<u>Comment</u>
		Supplemental Homestd	28,388
		Homestead Standard	48,000

Remarks

CORYDON BUNGALOW & GARAGE ONLINE AUCTION - BIDDING ENDS: TUESDAY, JANUARY 14 @ 2PM. Charming 1 1/2 story vinyl sided bungalow with detached 2-car garage on .30 acre corner lot - frontage on two streets - 120 feet on Floyd Street and 110 feet on Fair Street. Located just 1 mile to historic downtown Corydon with a wide variety of shopping, dining and entertainment options. Home includes enclosed finished porch (no ductwork), finished loft, stackable washer & dryer, covered back deck & fenced lot. Detached 30' x 30' garage with 3 overhead doors and large double wide gravel driveway. Agent estimates square footage to be less than courthouse records. **BUYERS PREMIUM 10%** Buyer's Premium added to the hammer bid price to determine the final purchase price. **REAL ESTATE TERMS** A non-refundable down payment (10% of the purchase price) in the form of cash, check, or wired funds in USD are due within 24 hours following the auction, balance due in 40 days. Buyer to receive clear title. Taxes prorated to the day of closing. Selling as is without contingencies, all inspections welcomed prior to auction. If you choose to obtain financing, not subject to approval or appraisal. All closing costs are the buyer's expense. Possession at closing. See full details in the Auction Bid Packet.

Amenities

Type:	1.5 Story	Foundation:	Concrete Block, Crawl Space
Zoning:	Residential	Basement:	No
Construction:	Existing	Laundry:	Yes
Outbuildings:	Garage	Laundry Type:	Other
# Fireplaces:	Fireplace:	Road Frontage:	230
Roof Type:	Shingle		
Appliances:	Clothes Dryer, Clothes Washer, Range / Oven, Refrigerator		
Lot Description:	Corner Lot		
Exterior Type:	Vinyl Siding		
Exterior Feat:	Deck, Enclosed Porch, Fenced Yard, Thermopane windows		
Interior Feat:	Ceiling Fan(s), Eat-in Kitchen, Loft		
Road Type:	Paved		

Measurements

Above Grade Finished:	968.0	Nonconform Finished:	52.0
Above Grade Unfinish:	0.0	Nonconform Unfinish:	0.0
Below Grade Finished:	0.0	TFLS:	1,020
Below Grade Unfinish:	0.0		

Room Sizes & Levels

Total Rooms: **5** Garage: **Y** Garage Size: **30 x 30** Garage Type: **Detached, Side** Garage Spaces: **2**
Entry

<u>Type</u>	<u>Dimension</u>	<u>Level</u>	<u>Flooring</u>	<u>Description</u>
Family Room	17 x 7	1st Floor	Carpet	Enclosed Porch - No Ductwork
Living Room	11.7 x 12.9	1st Floor	Other	
Kitchen	12 x 11.7	1st Floor	Other	
Bedroom	11.1 x 9.10	1st Floor	Carpet	Built-In Wall Unit
Bathroom Full	10.8 x 4.8	1st Floor	Other	
Other	18 x 11	2nd Floor	Carpet	Loft

Utilities

Water Heater:	Electric	Heat Type:	Forced Air
Water Type:	Public Onsite	Cooling Type:	Window A/C Unit(s)
Natural Water:		Fuel Type:	Nat Gas

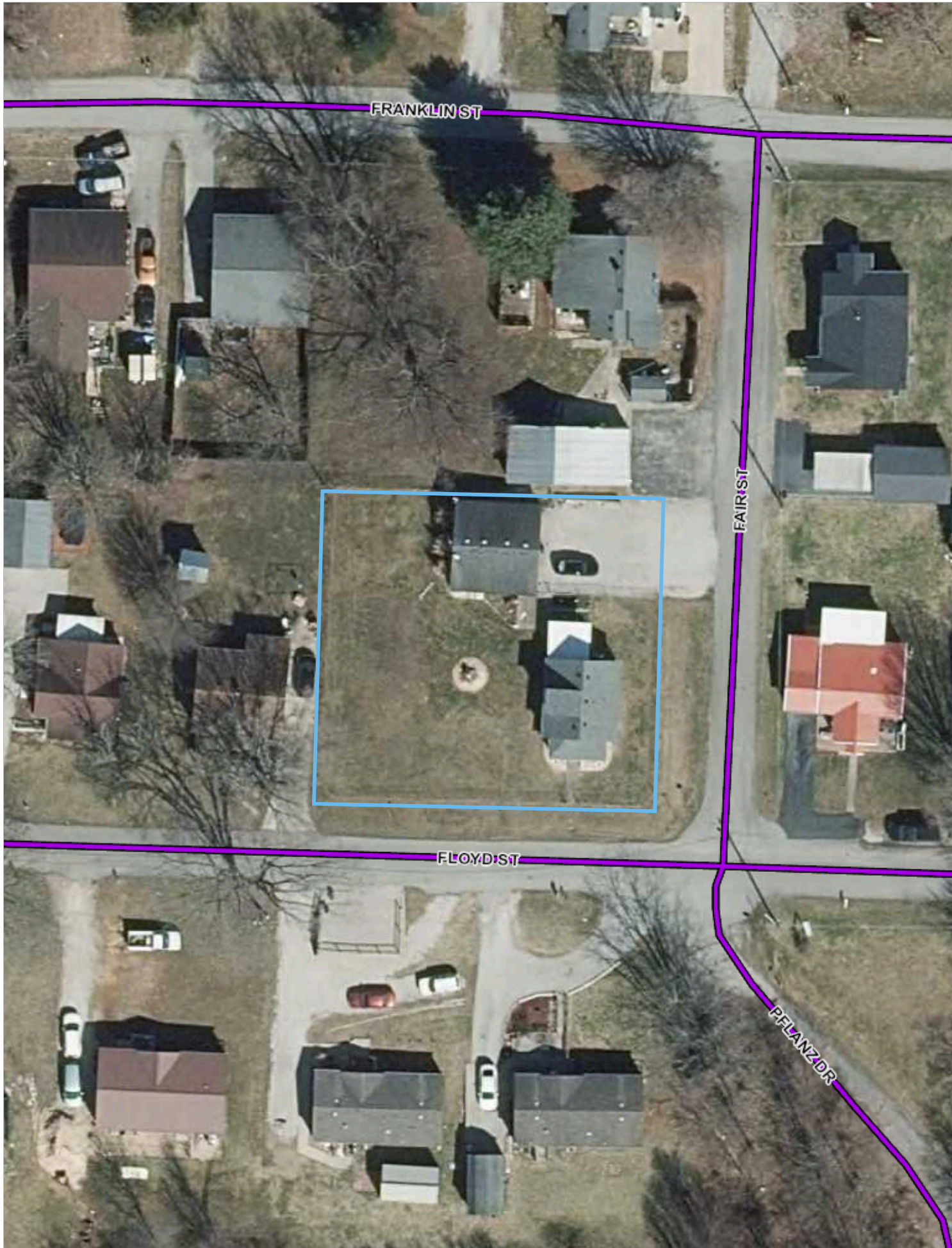
Sewer Type: **Sewer**

General Information

Possession: **At Closing**
Flood: **No**
Seller Will Lease: **No**

Covenants & Restr: **No**
Sign: **Yes**
Terms: **No**

All information deemed reliable but not guaranteed.



FRANKLIN ST

FAIR ST

FLOYD ST

PFLANZ DR

General Information Parcel Number 31-10-30-378-025.000-008 Local Parcel Number 0130039100 Tax ID: 013-00391-00 Routing Number -

Property Class 510 1 Family Dwell - Platted Lot Year: 2023

County Harrison Township HARRISON TOWNSHIP

District 008 (Local 013) CORYDON TOWN

School Corp 3190 SOUTH HARRISON

Neighborhood 3108509-008 Corydon Town - Area #6

Section/Plat 30.34

Location Address (1) 500 FLOYD ST CORYDON, IN 47112

Zoning Subdivision Lot Market Model N/A

Characteristics Topography Flooding Flood Hazard Rolling Public Utilities ERA All Streets or Roads TIF Paved Neighborhood Life Cycle Stage Other

Printed Wednesday, November 8, 2023 Review Group Data Source N/A Collector 07/02/2019 K Appraiser

Ownership SCHAEFFNER, JERRY J. 500 FLOYD ST. CORYDON, IN 47112

Date 12/03/1988 Owner SCHAEFFNER, JERRY Doc ID 0 Code ED Book/Page 008R/475 Adj Sale Price \$0 V/I 1

Date 01/01/1900 Owner ENGLEMAN, BESSIE W/D V/I 1

Legal 013-00391-00 STEREO.ADD IN LOT 7-8

Valuation Records (Work In Progress values are not certified values and are subject to change)

Year	Assessment Year	Reason For Change	As Of Date	Valuation Method	Equalization Factor	Notice Required	Res
2023	2023	WIP	11/07/2023	Indiana Cost Mod	1.0000		
2021	2021	AA	04/06/2022	Indiana Cost Mod	1.0000		
2020	2020	AA	03/26/2021	Indiana Cost Mod	1.0000		
2019	2019	AA	03/19/2019	Indiana Cost Mod	1.0000		

Land	Land Res (1)	Land Non Res (2)	Land Non Res (3)	Improvement	Imp Res (1)	Imp Non Res (2)	Imp Non Res (3)	Total	Total Res (1)	Total Non Res (2)	Total Non Res (3)
\$46,100	\$46,100	\$0	\$0	\$65,600	\$65,600	\$0	\$0	\$111,700	\$111,700	\$0	\$0
\$28,800	\$28,800	\$0	\$0	\$60,500	\$60,500	\$0	\$0	\$89,300	\$89,300	\$0	\$0
\$13,800	\$13,800	\$0	\$0	\$40,900	\$40,900	\$0	\$0	\$54,700	\$54,700	\$0	\$0
\$13,800	\$13,800	\$0	\$0	\$41,300	\$41,300	\$0	\$0	\$55,100	\$55,100	\$0	\$0
\$13,800	\$13,800	\$0	\$0	\$37,100	\$37,100	\$0	\$0	\$50,900	\$50,900	\$0	\$0

Land Pricing Soil Type	Method ID	Act Front	Size	Factor	Rate	Adj. Rate	Ext. Value	Intl. %	Elig %	Res Market Factor	Value
F	F	60	60x110	0.96	\$400	\$384	\$23,040	0%	100%	1.0000	\$23,040
F	F	60	60x110	0.96	\$400	\$384	\$23,040	0%	100%	1.0000	\$23,040

Land Computations Calculated Acreage 0.30 Actual Frontage 120 Developer Discount 0.00 Parcel Acreage 0.00 81 Legal Drain NV 0.00 82 Public Roads NV 0.00 83 UT Towers NV 0.00 9 Homestead 0.00 91/92 Acres 0.00 Total Acres Farmland 0.00 Farmland Value \$0 Measured Acreage 0.00 Avg Farmland Value/Acre 0.00 Value of Farmland \$0 Classified Total \$0 Farm / Classified Value \$0 Homestead(s) Value \$0 91/92 Value \$0 Supp. Page Land Value \$46,100 CAP 1 Value \$0 CAP 2 Value \$0 CAP 3 Value \$0 Total Value \$46,100

Notes

7/17/2023 3RD: CHANGED FROM 2 LOTS 60X110 TO 120X110 AND D+1 TO D+2 AND 1948 TO 1982 ON HOME FOR 2024 PAY 2025 PER RA
8/5/2019 3RD: CHANGED FROM ATTIC TO 1/2 SFR FOR 2020 PAY 2021 PER RA
10/23/2014 M: ADDED 2001 8 X 29 FREE STANDING CONCP FOR 15 PAY 16 PER RA
10/12/2011 M: REMOVED T3 & UTL SHD ADDED HEAT CHANGED GRADE/COND ON DWELL 2012 PAY 2013
1/30/2006 CHD: Previous parcel Id: 0304330402400
1/8/2004 DH: DOOR HANGER
1/8/2004 MEM: NOTE: ADDED WOOD DECK FOR 1994
NOTE: ADDED HOMESTEAD CREDIT FOR 2003
1/8/2004 NG: NEW CONSTRUCTION METAL DETACHED GARAGE

General Information **Plumbing**

Occupancy	Single-Family	Single-Family R 01	Full Bath	1	3
Description	1 1/2	Half Bath	0	0	
Story Height	N/A	Kitchen Sinks	1	1	
Style	1248 sqft	Water Heaters	1	1	
Finished Area		Add Fixtures	0	0	
Make		Total	3	5	

Floor Finish		Accommodations	
<input type="checkbox"/> Earth	<input type="checkbox"/> Tile	Bedrooms	0
<input type="checkbox"/> Slab	<input checked="" type="checkbox"/> Carpet	Living Rooms	0
<input checked="" type="checkbox"/> Sub & Joist	<input type="checkbox"/> Unfinished	Dining Rooms	0
<input type="checkbox"/> Wood	<input type="checkbox"/> Other	Family Rooms	0
<input type="checkbox"/> Parquet		Total Rooms	0

Wall Finish		Heat Type	
<input checked="" type="checkbox"/> Plaster/Drywall	<input type="checkbox"/> Unfinished	Central Warm Air	
<input type="checkbox"/> Paneling	<input type="checkbox"/> Other		
<input type="checkbox"/> Fiberboard			

Roofing	
<input type="checkbox"/> Built-Up	<input type="checkbox"/> Metal
<input type="checkbox"/> Wood Shingle	<input checked="" type="checkbox"/> Asphalt
	<input type="checkbox"/> Slate
	<input type="checkbox"/> Tile
	<input type="checkbox"/> Other

Exterior Features	
Description	Area
Porch, Enclosed Frame	119
Porch, Open Frame	168
	Value
	\$8,100
	\$7,000



Specialty Plumbing		
Description	Count	Value
	1	(119)
	7	EFP

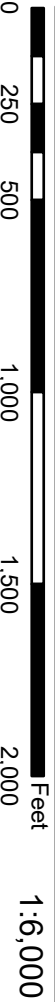
Summary of Improvements																				
Description	Res Eligibl	Story Height	Construction	Grade	Year Built	Eff Year	Eff Co	Age nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC Nbrhd	Mkt Value	Improv Value	
1: Single-Family R 01	100%	1 1/2	Wood Frame	D+1	1948	1948	75	A		0.90		1,248 sqft	\$77,648	50%	\$38,820	0%	100%	1.350	1.0000	\$52,400
2: Detached Garage R 01	100%	1	Pole	C	2001	2001	22	A	\$19,411	0.90	\$17,477	30x30'	\$15,722	22%	\$12,260	0%	100%	1.000	1.0000	\$12,300
3: Patio (free standing)	100%	1		C	2001	2001	22	A		0.90		8x29'	\$1,170	22%	\$910	0%	100%	1.000	1.0000	\$900

Sub-Total, One Unit		Sub-Total, 1 Units	
Exterior Features (+)	\$15,100	Exterior Features (+)	\$15,100
Garages (+) 0 sqft	\$0	Garages (+) 0 sqft	\$0
Quality and Design Factor (Grade)	0.85	Quality and Design Factor (Grade)	0.85
Location Multiplier	0.90	Location Multiplier	0.90
Replacement Cost	\$77,648	Replacement Cost	\$77,648

National Flood Hazard Layer FIRMette



86°7'20"W, 38°13'10"N



86°6'43"W, 38°12'42"N

Legend

SEE THIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS

	Without Base Flood Elevation (BFE) Zone A, V, A99 With BFE or Depth Zone AE, AO, AH, VE, AR Regulatory Floodway
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OTHER AREAS OF FLOOD HAZARD

	0.2% Annual Chance Flood Hazard, Areas of 1% annual chance Flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
	Future Conditions 1% Annual Chance Flood Hazard Zone X
	Area with Reduced Flood Risk due to Levee. See Notes. Zone X
	Area with Flood Risk due to Levee Zone D

OTHER AREAS

	Area of Minimal Flood Hazard Zone X
	Area of Undetermined Flood Hazard Zone D

GENERAL STRUCTURES

	Channel, Culvert, or Storm Sewer
	Levee, Dike, or Floodwall

	20.2 Cross Sections with 1% Annual Chance
	17.5 Water Surface Elevation
	8 Coastal Transect
	Base Flood Elevation Line (BFE)
	Limit of Study
	Jurisdiction Boundary
	Coastal Transect Baseline
	Profile Baseline
	Hydrographic Feature

	Digital Data Available
	No Digital Data Available
	Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.



This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 12/4/2024 at 2:45 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and undrilled areas cannot be used for regulatory purposes.



LEAD-BASED PAINT CERTIFICATION AND ACKNOWLEDGMENT
 Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards
 (SALES)

For use only by members of the Indiana Association of REALTORS®

PROPERTY ADDRESS: 500 Floyd Street, Corydon, IN 47112

LEAD WARNING STATEMENT

Every buyer of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

SELLER'S DISCLOSURE

(a.) Presence of lead-based paint and/or lead-based paint hazards: *(check (i) or (ii) below)*

- (i) Known lead-based paint and/or lead-based paint hazards are present in the housing (explain): _____
- (ii) Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b.) Records and reports available to the seller: *(check (i) or (ii) below)*

- (i) Seller has provided the buyer with all available records and reports including *Seller's Residential Real Estate Sales Disclosure form*, if applicable, pertaining to lead-based paint and/or lead-based paint hazards in the housing (list and attach documents below): _____
- (ii) Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

BUYER'S ACKNOWLEDGEMENT (initial)

- (c.) _____ Buyer has received copies of all information listed above.
- (d.) _____ Buyer has received the pamphlet Protect Your Family From Lead In Your Home.
- (e.) _____ Buyer has *(check (i) or (ii) below)*:
 - (i) received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards;
 - OR**
 - (ii) waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

BROKER'S ACKNOWLEDGMENT (initial)

- (f.) ~~_____~~ Broker has informed the seller of seller's obligations under the Residential Lead-Based Paint Hazard Reduction Act of 1992 (42 U.S.C. 4852d) and is aware of Broker's responsibility to ensure compliance. **(NOTE: where the word "Broker" appears, it shall mean "Licensee" as provided in I.C.25-34.1-10-6.8.)**

500 Floyd Street, Corydon, IN 47112

(Property Address)

46 **CERTIFICATION OF ACCURACY**

47 The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they
48 have provided is true and accurate.

49
50 This *Certification and Acknowledgment* may be executed simultaneously or in two or more counterparts, each of which shall be
51 deemed an original, but all of which together shall constitute one and the same instrument. The parties agree that this
52 *Certification and Acknowledgment* may be transmitted between them electronically or digitally. The parties intend that
53 electronically or digitally transmitted signatures constitute original signatures and are binding on the parties. The original
54 document shall be promptly delivered, if requested.

55
56
57 _____
BUYER'S SIGNATURE DATE

58
59 _____
PRINTED

60
61
62
63 _____
BUYER'S SIGNATURE DATE

64
65
66 _____
PRINTED

67
68
69 _____
SELLING BROKER DATE

Richard L Schaffner 12-12-24

SELLER'S SIGNATURE DATE

Richard Schaffner Personal Representative

PRINTED

SELLER'S SIGNATURE DATE

PRINTED

[Signature] 12-12-2024

LISTING BROKER DATE
Douglas Harritt, Harritt Group, Inc.



Prepared and provided as a member service by the Indiana Association of REALTORS®, Inc. (IAR). This form is restricted to use by members of IAR. This is a legally binding contract, if not understood seek legal advice.
Form #37. Copyright IAR 2024



500 Floyd Street, Corydon, IN 47112
(Property Address)