Addendum A

Whereas, the undersigned parties have entered into a certain Agreement between _____ (“Buyer”) and _____ (“Seller”), for the purchase and sale of real property located at: _____.

Notwithstanding any provision to the contrary contained in the Agreement or any addenda thereto, and superseding any conflicting deed type or conveyance language set forth therein, including any subsequently executed addenda unless such addendum expressly and specifically modifies this provision both parties agree that a Special Warranty Deed shall be delivered to the Buyer(s) at closing. This provision shall control in the event of any conflict with the Purchase and Sale Agreement.

The Special Warranty Deed shall be delivered subject to (i) real property taxes and assessments for the current year, prorated as of the date of closing; (ii) matters of record as of the date of the title commitment; and (iii) such other matters as Buyer has agreed to accept pursuant to this Agreement (collectively, 'Permitted Exceptions'). The warranty of title shall be limited to matters arising by, through, or under Seller, and shall not extend to any Permitted Exception. This provision shall not be modified, superseded, or waived except by a written addendum expressly referencing and specifically amending this Addendum A.

_____

Buyer Date

_____

Buyer Date

_____

Seller Date