

**UNITED STATES BANKRUPTCY COURT  
DISTRICT OF CONNECTICUT**

In re: Jason J. Dunn  <p align="right">Debtor(s).</p>	CASE NO: 20-30815  CHAPTER: 13
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Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address:  Jefferson Hanna III 484 Main Street Suite 23 Middletown CT 06457 Email: jeffersonhanna@sbcglobal.net Fed Bar No CT 0527  <input checked="" type="checkbox"/> Attorney for: Debtor  <input type="checkbox"/> Individual appearing without attorney	<p><b><u>NOTICE OF ORDER GRANTING MOTION FOR PUBLIC SALE OF ESTATE PROPERTY</u></b></p> <p><b><u>D. CONN. BANKR. L. R. 6004-1(b)</u></b></p>
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**INSTRUCTIONS FOR COMPLETING AND FILING THIS NOTICE**

1. This Notice shall be completed in accordance with Fed. R. Bankr. P. 6004(c) and (f) and D. Conn. Bankr. L. R. 6004-1(b).
2. This Notice shall be completed and filed only after a hearing on a Motion to Sell Estate Property, Motion to Sell Estate Property Free and Clear of Liens, and/or Motion to Approve Procedures to Sell Estate Property is held by the Court.

**Description of property to be sold:**

Legal Description Attached hereto
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**Public Sale/Auction Information:**

Date of Public Sale/Auction:	September 29, 2023	Time of Public Sale/Auction:	3:00 PM
Location of Public Sale/Auction:	Office Of Attorney Jefferson Hanna, III 484 Main Street Suite 23 Middletown CT 06457		

**NOTE: The Public Sale/Auction may be conducted telephonically, remotely using ZoomGov, and/or by other remote technology platform or medium.**

**Objection/Overbid Deadline and Hearing Information:**

Last date to file Objections or to submit Overbids to Public Sale/Auction:	September 22, 2023 4:00 PM
Hearing Date and Time regarding Public Sale/Auction:	September 27, 2023 at 10:00 AM
Location of hearing:	New Haven Courthouse

Pursuant to D. Conn. Bankr. L.R. 6004-1(b), this form is mandatory. It has been approved for use in the United States Bankruptcy Court for the District of Connecticut and will be posted by the Clerk on the Court's website for publication.

Public Sale/Auction opening bid:

Terms and conditions of Public Sale/Auction, including whether the proposed sale/auction is to be free and clear of liens pursuant to 11 U.S.C. §363(f), and including information about how to register as a bidder:

Purchaser: Nora Donlin. Terms of sale are included in the attached Contract of Sale in the amount of \$362,000.00. Said sale has been approved by the Bankruptcy Court on 9/15/2023. Any objection or higher offer would need to be at least \$367,000.00 and would need to be presented to Attorney Jefferson Hanna, III in writing by email (only) with proof of good funds for the entire purchase price on or before the above last date and time for Objections. No mortgage, inspection or other contingencies. Property sold "as is." Cash funds for entire purchase price would be due at closing, which would occur on September 29, 2023.

Public Sale/Auction overbid procedure, including bid increments (if any):

Increments of \$5,000.00

Contact person for potential bidders or potential higher offers (include name, address, telephone, fax and/or email address):

Attorney Jefferson Hanna, III  
484 Main Street Suite 23  
Middletown CT 06457  
Phone: 860-347-4741  
Email: jeffersonhanna@sbcglobal.net

Date:

Pursuant to D. Conn. Bankr. L.R. 6004-1(b), this form is mandatory. It has been approved for use in the United States Bankruptcy Court for the District of Connecticut and will be posted by the Clerk on the Court's website for publication.

**CERTIFICATE OF SERVICE OF DOCUMENT**

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:

484 Main Street Suite 23 Middletown CT 06457

A true and correct copy of the foregoing document entitled **NOTICE OF ORDER GRANTING MOTION FOR PUBLIC SALE OF ESTATE PROPERTY** was served in the manner stated below:

1. **SERVED VIA NOTICE OF ELECTRONIC FILING (NEF)**: Pursuant to this Court's Administrative Procedures for Electronic Case Filing (Appendix A), the foregoing document will be served using the Court's CM/ECF system via NEF with an embedded hyperlink to the document. On (date) \_\_\_\_\_, I will confirm the CM/ECF docket for this bankruptcy case or adversary proceeding and will confirm that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

Roberta Napolitano, Chapter 13 Trustee notices@ch13rn.com

Service information continued on attached page

**2. SERVED BY UNITED STATES MAIL:**

On (date) 9/15/2023, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows:

Service information continued on attached page

3. **SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL** (state method for each person or entity served): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on (date) 9/15/23, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows:

Daniel Logan Esq. (Attorney for Nora Donlin) Email to dlogan@dmloganlaw.com

Service information continued on attached page

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

9/15/2023  
Date

Jefferson Hanna III  
Printed Name

/s/ Jefferson Hanna III  
Signature

Pursuant to D. Conn. Bankr. L.R. 6004-1(b), this form is mandatory. It has been approved for use in the United States Bankruptcy Court for the District of Connecticut and will be posted by the Clerk on the Court's website for publication.

MATRIX

**BY U.S. Mail First Class Postage Prepaid**

LVNV Funding LLC  
Attn: President  
c/o Resurgent Capital Services  
P. O. Box 10587  
Greenville, SC 29603-0587

Bank Of America N.A. (sent certified mail)  
Attn: President  
P. O. Box 982284  
El Paso, TX 79998-2238

Nissan Motor Acceptance Corporation  
Attn: President  
P. O. Box 9013  
Addison, TX 75001

Acura Financial Services  
Attn: President  
P. O. Box 168088  
Irving, TX 75016-8088

Midland Credit Management Inc.  
Attn: President  
P. O. Box 2037  
Warren, MI 48090

U.S. Bank, N.A. (sent certified mail)  
c/o Rushmore Loan Management  
Attn: President  
P. O. Box 55004  
Irvine, CA 92619-2708

J P Morgan Chase N.A. (sent certified mail)  
Attn: President  
National Bankruptcy Services, LLC  
P. O. Box 9013  
Addison, TX 75001

Tea Olive LLC  
Attn: President  
P. O. Box 1931  
Burlingame, CA 94011

Citibank, N.A. (sent certified mail)  
Attn: President  
5800 S Corporate PL  
Sioux Falls, SD 57108-5027

Santander Bank, N.A. (sent certified mail)  
Attn: President  
450 Penn Street  
Reading, PA 19602  
MC 10-421-MC3

Portfolio Recovery Associates LLC  
Attn: President  
P. O. Box 41067  
Norfolk, VA 23541

JP Morgan Chase N.A.  
Chase Records Center  
Attn: Manager Correspondence Mail  
Mail Code LA4-5555  
700 Kansas Lane  
Monroe, LA 71203

Capital One  
Attn President  
P. O. Box 30253  
Salt Lake City, UT 84130

Jason J. Dunn  
20 Botelle Manor  
Cromwell, CT 06416

**BY Bankruptcy Court ECF**

Lawson Williams, III	lawson.williams@brockandscott.com
David Seidman	davidseidman@sbcglobal.net
David A. Shaw	dshaw@dhnewengland.com
Sara Buchanan	sara.buchanan@brockandscott.com
Benjamin T. Staskiewicz	benjamin.staskiewicz@mcalla.com

DOC: 1004  
VOL: 1624 PG: 33

## SCHEDULE A

A certain piece or parcel of land, together with all buildings and improvements thereon, situated in the Town of Cromwell, County of Middlesex, and State of Connecticut, being known as 20 Botelle Manor and shown as Lot No. 21 on a map entitled, "Partial Revision to Preliminary Subdivision Plan, Botelle Homestead Plot, Cromwell, Conn., Scale 1" = 50', March 1955 and Drawn by Thomas H. Sellow, Jr., Civil Engr and Surveyor", which map is on file (#H-23) in the Town Clerk's Office in said Town of Cromwell and being more particularly bounded and described as follows:

**BOUNDED:**

**NORTHERLY:** by Lot No. 22, as shown on said map, ninety-six (96.0) feet, more or less;

**EASTERLY:** by land now or formerly of Freestone Realty Co., seventy-five (75.0) feet, more or less;

**SOUTHERLY:** by Lot No. 20, as shown on said map, one hundred nineteen (119.0) feet, more or less, and

**WESTERLY:** by the curve of the proposed street, as shown on said map, eighty (80.0) feet, more or less.

RECEIVED FOR RECORD  
Jun 21, 2018 08:50A  
JOAN AHLQUIST  
TOWN CLERK  
CROMWELL, CT



REAL ESTATE PURCHASE CONTRACT
Greater Hartford Association of REALTORS®, Inc.



When signed by Buyer and Seller this is intended to be a legally binding contract. If either party has any questions about any aspect of this transaction, he/she should consult with an attorney before signing this Contract.

1. Parties

Buyer: Nora E Donlin, 69 West Avenue, Essex, CT 06426
Seller: Jason J Dunn, 20 Botelle Manor, Cromwell, CT 06416

2. Property. Buyer agrees to purchase from Seller, and Seller agrees to sell to Buyer, certain real property, known as 20 Botelle Manor, Cromwell, CT 06416 ("Property").

3. Fixtures and Personal Property. Except as specifically indicated below or on the attached Property Inclusions/Exclusions Rider (if checked), all fixtures located on the Property are included in this sale...

[X] See Property Inclusions/Exclusions Rider attached. (CHECK IF APPLICABLE)
The following personal property is INCLUDED (NOT APPLICABLE UNLESS FILLED IN):
The following fixtures are EXCLUDED (NOT APPLICABLE UNLESS FILLED IN):

4 (a), (b), (c), (d) and (e) BELOW ARE NOT APPLICABLE UNLESS FILLED IN

4. Price. The total purchase price is \$362,000.00

- (a) Buyer shall make the following deposit, by personal check, cashier's check or certified funds... \$ 10,000.00
(b) Buyer will make the following additional deposit by cashier's check or certified funds...
(c) Buyer will assume the existing mortgage on the Property which, at the closing, will not be in default and will have a principal balance of approximately:
(d) Seller will take back a purchase money note and mortgage as described in the attached rider:
(e) Buyer will pay the following amount at the closing by cashier's or certified check by obtaining a Bank or institutional Mortgage as described in paragraph 5:
(f) Buyer will pay the following balance at the closing by cashier's or certified check: \$ 352,000.00
(g) TOTAL (If the total shown in 4(g) exceeds the total purchase price, the excess shall be returned to Buyer at closing. \$ 362,000.00

Buyer Initial NED Date 07/21/2023 Seller Initial [Signature] Date 07/23/2023

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20 Botelle Manor

Property Address Cromwell, CT 06416

Real Estate Purchase Contract Page 2 of 7

5: Mortgage Contingency.

- N/A – No Mortgage, this is a Cash Transaction
- N/A – Mortgage Contingency Waived
- Mortgage Contingency (AS PROVIDED BELOW)

Buyer will make prompt and diligent efforts to obtain a written commitment for a mortgage loan ("Mortgage") from a bank or other institutional lender on or before \_\_\_\_\_ ("Mortgage Contingency Date"). Buyer will provide Seller and Broker, not later than the Mortgage Contingency Date, with a copy of any written commitment for a Mortgage obtained by Buyer including all conditions contained therein. Buyer will pay all application fees, points (not to exceed \_\_\_\_\_), and other charges in accordance with the policies established by the applicable lender. The Mortgage must be on the following terms:

- (a) Amount \$ \_\_\_\_\_
- (b) Maximum initial interest rate: \_\_\_\_\_ % per annum
- (c) Minimum term: \_\_\_\_\_ years
- (d) Types of mortgage: CHECK THE FOLLOWING AS APPLICABLE:
  - Conventional Fixed Rate
  - Conventional Variable Rate
  - CHFA
  - FHA
  - VA
  - Other: \_\_\_\_\_

CHECK ONE OF THE FOLLOWING, AS APPLICABLE:

- Buyer represents that upon obtaining Mortgage, Buyer will have sufficient funds to close without the necessity of selling any real estate.
- Buyer's ability to close is contingent upon the sale of Buyer's property. See attached Rider.

If Buyer cannot obtain a written commitment for the Mortgage, Buyer may terminate this Contract by providing Seller and Broker, not later than the Mortgage Contingency Date, with written notice of Buyer's inability to obtain such commitment. If Buyer obtains a written commitment but such commitment contains any of the following conditions and such condition(s) has/have not been satisfied on or before the Mortgage Contingency Date: appraisal, initial lender verification of employment, lender verification that Buyer has sufficient funds to close, lender approval of Buyer's creditworthiness, or if applicable, lender approval of common interest community; then Buyer may terminate this Contract by providing Seller and Broker, not later than the Mortgage Contingency Date, with written notice of Buyer's inability to obtain such commitment.

If the reason for Buyer's termination of this Contract is that the lender to which Buyer applied for the Mortgage denied such application, then Seller shall be entitled to request from and receive from Buyer a copy of the adverse action notice which is required to be delivered to the Buyer by such bank or institutional lender under the Fair Credit Reporting Act. If the reason for Buyer's termination of this Contract is that the commitment received by Buyer did not meet the requirements set forth in this paragraph 5, then Buyer shall provide Seller with a copy of such commitment not later than the Mortgage Contingency Date. If Buyer does not elect to so terminate, then this Contract will remain in full force and effect free of this mortgage contingency, unless Seller, within seven (7) days from the Mortgage Contingency Date, gives written notice to Buyer and Broker that Seller has elected to terminate this Contract as a result of Buyer's inability to obtain such commitment. If either party so terminates this Contract, then all deposits will be returned to Buyer, and, except as provided in paragraph 17, the obligations of the parties under this Contract shall end.

6. Deposit and Escrow of Deposits. The deposit(s) payable under this Contract shall be made at the time(s) and in the manner specified in paragraph 4, payable to the listing Broker. If any deposit payable under this Contract is not paid by Buyer by the stated time, then Seller at Seller's sole discretion shall have the right to declare Buyer to be in default and terminate this Contract by written notice to Buyer, and Seller shall thereafter be relieved of all obligations hereunder. All deposits will be held in escrow by CHECK ONE  listing Broker  other \_\_\_\_\_ (applies only if filled in) in accordance with Connecticut law until: CHECK ONE.

- The earlier of (a) the date on which the Buyer obtains the mortgage commitment described in Section 5, or (b) the eighth (8th) day following the Mortgage Contingency Date.
- Transfer of title unless requested earlier by settlement agent/attorney to satisfy good funds requirement

In case of a dispute, the party holding the deposit shall continue to hold all deposits until the parties' rights to the deposits are finally adjudicated or agreed upon. If the party holding the deposit initiates or is made a party in any action arising out of a dispute between the parties over deposits, then any and all costs incurred by the party holding the deposit (including, without limitation, attorneys' fees and court costs) shall be paid by the nonprevailing party.

7. Closing. The closing will take place on see addendum (date) or sooner as mutually agreed by the parties. The closing will be held at the offices of the Buyer's attorney or at such other place as Buyer's mortgage lender may reasonably require.

8. Possession at Closing; Condition of Property; Risk of Loss. At the time of closing, possession and occupancy of the improvements and personal property on the Property included in this Contract shall be delivered to Buyer in the condition they were in on the date of this Contract, subject to ordinary wear and use and, except as otherwise agreed by the parties, free of all tenants and occupants. Seller agrees to deliver the Property to Buyer in broom clean condition. Seller agrees (unless the Property is a common interest community and Seller is not responsible for the grounds) to continue to maintain the grounds until closing. Buyer shall have the right to inspect the Property for compliance with this Contract before the closing, upon reasonable notice to Seller. Risk of loss or damage to the Property shall be upon the Seller until the closing. In case of any loss or damage, when Seller has not restored the Property substantially to its former condition prior to closing, one of the following shall occur at Buyer's option: either (a) the Seller shall pay over or assign to the Buyer all sums recovered on account of said insurance upon Buyer's payment of the balance of the Purchase Price to Seller, or (b) the Buyer may terminate this Agreement and the deposits shall be refunded to the Buyer.

Buyer Initial NED Date 07/21/2023 Seller Initial [Signature] Date 07/23/2023



20 Botelle Manor

Property Address Cromwell, CT 06416

Real Estate Purchase Contract Page 3 of 7

9. Other Conditions.

10. Title. Seller will transfer fee simple title to the Property to Buyer by a Connecticut form of Warranty Deed, (or Connecticut Form of Fiduciary Deed if Seller is an Executor, Administrator, Conservator or Trustee), subject to (a) any and all provisions of any ordinance, municipal regulation, or public or private law; declarations, restrictions, covenants, and easements of record; any state of facts an accurate survey or personal inspection of the Property might reveal; provided that none of the above interfere with the present location of any building now located on the Property, prevent the use of the Property as a residence, or render title to the Property unmarketable; (b) current taxes and municipal assessments; (c) any mortgage which Buyer has agreed to assume under this Contract; and (d) the following additional liens and encumbrances which shall be assumed and paid by Buyer in addition to the purchase price: Sewer and water liens will not be assumed by buyer unless specifically stated here:

Seller agrees to furnish such affidavits concerning title, encroachments, mechanics' liens and other items and in such form as Buyer's title insurance company may require in order to allow Buyer to obtain owner's title insurance coverage on the Property or to waive exceptions to the title policy that are objectionable to Buyer's lender.

11. Adjustments. Adjustments for taxes, association fees, rents, rental security deposits, water, fire taxes, sewer, interest, fuel, condominium fees, municipal assessments, special assessments, and other charges will be made as of the date of closing in accordance with the custom of the Bar Association for the county or municipality where the Property is located. (See Common Interest Community Rider, if applicable)

12. Default; Liquidated Damages; Remedies. If Buyer defaults under this Contract and Seller is not in default, Buyer's deposits shall be paid over to and retained by Seller as liquidated damages and both parties shall be relieved of further liability under this Contract, except to the extent of Buyer's obligations under paragraph 17.

If Seller defaults under this Contract and Buyer is not in default, Buyer shall be entitled to any and all remedies provided by law and equity including, but not limited to, specific performance and recovery of amounts spent for mortgage application, appraisal, title search, and tests or inspections. If a legal action is brought to enforce any provision of the Contract, the prevailing party, including a broker who is made party to such action and who has not significantly contributed to the default, shall be entitled to court costs and attorneys' fees.

13. Complete Agreement. This Contract, including riders and/or addenda, contains the entire agreement between Buyer and Seller concerning this transaction, and supersedes any and all previous written or oral agreements concerning the Property. This contract may only be amended by a writing signed by all parties.

14. Assignability. Buyer may only assign its rights under this Contract by mutual written consent of both parties.

15. Survival. This Contract shall be binding upon and inure to the benefit of the respective personal representatives, heirs, successors and assigns of Buyer and Seller.

16. Equal Housing Rights. Buyer acknowledges that he/she is aware of his/her right to be shown any home within his/her price range in any area specified by Buyer and which is available to the REALTOR® in the area in which he/she is licensed.

17. Home, Pest and Environmental Inspection/Tests. Buyer acknowledges that Buyer has the opportunity to make a full and complete inspection of the Property and other improvements, to the extent desired by Buyer. If Buyer elects to make a less than thorough inspection, Buyer waives any right to object to any defects in the Property and other improvements that would have been disclosed by a full and complete inspection. Buyer has the right to have the lead inspection or risk assessment described below (unless voluntarily waived by Buyer) and the other inspections checked below performed on the Property.

Buyer waives inspections under this section  Buyer elects the following inspection(s):

[Applicable Only If Checked]

A HOME INSPECTION performed by an engineer licensed by the State of Connecticut or a home inspection service licensed by the State of Connecticut determining whether or not the buildings and other improvements located on the Property are structurally sound and whether or not the mechanical, electrical and plumbing systems of any of the buildings are in good repair.

Buyer Initial NED Date 07/21/2023

Seller Initial [Signature] Date 07/23/2023  
12:44 PM EDT  
dotloop verified

**20 Botelle Manor**

Property Address **Cromwell, CT 06416**

Real Estate Purchase Contract Page 4 of 7

**A TERMITE OR WOOD DESTROYING INSECT INSPECTION** performed by a licensed exterminator or inspection service licensed by the State of Connecticut and determining whether or not the buildings on the Property are infested by termites or wood-boring insects and whether or not the buildings on the Property are damaged as a result of such infestation.

**OTHER INSPECTIONS/TESTS** of the buildings located on the Property for  asbestos;  radon;  mold; and  (other(s)), performed by a licensed inspector or inspection service licensed by the State of Connecticut, the results of which are satisfactory to Buyer, provided that Buyer's determination is reasonable in view of the written report of any inspection and/or test.

Buyer must arrange and pay for all inspections including any additional inspections recommended by the inspector. Buyer must give Seller written notice of any inspection that does not meet the standards set forth above together with a copy of the relevant pages of the inspection report, on or before 7 calendar days after the date that this Contract is fully executed (Inspection Contingency Date). If Buyer does not give Seller such notice, Seller shall have no responsibility or obligation concerning any condition to which this paragraph 17 applies. At Buyer's sole cost and expense, Buyer shall restore the Property to substantially the same condition it was in immediately before any inspections.

If an inspection report given by Buyer to Seller on or before the Inspection Contingency Date reveals that the Property or other improvements do not meet the terms set forth above, then Buyer may, at Buyer's option, terminate this Contract by giving Seller written notice of termination no later than the Inspection Contingency Date. Alternatively, Buyer may give Seller the option to correct the conditions that are unacceptable to Buyer. If Seller and Buyer cannot reach a mutually satisfactory written agreement regarding the correction of these matters, then Buyer may terminate this Contract by giving Seller written notice of termination no later than 5 calendar days after the Inspection Contingency Date. Failure by Buyer to so terminate relieves Seller from all responsibility and obligation concerning any condition to which this paragraph 17 applies. If Buyer terminates this Contract pursuant to Buyer's rights under this paragraph 17, Buyer shall receive all deposited sums and the obligations of the parties under this Contract shall end, except with respect to the obligations under this paragraph 17.

In consideration of the rights of inspection, and whether Buyer exercises such rights or not, Buyer hereby releases Seller, Broker and Co-Broker (if any) from any and all liability related to any defects in the Property or the cost of addressing any environmental condition in the Property of which Seller, Broker or Co-Broker, as the case may be, had no actual knowledge before the execution of this Contract. This release and the obligations and agreements of Buyer contained in this paragraph 17 shall survive the deed and the termination of this Contract.

In completing paragraph 17, Buyer and Seller understand that: If the Property is "target housing" under federal law (meaning with some exceptions, housing built before 1978), Seller must permit Buyer a 10-day period (unless the parties mutually agree in writing to a different time period) to conduct a risk assessment or inspection of the Property for the presence of lead-based paint and lead-based paint hazards before Buyer is obligated under this Contract. Buyer may waive this right of inspection in writing.

**BUYER MAY CONDUCT AN INSPECTION OR RISK ASSESSMENT** (as defined by federal law) by a licensed environmental inspector or recognized inspection service for lead-based paint and lead based paint hazards in the Property (as those terms are defined by federal regulation) within the time period stated in paragraph 17, with the results being satisfactory to Buyer, provided that Buyer's determination is reasonable in view of the written report of any such inspection. Buyer may waive this right by completing the WAIVER below (if applicable, Buyer executed HUD notice on lead-based substances, attached).

**WAIVER.** By initialing here: NED, Buyer waives the right to conduct a risk assessment or inspection for the presence of lead-based paint and lead-based paint hazards in the Property. Seller acknowledges such waiver by initialing here: [Signature]

**18. Riders.** The riders which are checked below and which are attached to the Contract are made part of this Contract.

**APPLICABLE ONLY IF CHECKED**

**RIDERS:**

- Appraisal  As Is  Attorney Approval  Combined Contingency Addendum  Common Interest Community Rider
- Insulation (New Homes only)  Perc/Pit Test  Sale of Buyer's Residence Contingency (AKA Hubbard)
- Sale of Buyer's Residence Contingency (Under Contract)  Short Sale  Septic/Well  TRID/CFPB Rider
- Other **closing date addendum**

Buyer Initial NED Date 07/21/2023

Seller Initial [Signature] Date 07/23/2023

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20 Botelle Manor

Property Address: Cromwell, CT 06416

"As Is" Rider page 6 of 7



**"AS IS" RIDER**  
REAL ESTATE PURCHASE CONTRACT  
Greater Hartford Association of REALTORS®, Inc.



1. Seller is selling the Property and the improvements and personal property included in this Contract "as is," in the condition they were in on the date of this Contract, subject to ordinary wear and use. Seller hereby declares to Buyer that Seller does not intend to correct or pay for the correction of (whether directly or by way of a credit to Buyer) any conditions described in any tests or reports which may be obtained by Buyer in accordance with this Contract.
2. Notwithstanding the foregoing, Buyer retains Buyer's rights to inspections or tests under paragraphs 17 and 18 of this Contract, if any. Buyer retains Buyer's rights to terminate this Contract on account of the results of such inspections or tests and to have all deposits returned to Buyer in the event of such termination.

**BUYER**

Authenticated  
Nora E Donlin  
Nora E Donlin

Date: 07/21/2023

**SELLER**

Jason J. Dunn  
Jason J Dunn  
dotloop verified  
07/23/23 12:44 PM EDT  
6JWW-6AEB-M62G-Q8R0

Date: 07/23/2023

Property Address: 20 Botelle Manor Cromwell, CT 06416

Rider page 7 of 7



**RIDER  
REAL ESTATE PURCHASE CONTRACT  
Greater Hartford Association of REALTORS®**



This Rider is with respect to the Real Estate Purchase Contract (the "Contract") between Nora E. Donlin (Buyer(s)) and Jason J. Dunn (Seller(s)) concerning the Property located at 20 Botelle Manor Cromwell, CT 06416

Subject to Seller entering into a contract to purchase a home of their choice within 45 days of acceptance of the signing of this contract. Once seller has entered into a purchase contract, and any and all contingencies have been met, a release of this contingency shall be signed off by all parties. Should Seller not enter into a purchase contract within said time frame, Seller shall give Buyer first option to extend this contingency date. If buyer does not extend, then contract shall be terminated and all deposits shall be returned to Buyer.

Closing date shall be on or before 30 days after a signed release of the contingency that Seller has entered into a contract to purchase and all of their contingencies have been met.

Sale is contingent upon approval of the United States Bankruptcy Court.

*JJD*  
07/31/23  
10:56 PM EDT  
dotloop verified



**BUYER**

Authentisign  
Nora E Donlin  
7/23/2023 12:10:12 PM EDT  
07/23/2023

Date: \_\_\_\_\_

**SELLER**

Jason J. Dunn  
dotloop verified  
07/23/23 12:44 PM EDT  
3PW8-UYEF-COJG-CCST

Date: 07/23/2023

STATE OF CONNECTICUT
DEPARTMENT OF CONSUMER PROTECTION
450 Columbus Blvd, Suite 901 ♦ Hartford, CT 06103



RESIDENTIAL PROPERTY CONDITION REPORT

The Uniform Property Condition Disclosure Act (Connecticut General Statutes Section 20-327b) requires the seller of residential property to provide this report to the prospective purchaser prior to the prospective purchaser's execution of any binder, contract to purchase, option, or lease containing a purchase option.

INSTRUCTIONS TO SELLERS:

- 1. You must answer all questions to the best of your knowledge.
2. You are required to identify and disclose any problems regarding the subject property.
3. Your real estate licensee cannot complete this form on your behalf.
4. "UNK" means Unknown, "N/A" means Not Applicable.
5. If you need additional space to complete any answer or explanation, attach additional page(s) to this form.

Pursuant to the Uniform Property Condition Disclosure Act, the seller is obligated to answer the following questions and to disclose herein any knowledge of any problem regarding the following:

A. SUBJECT PROPERTY

- 1) Name of seller(s): Jason J. Dunn
2) Street address, municipality, zip code: 20 Botelle Manor, Cromwell, CT 06416

B. GENERAL INFORMATION

- 3) What year was the structure built? 1954
4) How long have you occupied the property? 5 years
5) Does anyone else claim to own any part of your property...
6) Does anyone other than you have or claim to have any right to use any part of your property...
7) Is the property in a flood hazard area or an inland wetlands area?

YES NO-UNK N/A **B. GENERAL INFORMATION (Continued)**

8) Are you aware of the presence of a dam on the property that has been or is required to be registered with the Department of Energy and Environmental Protection? If yes, explain: \_\_\_\_\_

9) Do you have any reason to believe that the municipality in which the subject property is located may impose any assessment for purposes such as sewer installation, sewer improvements, water main installation, water main improvements, sidewalks or other improvements? If yes, explain: \_\_\_\_\_

10) Is the property located in a municipally designated village district, municipally designated historic district, or listed on the National Register of Historic Places? If yes, explain: \_\_\_\_\_

Note: Information concerning village districts and historic districts may be obtained from the municipality's village district commission, if applicable.


11) Is the property located in a special tax district? If yes, explain: \_\_\_\_\_

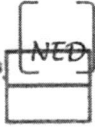
12) Is the property subject to any type of land use restrictions, other than those contained within the property's chain of title or that are necessary to comply with state laws or municipal zoning? If yes, explain: \_\_\_\_\_

13) Is the property located in a common interest community? If yes, is it subject to any community or association dues or fees? Please explain: \_\_\_\_\_

14) Do you have any knowledge of prior or pending litigation, government agency or administrative actions, orders or liens on the property related to the release of any hazardous substance? If yes, explain: \_\_\_\_\_

Property Address: 20 Botelle Manor

Seller Initials 

Buyer Initials 

YES NO UNK N/A C. LEASED EQUIPMENT

- 15) Does the property include any leased or rented equipment that would necessitate or oblige either of the following: the assignment or transfer of the lease or rental agreement(s) to the buyer or the replacement or substitution of the equipment by the buyer? If yes, indicate by checking all items that apply:
- 
- 
- Propane fuel tank
  - Water heater
  - Security alarm system
  - Fire alarm system
  - Satellite dish antenna
  - Water treatment system
  - Solar devices
  - Major appliances
  - Other \_\_\_\_\_

YES NO UNK N/A D. MECHANICAL/ UTILITY SYSTEMS

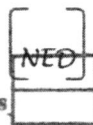
- 16) Fuel types? Gas Are you aware of any heating system problems? If yes, explain: New Furnace February 2022
- 17) Hot water heater type? Gas (On Demand) Age: 1.5 yrs. Are you aware of any hot water problems? If yes, explain: \_\_\_\_\_
- 18) Is there an underground storage tank? If yes, list the age of tank \_\_\_\_\_ and location: \_\_\_\_\_
- 19) Are you aware of any problems with the underground storage tank? If yes, explain: \_\_\_\_\_
- 20) During the time you have owned the property, has there ever been an underground storage tank located on the property? If yes, has it been removed?  Yes  No  
If yes, what was the date of removal \_\_\_\_\_ and what was the name and address of the person or business who removed such underground storage tank? \_\_\_\_\_
- Provide any and all written documentation of such removal within your control or possession by attaching a copy of such documentation to this form.
- 21) Air conditioning type:  Central;  Window; Other \_\_\_\_\_  
Are you aware of any air conditioning problems? If yes, explain: \_\_\_\_\_
- 22) Plumbing system problems? If yes, explain: \_\_\_\_\_

Property Address: 20 Botelle Manor

Seller Initials



Buyer Initials





- 23) Electrical system problems? If yes, explain: \_\_\_\_\_
- 24) Electronic security system problems? If yes, explain: \_\_\_\_\_
- 25) Are there carbon monoxide or smoke detectors located in the dwelling on the property? If yes, state the number of detectors 2 and whether there have been problems with such detectors: NO ISSUES
- 26) Fire sprinkler system problems? If yes, explain: \_\_\_\_\_

YES NO UNK N/A	<b>E. WATER SYSTEM</b>
----------------	------------------------

- 27) Domestic water system type:  Public;  Private well; Other \_\_\_\_\_
- 28) If public water:
  - a) Is there a separate expense/fee for water usage? If yes, is the expense/fee for water usage flat or ~~metered~~ Metered Provide the amount of the expense/fee Quarterly and explain: \_\_\_\_\_
  - b) Are there unpaid water charges? If yes, state amount unpaid: \_\_\_\_\_
- 29) If private well:
  - Has the well water been tested for contaminants/volatile organic compounds? If yes, attach a copy of the report. If no report is available, provide name of entity that performed testing and describe results of such testing: \_\_\_\_\_
  - If public water or private well: Are you aware of any problems with the well or with the water quality, quantity, recovery, or pressure? If yes, explain: \_\_\_\_\_

YES NO UNK N/A	<b>F. SEWAGE DISPOSAL SYSTEM</b>
----------------	----------------------------------

- 30) Sewage disposal system type:  Public;  Septic;  Cesspool; Other: \_\_\_\_\_

31) If public sewer:

a) Is there a separate charge made for sewer use? If yes, is it flat or metered? Yes, Flat

b) If it is a flat amount, state amount \$287/yr. and due dates: January

c) Are there any unpaid sewer charges? If yes, state the amount: \_\_\_\_\_

32) If private:

a) Name of service company: \_\_\_\_\_

b) Date last pumped: \_\_\_\_\_ Frequency of pumping during ownership: \_\_\_\_\_

c) For any sewage system, are there problems? If yes, explain: \_\_\_\_\_

YES NO UNK N/A

**G. ASBESTOS/ LEAD**

33) Are asbestos insulation or building materials present? If yes, location: \_\_\_\_\_

34) Is lead paint present? If yes, location: \_\_\_\_\_

35) Is lead plumbing present? If yes, location: \_\_\_\_\_

YES NO UNK N/A

**H. BUILDING/ STRUCTURE/ IMPROVEMENTS**

36) Is the foundation made of concrete? If no, explain: \_\_\_\_\_

37) Foundation/slab problems or settling? If yes, explain: \_\_\_\_\_

38) Basement water seepage/dampness? If yes, explain amount, frequency and location: \_\_\_\_\_

39) Sump pump problems? If yes, explain: \_\_\_\_\_

Property Address: 20 Botelle Manor Cromwell, CT 06416

Seller Initials [Signature]

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40) Do you have knowledge of any testing or inspection done by a licensed professional related to a foundation on the property? If yes, disclose the testing or inspection method, the areas or locations that were tested or inspected, the results of such testing or inspection and attach a copy of the report concerning such testing or inspection. If no report is available, provide name of entity that performed testing and describe results of such testing:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

41) Do you have knowledge of any repairs related to a foundation on the property? If yes, describe such repairs, disclose the areas repaired and attach a copy of the report concerning such repairs:

\_\_\_\_\_

42) Do you have any knowledge related to the presence of pyrrhotite in a foundation on the property? If yes, explain:

\_\_\_\_\_  
\_\_\_\_\_

43) Roof type: Architectural ; Age: 6-7 years

44) Roof leaks? If yes, explain:

\_\_\_\_\_

45) Exterior siding problems? If yes, explain:

\_\_\_\_\_

46) Chimney, fireplace, wood or coal stove problems? If yes, explain:

\_\_\_\_\_

47) Patio/deck problems? If yes, explain:

\_\_\_\_\_

**YES NO UNK N/A H. BUILDING/ STRUCTURE/ IMPROVEMENTS (Continued)**

48) If patio/deck is constructed of wood, is the wood treated or untreated? Treated

49) Driveway problems? If yes, explain:

\_\_\_\_\_

50) Water drainage problems? If yes, explain:

\_\_\_\_\_

51) Interior floor, wall and/or ceiling problems? If yes, explain:

\_\_\_\_\_

52) Fire and/or smoke damage? If yes, explain:

\_\_\_\_\_

53) Termite, insect, rodent or pest infestation problems? If yes, explain:

\_\_\_\_\_

Property Address: 20 Borelle Manor

Seller Initials [Signature]

Buyer Initials [Signature]

NED

- 54) Rot or water damage problems? If yes, explain: \_\_\_\_\_
- 55) Is the structure(s) insulated? If yes, type: Blown in; location: Attic
- 56) Has a test for radon been performed? If yes, attach copy of the report. If no report is available, provide the name of entity that performed the testing and describe the results of such testing: \_\_\_\_\_
- 57) Is there a radon control system in place? If yes, explain: \_\_\_\_\_
- 58) Has a radon control system been in place in the previous 12 months? If yes, explain: \_\_\_\_\_

The seller should attach additional pages, if necessary, to further explain any item(s) above. Indicate here the number of additional pages attached: \_\_\_\_\_

Questions or Comments? Consumer Problems? Visit the Department of Consumer Protection website at: [www.ct.gov/dcp](http://www.ct.gov/dcp)

**IMPORTANT INFORMATION**

**(A) Responsibilities of Real Estate Brokers**

This report in no way relieves a real estate broker of his or her obligation under the provisions of section 20-328-5a of the Regulations of Connecticut State Agencies to disclose any material facts. Failure to do so could result in punitive action taken against the broker, such as fines, suspension or revocation of license.

**(B) Statements Not to Constitute a Warranty**

Any representations made by the seller on the written residential property condition report shall not constitute a warranty to the buyer.

**(C) Nature of Report**

This Residential Property Condition Report is not a substitute for inspections, tests, and other methods of determining the physical condition of the property.

**(D) Information on the Residence of Convicted Felons**

Information concerning the residence address of a person convicted of a crime may be available from law enforcement agencies or the Department of Public Safety.

**(E) Building Permits and Certificates of Occupancy**

Prospective buyers should consult with the municipal building official in the municipality in which the property is located to confirm that building permits and certificates of occupancy have been issued for work on the property.

**(F) Home Inspection**

Buyers should have the property inspected by a licensed home inspector.

**(G) Concrete Foundation**


Prospective buyers may have a concrete foundation inspected by a licensed professional engineer who is a structural engineer for deterioration of the foundation due to the presence of pyrrhotite.

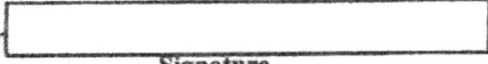
**(H) Dam**

Information concerning the registration and categorization of a dam on the property may be obtained from the Department of Energy and Environmental Protection.

**(I) Buyer's Certification**

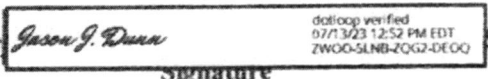
The buyer is urged to carefully inspect the property and, if desired, to have the property inspected by an expert. The buyer understands that there are areas of the property for which the seller has no knowledge and that this report does not encompass those areas. The buyer also acknowledges that the buyer has read and received a signed copy of this report from the seller or seller's agent.

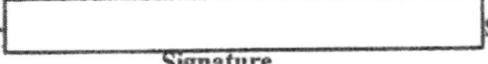
Date 07/21/2023 Buyer  Buyer Nora E Donlin  
7/21/2023 12:52 PM EDT **Signature** **Print Name**

Date \_\_\_\_\_ Buyer  Buyer \_\_\_\_\_  
**Signature** **Print Name**

**(J) Seller's Certification**

To the extent of the seller(s) knowledge as a property owner, the seller acknowledges that the information contained above is true and accurate for those areas of the property listed. In the event a real estate broker or salesperson is utilized, the seller authorizes the brokers or salespersons to provide the above information to prospective buyers, selling agents or buyer's agents.

Date 07/13/2023 Seller  Seller Jason D. Dunn  
07/13/2023 12:52 PM EDT ZWOG-SLNB-ZCG2-DEOQ **Signature** **Print Name**

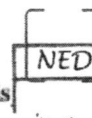
Date \_\_\_\_\_ Seller  Seller \_\_\_\_\_  
**Signature** **Print Name**

Property Address: 20 Botelle Manor Cromwell, CT 06416

Seller Initials



Buyer Initials



### Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

#### Lead Warning Statement

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 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 interested 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 purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

ii)  Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

#### Purchaser's Acknowledgement (initial)

c)  Purchaser has received copies of all information listed above.

d)  Purchaser has received the pamphlet "Protect Your Family From Lead in Your Home".

e)  Purchaser 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.

#### Agent's Acknowledgement (initial)

f)  Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852(d) and is aware of his/her responsibility to ensure compliance.

#### Certification of Accuracy

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

*Jason J. Dunn*  
Seller Jason J. Dunn \_\_\_\_\_ Date

\_\_\_\_\_  
Purchaser \_\_\_\_\_ Date

*Kathy Veneziano*  
Agent Kathy Veneziano \_\_\_\_\_ Date

\_\_\_\_\_  
Seller \_\_\_\_\_ Date

*Nora E Donlin*  
Purchaser Nora E Donlin 07/21/2023  
7/21/2023 6:46:28 PM EDT

*Lisa Bowman*  
Agent Lisa Bowman 07/21/2023  
7/21/2023 6:48:08 PM EDT

**(a) Lead disclosure in purchase and sale or lease of target housing**

**(1) Lead-based paint hazards**

Not later than 2 years after October 28, 1992, the Secretary and the Administrator of the Environmental Protection Agency shall promulgate regulations under this section for the disclosure of lead-based paint hazards in target housing which is offered for sale or lease. The regulations shall require that, before the purchaser or lessee is obligated under any contract to purchase or lease the housing, the seller or lessor shall—

- (A) provide the purchaser or lessee with a lead hazard information pamphlet, as prescribed by the Administrator of the Environmental Protection Agency under section 406 of the Toxic Substances Control Act {15 U.S.C.A. § 2686};
- (B) disclose to the purchaser or lessee the presence of any known lead-based paint, or any known lead-based paint hazards, in such housing and provide to the purchaser or lessee any lead hazard evaluation report available to the seller or lessor; and
- (C) permit the purchaser a 10-day period (unless the parties mutually agree upon a different period of time) to conduct a risk assessment or inspection for the presence of lead-based paint hazards.

**(2) Contract for purchase and sale**

Regulations promulgated under this section shall provide that every contract for the purchase and sale of any interest in target housing shall contain a Lead Warning Statement and a statement signed by the purchaser that the purchaser has—

- (A) read the Lead Warning Statement and understands its contents;
- (B) received a lead hazard information pamphlet; and
- (C) had a 10-day opportunity (unless the parties mutually agreed upon a different period of time) before becoming obligated under the contract to purchase the housing to conduct a risk assessment or inspection for the presence of lead-based paint hazards.

**(3) Contents of Lead Warning Statement**

The Lead Warning Statement shall contain the following text printed in large type on a separate sheet of paper attached to the contract:

"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 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".

**(4) Compliance assurance**

Whenever a seller or lessor has entered into a contract with an agent for the purpose of selling or leasing a unit of target housing, the regulations promulgated under this section shall require the agent, on behalf of the seller or lessor, to ensure compliance with the requirements of this section.

**(5) Promulgation**

A suit may be brought against the Secretary of Housing and Urban Development and the Administrator of the Environmental Protection Agency under section 20 of the Toxic Substances Control Act [15 U.S.C.A. § 2619] to compel promulgation of the regulations required under this section and the Federal district court shall have jurisdiction to order such promulgation.



**PROPERTY INCLUSIONS / EXCLUSIONS RIDER**  
 Greater Hartford Association of REALTORS®, Inc.



Property Address: 20 Botelle Manor Town Coomwell

THIS IS NOT A WARRANTY BY THE SELLER OF THE CONDITION OF THE PERSONAL PROPERTY ON THIS STATEMENT.

\*Inc = Includes; Ex = Excludes; NA = Not Applicable

Inc	Ex	NA	APPLIANCES	Inc	Ex	NA	EXTERIOR ITEMS
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Air conditioner ___unit(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Garage door opener(s) & Remotes
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Clothes dryer	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Gas grill
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Clothes washer	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Hot tub & equipment
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Dehumidifier	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other outbuildings
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Dishwasher	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Play equipment
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Garbage Compactor	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Pool & pool equipment
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Garbage Disposal	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Storage shed(s)
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Hood for oven range	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Storm door(s)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Microwave	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Storm windows
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Oven range (gas)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Fence(s)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Refrigerator	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Invisible Pet Fence, Equipment & Collars
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Add'l refrigerators/freezers	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Satellite dish
				<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Solar Panels*

Inc	Ex	NA	INTERIOR ITEMS	Inc	Ex	NA	MISCELLANEOUS ITEMS
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Alarm/Security System	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Firewood
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Blinds & shades	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Generator
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Curtains/drapes	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Wall Mounted Shelving
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Curtain Rods	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other Shelving
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Carbon monoxide detector(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Trees & shrubs
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Carpeting	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Water Softener
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Ceiling fans	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Workbenches
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Heating Stove(s) _____				
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Fireplace items				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Lighting fixtures incl. chandeliers	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Smoke detector(s)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Bathroom Mirrors	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Wall Mounted T.V. Brackets	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Smart Home Devices	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

\*If you have solar panels this will be addressed on a separate rider.

If there are any known issues with any of the items above, please explain below (attach additional sheets if necessary):

Additional Seller Comments (include clarification on any items above):

*Jane J. Davis* digital verified  
09/15/23 1:25:26 PM EDT  
EE 1P T500 MFC G HXL

Date Seller

Buyer hereby accepts the above information as presented by the Seller or if there are to be any changes to the above information those changes are to be noted here and would need to be agreed to by Seller(s) initialing below.

	AuthenticSIGN			
07/21/2023	<i>Nora E Donlin</i>			
Date	BUYER	7/21/2023 6:45:26 PM EDT	If Changes Made: Date	Seller
Date	BUYER		Date	Seller