



ADDENDUM No. 1
(C.A.R. Form ADM, Revised 12/21)

The following terms and conditions are hereby incorporated in and made a part of the Purchase Agreement, OR [] Residential Lease or Month-to-Month Rental Agreement, [] Transfer Disclosure Statement (Note: An amendment to the TDS may give the Buyer a right to rescind), [] Other _____, dated _____, on property known as _____ 1875 San Pablo Dr _____

San Marcos, CA 92078 ("Property/Premises"), in which _____ is referred to as ("Buyer/Tenant") and Michelle Abrena for Jennifer Bransford-Koons, Public Guardian for Estate of Abel Valls _____ is referred to as ("Seller/Landlord"). Buyer/Tenant and Seller/Landlord are referred to as the "Parties."

Buyer(s) Acknowledge and Agree to the following:

- 1. Probate Court may or may not require Judge's signature.
2. Seller to Select Title and Escrow Services.
3. Escrow & Title to be Carolyn Church at Ticor Title.
4. Buyer(s) to submit highest and best offer by 3/13/25 at 12pm.
5. Buyer(s) acknowledge that no counter offers will be issued.
6. Property sold in AS IS-WHERE IS condition.
7. 10% Non Refundable deposit required from selected buyer. Deposit to be in the form of a Cashiers Check.
8. Deposit to be delivered by Buyer to the Public Guardians office within 1 day of acceptance.
9. Buyer(s) acknowledge that deposit is non refundable if Buyer(s) is/are unable to perform
10. Offer is non-contingent. All due diligence to be performed before submitting an offer.
11. Buyer(s) responsible to turn on services at property to perform inspections if no services are already on.
12. Any and all personal property at the property to convey with sale.
13. This property sale is part of County of San Diego Public Guardian Probate Real Estate Sale.
14. All information deemed reliable but not guaranteed. Buyer(s) and Buyer(s) agent/broker to investigate all before COE date.
15. Buyer to pay for NHD report. Buyer to choose NHD provider.
16. Buyer to pay for HOA fee for preparing disclosures.

The foregoing terms and conditions are hereby agreed to, and the undersigned acknowledge receipt of a copy of this Addendum.

Buyer/Tenant _____ Date _____

Buyer/Tenant _____ Date _____

Seller/Landlord _____ Date _____

Michelle Abrena for Jennifer Bransford-Koons, Public Guardian for Estate of Abel Valls

Seller/Landlord _____ Date _____

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