



REMOVAL OF "SUBJECT TO CLAUSE" AND APPOINTMENT OF CONVEYANCER



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ADDRESS OF PROPERTY: 861 Mount Bulman PL

Vernon

V1B 2Z3

P.I.D.: 023-850-213

DATE OF CONTRACT: June 6, 2016

BUYER: Diane Bennet

SELLER: Miranda Marcinowski

A. REMOVAL/WAIVER OF "SUBJECT TO CLAUSE"

WITH REFERENCE TO THE ABOVE THE SUBJECT TO CLAUSE(S) AS NOTED BELOW, IS /ARE REMOVED/WAIVED. TIME SHALL REMAIN OF THE ESSENCE.

The following conditions are for the sole benefit of the Buyer and may be unilaterally waived by the buyer on or before June 24, 2016:

INSPECTION OF PROPERTY

Subject to the Buyer, at the Buyer's expense, obtaining and approving an inspection report that is satisfactory to the buyer. The Seller will allow access to the property for this purpose on reasonable notice and will ensure that all areas of the property are available for this purpose. This inspection will make reference to pests/termites and septic/sewage systems, or separate inspections may be done.

PROPERTY DISCLOSURE STATEMENT

Subject to the Buyer approving a current Property Disclosure Statement with respect to information that reasonably may adversely affect the use or value of the property. This Statement will be incorporated into and form part of this Contract.

FIRE/PROPERTY/FIREPLACE INSURANCE

Subject to the Buyer obtaining approval for insurance satisfactory to the buyer for property insurance, fire insurance and with consideration for the fireplace if one exists on the property.

THE PARTIES AGREE THAT: (PLEASE INITIAL APPROPRIATE SET OF BOXES)

☒ ☒
BUYER

☒ ☒
SELLER

ADDITIONAL SUBJECT CLAUSE(S) REMAIN IN EFFECT ON THIS CONTRACT OF PURCHASE AND SALE.

OR ☒ ☐
BUYER

☒ ☐
SELLER

ALL CONDITIONS HAVE BEEN REMOVED AND THIS CONTRACT IS NOW UNCONDITIONAL.

WITNESS TO BUYER(S) SIGNATURE

DATE June 24, 2016

WITNESS TO SELLER(S) SIGNATURE

DATE

DocuSigned by:

(BUYER)

(BUYER) ACEE80B093C14C2...

(BUYER)

(SELLER)

(SELLER)

B. APPOINTMENT OF CONVEYANCER

THE BUYER HEREBY APPOINTS _____ OF _____
TO COMPLETE ALL NECESSARY LEGAL AND CONVEYANCING DOCUMENTS ON THEIR BEHALF.

WITNESS TO BUYER(S) SIGNATURE

(BUYER)

DATE

(BUYER)

THE SELLER HEREBY APPOINTS OF
TO COMPLETE ALL NECESSARY LEGAL AND CONVEYANCING DOCUMENTS ON THEIR BEHALF.

WITNESS TO SELLER(S) SIGNATURE

(SELLER)

DATE

(SELLER)



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TITLE SEARCH

Subject to the Buyer, searching and approving a current title search including all registered charges on the title. Upon request of the buyer or the buyer's agent the seller will authorize the seller's agent to obtain and disclose to the buyer or buyer's agent in writing a copy of any charges on title which the buyer's agent deems relevant or important. The Buyer acknowledges and accepts that on completion, the Buyer will receive title containing the non- financial charges set out in the title search including any easements, right of ways or building schemes. The title is incorporated into and forms part of this offer to purchase and sale. The Buyer is advised to obtain legal advice regarding any encumbrances that will remain on title after Completion Date.

FINANCING

Subject to the buyer obtaining financing satisfactory to the buyer.

THE PARTIES AGREE THAT: (PLEASE INITIAL APPROPRIATE SET OF BOXES)

☒ ☒
BUYER

☒ ☒
SELLER

ADDITIONAL SUBJECT CLAUSE(S) REMAIN IN EFFECT ON THIS CONTRACT OF PURCHASE AND SALE.

OR ☒ ☒
BUYER

☒ ☒
SELLER

ALL CONDITIONS HAVE BEEN REMOVED AND THIS CONTRACT IS NOW UNCONDITIONAL.

WITNESS TO BUYER(S) SIGNATURE

DATE June 24, 2016

WITNESS TO SELLER(S) SIGNATURE

DATE

DocuSigned by:
(BUYER)
ACEE80B093C14C2...

(BUYER)

(SELLER) X

(SELLER)

B. APPOINTMENT OF CONVEYANCER

THE BUYER HEREBY APPOINTS _____ OF _____
TO COMPLETE ALL NECESSARY LEGAL AND CONVEYANCING DOCUMENTS ON THEIR BEHALF.

WITNESS TO BUYER(S) SIGNATURE

(BUYER)

DATE

(BUYER)

THE SELLER HEREBY APPOINTS Steve Brandner OF Nixon Wenger
TO COMPLETE ALL NECESSARY LEGAL AND CONVEYANCING DOCUMENTS ON THEIR BEHALF.

WITNESS TO SELLER(S) SIGNATURE

(SELLER) X

DATE

(SELLER)