CONDITIONS FOR PUBLIC SALE OF REAL ESTATE

The conditions for the present sale of the property of Steven R. Gibble and Julie K. Gibble, his wife (the "Seller"), situate at 116 South Cherry Street, Myerstown, Lebanon County, Pennsylvania (the "Property"), as more particularly described on Exhibit "A" attached hereto and incorporated herein by reference are as follows:

1. The highest approved bidder shall be declared the Purchaser.

2. Title shall be good and marketable and free of all liens and encumbrances but subject to zoning ordinances, visible easements, easements of record, rights of any public utilities and/or building restrictions, and reservations and other restrictions of record or visible on the Property.

3. Immediately after the sale of the Property, the successful bidder shall sign an Agreement of Sale for the Property and pay to the Seller a deposit of ten percent (10%) of the purchase price. The payment of the balance of the purchase price shall be made at settlement which shall take place on or before November 28, 2025. Time is of the essence. The Purchaser's failure to sign an Agreement of Sale shall be an immediate default and the Property shall be re-exposed to public sale forthwith.

4. The Purchaser shall pay all settlement costs, including, but not limited to, the cost of preparing the deed, including acknowledgment, lease assignment (if necessary), Pennsylvania realty transfer taxes, and all local real estate transfer taxes.

5. Any "Disbursement" or similar fees purported to be charged by the

Purchaser's title company or attorney against the Seller for services which the Seller has not specifically engaged, shall be paid by the Purchaser.

6. The Purchaser shall have possession by deed, keys, and assignment of existing lease (if necessary) at settlement upon payment of the balance due.

7. Taxes for all years prior to the fiscal years including the date of settlement shall be paid by the Seller; taxes for fiscal years including the date of settlement shall be apportioned to the date of settlement on a fiscal year basis.

8. Water and sewer rents for all periods prior to the billing periods including the date of settlement shall be paid by the Seller; water and sewer rents for the billing periods including the date of settlement shall be apportioned to the date of settlement on a use basis.

9. The sale of the Property is subject to any and all existing tenancies, if any.

10. All rents, if any, shall be apportioned to the date of settlement.

11. The Seller is selling the Property "AS IS" and is making no representations of any kind concerning the condition of the Property or any of the facilities contained therein or appurtenant thereto. The cost of any surveying required by the Purchaser shall be paid by the Purchaser.

12. The Property is currently zoned Old Town Residential District (OT); the Purchaser shall be solely responsible to check with the municipality regarding the permitted uses for the Property and compliance with the Zoning Code.

13. The right is reserved to withdraw the Property from sale for want of a sufficient bid.

14. If the Purchaser fails to comply with the above conditions, the money deposited shall become forfeited to the Seller at the expiration of the time before limited, and the Seller shall then be at full liberty, with or without notice, to resell the Property. If there should be any deficiency on such resale the Purchaser shall pay the amount of the same to the Seller, including all expenses attending such resale but the Purchaser shall have no advantage from an enhanced price at such resale.

WITNESS:

SELLER:

_____

_____
Steven R. Gibble

_____

_____
Julie K. Gibble

PURCHASER:

_____

_____

_____

_____

THIS DEED **Made the** 15th day of May, in the year of our Lord two thousand and three (2003),

BETWEEN RICHARD GIBBLE, joined by his wife, MARILYN E. GIBBLE, of 2 Magnolia Lane, Palmyra, PA 17078 (hereinafter called Grantors), parties of the one part; and

STEVEN R. GIBBLE & JULIE K. GIBBLE, husband and wife, of 3630 Paradise Lane, Lebanon, PA 17046 (hereinafter called Grantees), parties of the other part;

Witnesseth That the said Grantors, Richard Gibble, joined by his wife, Marilyn E. Gibble, for and in consideration of the sum of ONE ($1.00) DOLLAR lawful money of the United States of America, unto them well and truly paid by the said Grantees, at and before the signing and delivery hereof, the receipt whereof is hereby acknowledged, have granted, bargained and sold, released and confirmed, and by these presents do grant, bargain and sell, release and confirm unto the said Grantees, their heirs and assigns, the premises described on Exhibit "A" attached hereto and incorporated herein as if textually set forth at length.

Together with all and singular the buildings, improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in any wise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of Richard Gibble, joined by his wife, Marilyn E. Gibble, the said Grantors, as well at law as in equity, of, in, and to the same.

To have and to hold the said lot or piece of ground described, with all and singular, the appurtenances, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantees, their heirs and assigns, to and for the only proper use and behoof of the said Grantees, their heirs and assigns forever.

And the said Grantors, Richard Gibble, joined by his wife, Marilyn E. Gibble, their heirs, executors and administrators, do covenant, promise and agree, to and with the said Grantees, their heirs and assigns, by these presents, that they, the said Grantors and their heirs, all and singular the hereditaments and premises hereby granted or mentioned and intended so to be, with the appurtenances, unto the said Grantees, their heirs and assigns, against them, the said Grantors and their heirs and against all and every person and persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from or under them or any of them, shall and will SPECIALLY WARRANT and forever DEFEND.

In Witness Whereof, the parties of the first part have hereunto set their hands and seals. Dated the day and year first above written.

SIGNED, SEALED and DELIVERED
IN THE PRESENCE OF US

COPY

Richard B. Gibble (SEAL)
Richard Gibble

Marilyn E. Gibble (SEAL)
Marilyn E. Gibble

COMMONWEALTH OF PENNSYLVANIA :
: ss
COUNTY OF LEBANON :

On this, the 15th day of May, 2003, before me, a Notary Public in and for said state and county aforesaid, the undersigned officer, personally appeared Richard Gibble, joined by his wife, Marilyn E. Gibble, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained.

I hereunto set my hand and official seal.

Cynthia L. Mann
Notary Public

NOTARIAL SEAL
CYNTHIA L. MANN, Notary Public
Myerstown Boro, Lebanon County, PA
My Commission Expires April 18, 2005

CERTIFICATE OF RESIDENCE

The address of the above-named Grantee is:

3630 Paradise Lane
Lebanon, PA 17046

On behalf of Grantee

Exhibit "A"

ALL THAT CERTAIN lot or piece of ground, with the building thereon erected, located in the Borough of Myerstown, County of Lebanon and Commonwealth of Pennsylvania, known as **116 South Cherry Street, Myerstown, PA 17067**, bounded and described as follows, to wit:

BEGINNING at a point in the east building line of South Cherry Street in line of the center line of a party wall of 116 and 118 South Cherry Street; thence along the east building line of South Cherry Street, north 03 degrees 42 minutes east, 25 feet to a point; thence along property now or late of Arthur Alspach, south 86 degrees 32 minutes east, 160.80 feet to the west side of Garloff Alley; thence along the west side of Garloff Alley, south 00 degrees 02 minutes west, 25.05 feet to property now or late of Norberto Bonanni Estate; thence along the same and through the center line of a party wall, north 86 degrees 32 minutes west, 165.60 feet to the east building line of Cherry Street, the place of **BEGINNING.**

BEING THE SAME PREMISES which Ralph Ferretti & Emma Ferretti, his wife, and John F. Larkin & Helen M. Larkin, his wife, by Deed dated March 18, 1966 and recorded in the Recorder of Deeds Office in and for the County of Lebanon in Deed Book 51, Page 432, granted and conveyed unto Richard Gibble & Lydia Gibble, his wife. And the said Lydia Gibble died on to wit: November 14, 1996, whereby under the laws of the Commonwealth of Pennsylvania relating to tenancies by entireties, the entire fee vested in Richard Gibble, grantor hereto.

Within is a conveyance from father to son and daughter-in-law and is therefore exempt from realty transfer taxes.

COUNTY OF LEBANON
RECORDER OF DEEDS
Donna J. Lutz, Recorder
400 South 8th Street Room 107
Lebanon, Pennsylvania 17042-6794

Instrument Number - 200311651
Recorded On 5/15/2003 At 12:05:26 PM
* Instrument Type - DEED
Invoice Number - 28700
* Grantor - GIBBLE, RICHARD
* Grantee - GIBBLE, STEVEN R

Book - 2024 Starting Page - 3029
* Total Pages - 5

* FEES

AFFORDABLE HOUSING	$12.00
RECORDING FEES - RECORDER OF DEEDS	$13.00
COUNTY ARCHIVES FEE	$2.00
ROD ARCHIVES FEE	$3.00
JCS/ACCESS TO JUSTICE	$10.00
STATE WRIT TAX	$0.50
TOTAL	$40.50

This is a certification page

DO NOT DETACH

This page is now part of this legal document.

COPY

I hereby CERTIFY that this document is recorded in the Recorder of Deeds Office of Lebanon County, Pennsylvania.

Donna J. Lutz
Recorder of Deeds

* - Information denoted by an asterisk may change during the verification process and may not be reflected on this page.

Book: 2024 Page: 3033

AGREEMENT

It is hereby agreed that _____ has become the Purchaser of the premises described in the attached Conditions of Sale for the Real Estate situate at 116 South Cherry Street, Myerstown, Lebanon County, Pennsylvania, identified as UPI Number 15-2372256-382310-0000 for _____ Dollars ($_____); that the Purchaser has paid _____ Dollars ($_____) on account of the purchase price, the receipt of which is hereby acknowledged by the Seller and that this sale and purchase of the Property is made under and subject to the foregoing Conditions of Sale.

WITNESS our hands and seal this 16th day of October, 2025.

WITNESS: SELLER:

_____ _____
Steven R. Gibble

_____ _____
Julie K. Gibble

WITNESS: PURCHASER:

_____ _____

_____ _____