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14 *J&J Consulting Services, Inc., J&J Consulting*
15 *Services, Inc., J and J Purchasing LLC,*
16 *The Judd Irrevocable Trust, and BJ Holdings LLC*

17 **IN THE UNITED STATES DISTRICT COURT**
18 **FOR THE DISTRICT OF NEVADA**

19 SECURITIES AND EXCHANGE
20 COMMISSION,

21 Plaintiff

22 vs.

23 MATTHEW WADE BEASLEY; et al.,

24 Defendants

25 THE JUDD IRREVOCABLE TRUST, et al.,

26 Relief Defendants

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CASE NO. 2:22-cv-00612-CDS-EJY

STIPULATION AND ORDER
AUTHORIZING THE SALE OF REAL
PROPERTY LOCATED AT
29 ROCKSTREAM DRIVE,
HENDERSON, NEVADA 89012

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1 The following Stipulation and Order (the “Stipulation”) regarding the sale of the real
2 property located at 29 Rockstream Drive, Henderson Nevada 89012, APN No. 178-33-213-010,
3 and bearing the legal description appended hereto as **Exhibit A** (the “Property”) is entered into by
4 and between Geoff Winkler (the “Receiver”), the Court-appointed receiver in the above-entitled
5 action, and the plaintiff Securities and Exchange Commission (the “Commission”) on the one hand,
6 and the Jager Family Trust dated June 30, 2009 and Karsen D. Jager (collectively, “Seller”) on the
7 other hand, by and through their respective representatives, and with respect to the following facts:

8 1. The Receiver was appointed on June 3, 2022 pursuant to this Court’s Order
9 Appointing Receiver [ECF No. 88] which was amended on July 28, 2022 [ECF 207] (collectively
10 the “Appointment Order”);

11 2. Among other things, the Appointment Order required the turnover of certain
12 personal and real property to the Receiver including but not limited to the Property;

13 3. The proposed buyers of the Property, Heidi Holter and Kathleen Curry (collectively,
14 “Buyer”), have agreed to purchase the Property for the sum of \$1,675,000.00, in accordance with
15 the terms of the Vacant Land Purchase Agreement, Addenda, and associated materials (the “RPA”)
16 collectively attached hereto as **Exhibit B**. Pursuant to the RPA, Buyer has deposited \$100,000 into
17 an escrow established at Stewart Title (the “Escrow”), pursuant to an escrow agreement dated
18 June 9, 2023, as an earnest money deposit;

19 4. The Receiver, Seller, and Buyer agree and acknowledge that all proceeds of the
20 foregoing sales shall be transmitted from the Escrow to the Receiver, via wire transfer, immediately
21 upon the closing of the sale of the Property. It is anticipated that the sales will close within 30 days
22 of the District Court’s approval of this Stipulation. The Receiver has determined, in his reasonable
23 business judgment, that Buyer’s offer represents fair market value for Property;

24 5. The Receiver is seeking to close the sale via this Stipulation in lieu of pursuing title
25 assignment and a receiver’s auction process because of changes and uncertainties in the real estate
26 marketplace that he believes may jeopardize the sale of the Property or the recovery of maximal
27 sale proceeds for the benefit of the receivership estate in the immediate term. Indeed, simply getting
28 to the point where the Receiver has identified a buyer who appears able to close the purchase of the

1 Property has taken months, meaning that formal satisfaction of 28 U.S.C. § 2001 auction procedures
2 would necessarily delay the consummation of the sale, and further endanger a maximal, near-term
3 recovery. The Receiver has also determined, in his reasonable business judgment, that delays in
4 connection with the closing of the sale that could result from an auction process and the time
5 required by a title company to underwrite new a title policy could result in Buyer rescinding the
6 offer to purchase the Property;

7 6. Moreover, the Receiver and his real estate broker believe that delays in the closing
8 beyond the timing contemplated by the RPA will jeopardize the sale of the Property. In the
9 Receiver's view, the market is deteriorating as a result of, among other things, the rise in mortgage
10 rates over the past year and economic uncertainty associated with the real estate market as a whole.
11 It is possible that if the sale does not close, the Property may remain on the market for months more
12 without an equal or superior offer to purchase being secured;

13 7. After payment of closing costs and brokers' commissions, as reflected in the RPA,
14 all sale proceeds from the sale of the Property shall be wired directly to the Receiver from the
15 Escrow, as provided above. It is estimated that the net proceeds of the sales, which will be wired
16 from the Escrow to the Receiver, will be approximately \$1,586,225.14;

17 8. Accordingly, in light of the unique facts and circumstances surrounding the
18 proposed sale of the Property, including but not limited to increasing interest rates, an uncertain
19 real estate market, Buyer's apparent ability to timely close the purchase of the Property, as well as
20 the Receiver's concerns that failing to immediately move forward with this sale may lead to the
21 receipt of significantly less recovery for the receivership estate, the undersigned parties believe this
22 Stipulation is necessary, and in the best interest of all parties and the receivership estate. Therefore,
23 the undersigned agree that it is appropriate to waive any requirements imposed by 28 U.S.C. § 2001,
24 et. seq. to the extent they are applicable to the offer, the RPA, and the proposed sale of the Property.

25 **ACCORDINGLY, IT IS HEREBY STIPULATED AND AGREED** by and between the
26 undersigned that:

27 A. Seller may consummate the sale of the Property pursuant to the offer reflected in the
28 RPA;

1 B. The deposits received relating to the RPA shall be immediately delivered to the
2 Receiver; and

3 C. Following the District Court’s approval of this Stipulation, on the Closing Date
4 reflected in the RPA and any addenda thereto, that the net proceeds of the sale shall be wired directly
5 from the Escrow to the Receiver.

6 DATED this 7th day of July 2023

7 **GREENBERG TRAUERIG, LLP**

8
9 /s/ Kara B. Hendricks

10 KARA B. HENDRICKS, ESQ.
11 Nevada Bar No. 07743
12 JASON K. HICKS, ESQ.
13 Nevada Bar No. 13149
14 KYLE A. EWING, ESQ.
15 Nevada Bar No. 014051

16 **ALLEN MATKINS LECK GAMBLE
17 MALLORY & NATSIS LLP**
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19 JOSHUA A. del CASTILLO, ESQ.*
20 MATTHEW D. PHAM, ESQ.*
21 *admitted *pro hac vice*

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24 Nevada Bar No. 10203
25 KATIE L. CANNATA, ESQ.
26 Nevada Bar No. 14848

27 *Attorneys for Geoff Winkler, Receiver for*
28 *J&J Consulting Services, Inc., J&J*
Consulting Services, Inc., J and J
Purchasing LLC, The Judd Irrevocable
Trust, and BJ Holdings LLC

DATED this 7th day of July 2023

**SECURITIES & EXCHANGE
COMMISSION**

/s/ Casey R. Fronk

TRACY S. COMBS, ESQ.
(California Bar No. 298664)
CASEY R. FRONK, ESQ.
(Illinois Bar No. 6296535)
351 South West Temple, Suite 6.100
Salt Lake City, Utah 84101
Telephone: (810) 524-5796
Attorneys for Plaintiff,
Securities & Exchange Commission

DATED this 7th day of July 2023

**THE JAGER FAMILY TRUST DATED
JUNE 30, 2003**

/s/ Shane Jager

SHANE JAGER
Authorized Signatory

DATED this 7th day of July 2023

KARSEN D. JAGER

/s/ Karsen D. Jager

KARSEN D. JAGER

GREENBERG TRAUERIG, LLP
10845 Griffith Peak Drive, Suite 600, Las Vegas, Nevada, 89135
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ORDER

IT IS THEREFORE ORDERED that:

A. Seller may sell the Property pursuant to the terms of the RPA.

B. The deposit received by escrow pursuant to the RPA shall be immediately transferred to the Receiver; and

C. Upon the Closing of the sale of the Property in accordance with the terms of the RPA and any addenda thereto, all of the net sale proceeds shall be wired directly from the Escrow to the Receiver.



HONORABLE CRISTINA D. SILVA
Judge, United States District Court

DATE: July 12, 2023

GREENBERG TRAURIG, LLP

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LIST OF EXHIBITS

EXHIBIT	DESCRIPTION
Exhibit A	Legal Description (29 Rockstream Drive, Henderson, Nevada 89012)
Exhibit B	Vacant Land Purchase Agreement, Addenda, and Associated Materials

GREENBERG TRAURIG, LLP
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Telephone: (702) 792-3773 | Facsimile: (702) 792-9002

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EXHIBIT A

EXHIBIT A

Legal Description

EXHIBIT "A"
LEGAL DESCRIPTION

File No.: 1853535

The land referred to herein is situated in the State of Nevada, County of Clark, described as follows:

Lot Fifty-Four (54) of ASCAYA (FKA CRYSTAL RIDGE) PHASE 2, UNIT 2 as shown by map thereof on file in Book 156 of Plats, Page 62, and amended by that Certificate of Amendment recorded June 08, 2021, in Book 20210608 as Instrument No. 03197 of Official Records in the Office of the County Recorder of Clark County, Nevada.

File No.: 1853535

EXHIBIT B

EXHIBIT B

Vacant Land Purchase Agreement, Addenda,
and Associated Materials



**ADDENDUM NO. 1 TO PURCHASE AGREEMENT
ADDITIONAL PAGE**



29 Rockstream Drive, Henderson, NV 89012
Property Address

Note: This document is not valid without the first page of the Addendum to Purchase Agreement which includes the Property Address, parties' names and signature blocks.

Buyer acknowledges and agrees that this sale is subject to the Seller's receipt of an order approving the sale (the "Sale Order") from the United States District Court (the "District Court"). Absent an order from the District Court providing for a specific closing date or other relief affecting the terms or the timing of the closing of the sale of the subject Property, the closing of the sale shall be governed by the following terms and conditions in addition to those terms set forth in the RPA:

1. The minimum amount of time to close a sale is calculated as follows: Promptly following Buyer's removal of the contingencies reflected in the RPA and receipt of the earnest money deposit, the Receiver will file a Motion for Approval of the Sale, subject to overbids. From the date of the filing of the Motion, it is estimated that the hearing will be in approximately 30 days. Buyer is hereby informed that the Receiver/Seller cannot promise that the District Court will enter the Sale Order on a particular date.
2. Where the sale is subject to an auction sale including overbid proceedings, the Purchase Price contained in the RPA and approved by the Court in the Sale Order shall be the opening auction price. The minimum dollar overbid amount is set at 5% (five percent) over the Purchase Price in the RPA.
3. Where the sale is subject to an auction sale, the Parties will promptly conduct the auction sale of the Property with the Purchase Price as the opening bid, as noted above. Seller shall establish a date for the auction sale and/or Closing Date of no sooner than 5 business days after the date of the Sale Order.
4. Where there is no auction sale, Buyer is obligated to close the sale within 2 weeks of the entry of the Sale Order. If an auction sale is conducted, the prevailing Buyer must close the sale within 3 business days following the date of the auction sale. Seller may in its sole and absolute discretion agree in writing to extend the closing date of the sale.
5. Buyer and Seller have agreed upon an outside closing date of 8/7/2023. ("Outside Closing Date".) If the sale does not close on or before the Outside Closing Date because of matters or actions outside the control of or through no fault, default or breach of the RPA by the Buyer (including but not limited to Buyer's inability to fund the Purchase Price) then at Buyer's request, Buyer and Seller shall cause the Escrow to release the Buyer's earnest money deposit to the Buyer, the parties shall have no obligation to proceed with the sale, and the Parties shall have no further rights or obligations under the RPA.
6. For avoidance of doubt, if the Buyer fails to close and purchase the Property on any date prior to the Outside Closing Date as required herein or as a result of Buyer's default under or breach of the RPA or as otherwise called for in the Sale Order, then the Seller shall be entitled to retain the earnest money deposit without further order of the Court and upon Seller's notice in writing to the Escrow Company
7. Escrow to be with Stewart Title - Katie Henry TeamHenrySTCLV@stewart.com
8. Title to the Property has been transferred to J&J Consulting Services Inc. Accordingly, throughout the REPC, the term "Seller" shall mean "J&J Consulting Services Inc".

Seller Initials: [GW] []

Additional Page to Addendum Rev. 02/13

Buyer Initials: [HH] [KC]

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ADDENDUM TO RESIDENTIAL PURCHASE AGREEMENT

NO. 2



In reference to the Vacant Land Purchase Agreement (name of document) (hereinafter "the Agreement") executed by Heidi Holter, Kathleen Curry as Buyer(s) and Geoff Winkler, Receiver as Seller(s), dated June 7th, 2023 regarding the real property located at 29 Rockstream Drive, Henderson, NV 89012, the Buyer Seller hereby proposes that the Agreement be revised as follows:

Purchase Price shall be \$1,675,000.00 (One million six hundred seventy-five thousand dollars)

This is the Buyer's highest and best offer.

ADDITIONAL PAGE(S) ATTACHED. This Addendum is not complete without the additional terms on the attached page(s). When executed by both parties, this Addendum is made an integral part of the aforementioned Agreement.

WHEN PROPERLY COMPLETED, THIS IS A BINDING CONTRACT. IF YOU DO NOT FULLY UNDERSTAND ITS CONTENTS, YOU SHOULD SEEK COMPETENT LEGAL COUNSEL BEFORE SIGNING.

Signature lines for Heidi Holter and Kathleen Curry with dates 6/9/2023 and checkboxes for Buyer/Seller.

ACCEPTANCE/REJECTION (CHECK ONE):

ACCEPTANCE: Seller Buyer hereby accepts the terms of this ADDENDUM. REJECTION: Seller Buyer rejects the terms of this ADDENDUM.

Signature line for Geoff Winkler, Receiver with date 06/09/23 4:49 PM and checkboxes for Buyer/Seller.



VACANT LAND PURCHASE AGREEMENT

(Joint Escrow Instructions)

Date: 6/7/2023

1
2
3
4 Heidi Holter, Kathleen Curry (“Buyer”), hereby offers to purchase
5 29 Rockstream Drive ASCAYA (FKA CRYSTAL RIDGE) PHASE 2 UNIT 2 PLAT BOOK 156 PAGE 62 LOT 54 (“Property/Legal”),
6 consisting of Approximately 20,628 () acres square feet of land, within the city or unincorporated area of
7 Henderson, County of Clark County, State of Nevada, 89012 Zip,
8 A.P.N. # 178-33-213-010 for the purchase price of \$ 1,625,000.00 (“Purchase Price”)
9 which is \$ 78.78 per sq. ft. () acre on the following terms and conditions. If a survey determines there is a
10 difference
11 in net () acreage square footage from that described above, the price () shall shall not be adjusted based upon the per
12 square foot/acreage purchase price.

Offer & Acceptance

1. FINANCIAL TERMS & CONDITIONS:

15
16
17 \$ 100,000.00 A. **EARNEST MONEY DEPOSIT** (“EMD”) is presented with this offer –OR–
18 _____ Upon Acceptance, Earnest Money to be
19 deposited within one (1) business day from acceptance of offer (as defined in Section 22 herein) -OR-
20 _____ business days if wired to: Escrow Holder, Buyer’s Broker’s Trust Account, –OR– Seller’s
21 Broker’s Trust Account. (NOTE: It is a felony in the State of Nevada—punishable by up to four years in prison and a
22 \$5,000 fine—to write a check for which there are insufficient funds. NRS 193.130(2)(d).)

23
24 \$ 0.00 B. **ADDITIONAL DEPOSIT** to be placed in escrow on or before (date) _____. The
25 additional deposit will – OR – will not be considered part of the EMD. (Any conditions on the
26 additional deposit should be set forth in Section 27 herein.)

27
28 \$ 0.00 C. **CONTINGENCY DEPOSIT** to be placed in escrow on or before (date) _____. This
29 deposit shall be released to seller upon removal of the contingencies described in Section 3 below. Buyer
30 agrees to sign any documentation required by the title company to effectuate the release to the seller.

31
32 \$ 0.00 D. **THIS AGREEMENT IS CONTINGENT UPON BUYER QUALIFYING FOR A NEW LOAN:**
33 Conventional FHA VA Other (specify) _____.

34
35 \$ 0.00 E. **THIS AGREEMENT IS CONTINGENT UPON BUYER QUALIFYING TO ASSUME THE**
36 **FOLLOWING EXISTING LOAN(S):** Conventional FHA VA Other (specify) _____.
37 Interest: Fixed rate, _____ years – OR – Adjustable Rate, _____ years. Seller further agrees to provide
38 the Promissory Note and the most recent monthly statement of all loans to be assumed by Buyer within FIVE
39 (5) calendar days of acceptance of offer.

40
41 \$ 0.00 F. **BUYER TO EXECUTE A PROMISSORY NOTE SECURED BY DEED OF TRUST PER TERMS**
42 **IN THE “FINANCING ADDENDUM” which is attached hereto.**

43
44 \$ 1,525,000.00 G. **BALANCE OF PURCHASE PRICE** (Balance of Down Payment) in Good Funds to be paid prior to
45 Close of Escrow (“COE”).

46
47 \$ 1,625,000.00 H. **TOTAL PURCHASE PRICE** (This price. DOES NOT include closing costs, prorations, or other fees
48 and costs associated with the purchase of the Property as defined herein.)

Each party acknowledges that he/she has read, understood, and agrees to each and every provision of this page unless a particular paragraph is otherwise modified by addendum or counteroffer.

Buyer’s Name(s): Heidi Holter, Kathleen Curry

BUYER(S) INITIALS: HH KC

Property Address: 29 Rockstream Drive, Henderson, NV 89012

SELLER(S) INITIALS: GW

2. ADDITIONAL FINANCIAL TERMS & CONTINGENCIES:

A. CASH PURCHASE: Within 3 business days of Acceptance, Buyer agrees to provide written evidence from a bona fide financial institution of sufficient cash available to complete this purchase. If Buyer does not submit the written evidence within the above period, Seller reserves the right to terminate this Agreement.

3. ADDITIONAL CONTINGENCIES (MARK THOSE THAT APPLY):

- A. (X) Zoning: Buyer shall have 21 calendar days from acceptance to assure itself, at Buyer's expense, of the availability of any necessary approval by governmental authorities for variances, zoning changes, annexation and or use permits.
B. (X) Existing leases and service contracts: Within 7 calendar days of acceptance Seller shall deliver copies of all existing rental agreements and service contracts which run beyond closing. Buyer shall have 7 calendar days after receipt to approve of the leases and/or service contracts. Estoppel certificates: Seller shall deliver fully executed estoppel certificates if requested by the Buyer.
C. (X) Within five (5) calendar days of acceptance Seller shall deliver to buyer copies of, all of the following items in Seller's possession:
i. Soils, geotechnical reports, appraisals, environmental studies;
ii. Current zoning documentation;
iii. Vacant land disclosure;
iv. Open Range Disclosure pursuant to NRS 113.66
v. Proof of beneficial use if water rights are being transferred with the sale of the Property as a part of this transaction;
vi. Hazardous Conditions: Buyer shall have 21 days to complete a Phase 1 environmental study, at Buyer's expense, to satisfy itself with regard to the environmental aspects of the Property.
vii. Other n/a

4. SELLER WARRANTIES:

- A. Seller warrants that Seller has not received nor is Seller aware of any notification, demand or request (or any pending or threatened action or litigation) from governmental or quasi-governmental authority having jurisdiction, requiring any work to be done on or affecting the property or indicating an intent to condemn the property or any portion thereof.
B. Seller warrants that Seller has no actual knowledge of any violation of law, municipal or county ordinances or other legal requirements affecting the property, or with respect to the use of occupancy thereof, or construction thereon.
C. Seller further warrants that in the event Seller acquires any such knowledge or receives any such notice or notices prior to the close of escrow Seller shall correct any problem at Seller's sole cost and expense on or before close of escrow, said information or notices shall be submitted to Buyer for its examination and written approval.

5. IRC 1031 EXCHANGE: Seller and/or Buyer may make this transaction part of an IRC 1031 exchange. The party electing to make this transaction part of an IRC 1031 exchange will pay all additional expenses associated therewith, at no cost to the other party. The other party agrees to execute any and all documents necessary to effectuate such an exchange.

6. ESCROW:

A. OPENING OF ESCROW: The purchase of the Property shall be consummated through Escrow ("Escrow"). Opening of Escrow shall take place by the end of one (1) calendar day after execution of this Agreement (Opening of Escrow"), at Stewart Title title or escrow company ("Escrow Company" or "Escrow Holder") with Katie Henry ("Escrow Officer") (or such other escrow officer as Escrow Company may assign). Opening of Escrow shall occur upon Escrow Company's receipt of this fully accepted Agreement and receipt of the EMD (if applicable). Escrow Holder will notify the Parties (through their respective Brokers) of the Opening date and the Escrow Number.

Each party acknowledges that he/she has read, understood, and agrees to each and every provision of this page unless a particular paragraph is otherwise modified by addendum or counteroffer.

Buyer's Name(s): Heidi Holter, Kathleen Curry

BUYER(S) INITIALS: HH KC

Property Address: 29 Rockstream Drive, Henderson, NV 89012

SELLER(S) INITIALS: GW

B. EARNEST MONEY: Upon Seller and Buyer signing this Agreement and all counteroffers or addenda, Buyer's EMD as shown in Paragraph 1(A), and 1(B) if applicable, of this Agreement, shall be deposited per the Earnest Money Receipt Notice and Instructions contained herein.

C. CLOSE OF ESCROW: Close of Escrow ("COE") shall be on or before (date) 8/7/2023. If the designated date falls on a weekend or holiday, COE shall be the next business day.

D. IRS DISCLOSURE: Seller is hereby made aware that there is a regulation that requires all ESCROW HOLDERS to complete a modified 1099 form, based upon specific information known only between parties in this transaction and the ESCROW HOLDER. Seller is also made aware that ESCROW HOLDER is required by federal law to provide this information to the Internal Revenue Service after COE in the manner prescribed by federal law.

7. BUYER'S DUE DILIGENCE: Buyer's obligation is **-OR-** is **not** conditioned on the Buyer's Due Diligence as defined in this section 7(A) below. This condition is referred to as the "Due Diligence Condition" if checked in the affirmative, Sections 7 (A) through (C) shall apply; otherwise they do not. Buyer shall have 14 calendar days from Acceptance (as defined in Section 22 herein) to complete Buyer's Due Diligence. Seller agrees to cooperate with Buyer's Due Diligence.

A. PROPERTY INSPECTION/CONDITION: During the Due Diligence Period, Buyer shall take such action as Buyer deems necessary to determine whether the Property is satisfactory to Buyer including, but not limited to, whether the Property is insurable to Buyer's satisfaction, whether there are unsatisfactory conditions surrounding or otherwise affecting the Property (such as location of flood zones, airport noise, noxious fumes or odors, environmental substances or hazards, whether the Property is properly zoned, locality to freeways, railroads, places of worship, schools, etc.) or any other concerns Buyer may have related to the Property. During such Period, Buyer shall have the right to conduct, non-invasive/non-destructive inspections through licensed and bonded contractors or other qualified professionals. Seller agrees to provide reasonable access to the Property to Buyer and Buyer's inspectors. Buyer agrees to indemnify and hold Seller harmless with respect to any injuries suffered by Buyer or third parties present at Buyer's request while on Seller's Property conducting such inspections, tests or walk-throughs. Buyer's indemnity shall not apply to any injuries suffered by Buyer or third parties present at Buyer's request that are the result of an intentional tort, gross negligence or any misconduct or omission by Seller, Seller's Agent or other third parties on the Property. Buyer is advised to consult with appropriate professionals regarding neighborhood or Property conditions, including but not limited to: schools; proximity and adequacy of law enforcement; proximity to commercial, industrial, or agricultural activities; crime statistics; fire protection; other governmental services; existing and proposed transportation; construction and development; noise or odor from any source; and other nuisances, hazards or circumstances. If Buyer cancels this Agreement due to a specific inspection report, Buyer shall provide Seller at the time of cancellation with a copy of the report containing the name, address, and telephone number of the inspector.

B. BUYER'S RIGHT TO CANCEL OR RESOLVE OBJECTIONS: If Buyer determines, in Buyer's sole discretion, that the results of the Due Diligence are unacceptable, Buyer may either: (i) no later than the Due Diligence Deadline referenced in Section 7, cancel the Purchase Agreement by providing written notice to the Seller, whereupon the Earnest Money Deposit referenced in Section 1(A) shall be released to the Buyer without the requirement of further written authorization from Seller; or (ii) no later than the Due Diligence Deadline referenced in Section 7, resolve in writing with Seller any objections Buyer has arising from Buyer's Due Diligence.

C. FAILURE TO CANCEL OR RESOLVE OBJECTIONS: If Buyer fails to cancel the Purchase Agreement or fails to resolve in writing with Seller any objections Buyer has arising from Buyer's Due Diligence, as provided in Section 7, **Buyer shall be deemed to have waived the Due Diligence Condition.**

BUYER(S) INITIALS: HH / KC / _____
cd11eb8e d674b53

D. INSPECTIONS: Acceptance of this offer is subject to the following reserved right. Buyer may have the Property inspected and select the licensed contractors, certified building inspectors, and/or other qualified professionals who will inspect the Property. *It is strongly recommended that Buyer retain licensed Nevada professionals to conduct inspections.* If any inspection is not completed and requested repairs are not delivered to Seller within the Due Diligence Period, Buyer is deemed to have waived the right to that inspection and Seller's liability for the cost of all repairs that inspection would have reasonably

Each party acknowledges that he/she has read, understood, and agrees to each and every provision of this page unless a particular paragraph is otherwise modified by addendum or counteroffer.

Buyer's Name(s): Heidi Holter, Kathleen Curry

BUYER(S) INITIALS: HH / KC / _____
bd66a84 3599f56

Property Address: 29 Rockstream Drive, Henderson, NV 89012

SELLER(S) INITIALS: GW / _____

identified had it been conducted, except as otherwise provided by law. The foregoing expenses for inspections will be paid outside of Escrow unless the Parties present instructions to the contrary prior to COE, along with the applicable invoice.

(Identify which party shall pay for the inspection noted below either: SELLER, BUYER, 50/50, WAIVED or N/A.)

Type	Paid By	Type	Paid By	Type	Paid By
Survey (type):	Buyer	Septic Inspection	N/A	Inspection	Buyer
Soils Inspection	Buyer	Well Inspection (Quantity)	N/A	Well Inspection (Quality)	N/A
Other:	N/A	Other:	N/A	Other:	N/A

E. CERTIFICATIONS: In the event an inspection reveals areas of concern, Buyer reserves the right to require a certification. The expenses for certifications will be paid outside of Escrow unless the Parties present instructions to the contrary prior to COE (along with the applicable invoice). A certification is not a warranty.

8. FEES, AND PRORATIONS (Identify which party shall pay the costs noted below either: SELLER, BUYER, 50/50, WAIVED or N/A.)

A. TITLE, ESCROW & APPRAISAL FEES:

Type	Paid By	Type	Paid By	Type	Paid By
Escrow Fees	50/50	Appraisal	N/A	Owner's Title Policy	Seller
Real Property Transfer Tax	Seller	Other:	N/A	Other:	N/A

B. PRORATIONS: Any and all rents, taxes, interest, Common Interest Community (CIC) fees, trash service fees, payments on bonds, SIDs, LIDs, and assessments assumed by the Buyer, and other expenses of the property shall be prorated as of the date of the recordation of the deed. Security deposits, advance rentals or considerations involving future lease credits shall be credited to the Buyer. All prorations will be based on a 30-day month and will be calculated as of COE. Prorations will be based upon figures available at closing. Any supplemental or adjustments that occur after COE will be handled by the parties outside of Escrow.

C. PRELIMINARY TITLE REPORT: Within ten (10) business days of Opening of Escrow, Title Company shall provide Buyer with a Preliminary Title Report ("PTR") to review, which must be approved or rejected within five (5) business days of receipt thereof. If Buyer does not object to the PTR within the period specified above, the PTR shall be deemed accepted. If Buyer makes an objection to any item(s) contained within the PTR, Seller shall have five (5) business days after receipt of objections to correct or address the objections. If, within the time specified, Seller fails to have each such exception removed or to correct each such objection, Buyer shall have the option to: (a) terminate this Agreement by providing notice to Seller and Escrow Officer, entitling Buyer to a refund of the EMD or (b) elect to accept title to the Property as is. All title exceptions approved or deemed accepted are hereafter collectively referred to as the "Permitted Exceptions."

D. CLOSING FEES: In addition to Seller's expenses identified herein, Seller will contribute \$0.00 to Buyer's Lender's Fees including -OR- excluding costs which Seller must pay pursuant to loan program requirements, Title and Escrow Fees and/or Buyer's reoccurring and non-reoccurring closing fees that may include brokerage Commissions not covered as part of the cooperation offered but not limited to. Different loan types (e.g., FHA, VA, conventional) have different appraisal and financing requirements, which will affect the parties' rights and costs under this Agreement.

9. TITLE INSURANCE: This Purchase Agreement is contingent upon the Seller's ability to deliver, good and marketable title as evidenced by a policy of title insurance, naming Buyer as the insured in an amount equal to the purchase price, furnished by the title company identified in Section 6(A). Said policy shall be in the form necessary to effectuate marketable title or its equivalent and shall be paid for as set forth in Section 8(A).

Each party acknowledges that he/she has read, understood, and agrees to each and every provision of this page unless a particular paragraph is otherwise modified by addendum or counteroffer.

Buyer's Name(s): Heidi Holter, Kathleen Curry

BUYER(S) INITIALS: HH KC

Property Address: 29 Rockstream Drive, Henderson, NV 89012

SELLER(S) INITIALS: GW

1 10. COMMON-INTEREST COMMUNITIES: If the Property is subject to a Common Interest Community ("CIC"), Seller
2 shall provide AT SELLER'S EXPENSE the CIC documents as required by NRS 116.4109 (collectively, the "resale package").
3 Seller shall request the resale package within two (2) business days of Acceptance and provide the same to Buyer within one (1)
4 business day of Seller's receipt thereof.

5
6 • Pursuant to NRS 116.4109, Buyer may cancel this Agreement without penalty until midnight of the fifth
7 (5th) calendar day following the date of receipt of the resale package. If Buyer elects to cancel this Agreement
8 pursuant to this statute, he/she must deliver, via hand delivery, prepaid U.S. mail, or electronic transmission, a
9 written notice of cancellation to Seller or his or her authorized agent.

10
11 • If Buyer does not receive the resale package within fifteen (15) calendar days of Acceptance, this Agreement
12 may be cancelled in full by Buyer without penalty. Notice of cancellation shall be delivered pursuant to Section 23
13 of the VLPA.

14
15 • Upon such written cancellation, Buyer shall promptly receive a refund of the EMD. The parties agree to execute any
16 documents requested by ESCROW HOLDER to facilitate the refund. If written cancellation is not received within the
17 specified time period, the resale package will be deemed approved. Seller shall pay all outstanding CIC fines or
18 penalties at COE.

19
20 A. CIC RELATED EXPENSES: (Identify which party shall pay the costs noted below either: SELLER,
21 BUYER, 50/50, WAIVED or N/A.)
22

Type	Paid By	Type	Paid By	Type	Paid By
CIC Demand	Seller	CIC Capital Contribution	Seller	CIC Transfer Fees	Seller
Other:		Other:		Other:	

23
24
25 11. FEDERAL FAIR HOUSING COMPLIANCE AND DISCLOSURES: All properties are offered without regard to race,
26 color, religion, sex, national origin, age, gender identity or expression, familial status, sexual orientation, ancestry, or handicap
27 and any other current requirements of federal or state fair housing laws.

28
29 12. DELIVERY OF POSSESSION: Seller shall deliver the Property upon COE. Seller agrees to vacate the Property and leave
30 the Property in a neat orderly condition and tender possession no later than COE -OR- _____. In the event Seller does
31 not vacate the Property by this time, Seller shall be considered a trespasser in addition to Buyer's other legal and equitable remedies.
32 Any personal property left on the Property after the date indicated in this section shall be considered abandoned by Seller.
33

34 13. WATER RIGHTS: The following water rights will be transferred with the sale of the Property with no real value unless
35 stated otherwise herein: none () -OR- (____) none remaining with the property -OR- _____ shares permit # _____
36 certificate # _____. Should water rights be transferred with the sale of the Property proof of beneficial use shall be provided
37 to the Buyer within five (5) days of Acceptance.
38

39 14. RISK OF LOSS: Risk of loss shall be governed by NRS 113.040. This law provides generally that if all or any material
40 part of the Property is destroyed before transfer of legal title or possession, Seller cannot enforce the Agreement and Buyer is
41 entitled to recover any portion of the sale price paid. If legal title or possession has transferred, risk of loss shall shift to Buyer.
42

43 15. ASSIGNMENT OF THIS AGREEMENT: Unless otherwise stated herein, this Agreement is non-assignable by Buyer.
44

45 16. CANCELLATION OF AGREEMENT: In the event this Agreement is properly cancelled in accordance with the
46 terms contained herein, then Buyer will be entitled to a refund of the EMD. Neither Buyer nor Seller will be reimbursed for any
47 expenses incurred in conjunction with due diligence, inspections, appraisals or any other matters pertaining to this transaction
48 (unless otherwise provided herein).
49
50

Each party acknowledges that he/she has read, understood, and agrees to each and every provision of this page unless a particular paragraph is otherwise modified by addendum or counteroffer.

Buyer's Name(s): Heidi Holter, Kathleen Curry

BUYER(S) INITIALS: HH KC

Property Address: 29 Rockstream Drive, Henderson, NV 89012

SELLER(S) INITIALS: GW

17. DEFAULT:

A. MEDIATION: Before any legal action is taken to enforce any term or condition under this Agreement, the parties agree to engage in mediation, a dispute resolution process, through a mediator mutually agreed upon by the parties. Mediation fees, if any, shall be divided equally among the parties involved. Notwithstanding the foregoing, in the event the Buyer finds it necessary to file a claim for specific performance, this section shall not apply. Each party is encouraged to have an independent lawyer of their choice review this mediation provision before agreeing thereto. By initialing below, the parties confirm that they have read and understand this section and voluntarily agree to the provisions thereof.

BUYER(S) INITIALS: HH / KC / SELLER(S) INITIALS: GW / /

B. IF SELLER DEFAULTS: If Seller defaults in performance under this Agreement, Buyer reserves all legal and/or equitable rights (such as specific performance) against Seller, and Buyer may seek to recover Buyer's actual damages incurred by Buyer due to Seller's default.

C. IF BUYER DEFAULTS: If Buyer defaults in performance under this Agreement, as Seller's sole legal recourse, Seller may retain, as liquidated damages, the EMD. In this respect, the Parties agree that Seller's actual damages would be difficult to measure and that the EMD is in fact a reasonable estimate of the damages that Seller would suffer as a result of Buyer's default. Seller understands that any additional deposit not considered part of the EMD in Section 1(B) herein will be immediately released by ESCROW HOLDER to Buyer.

Instructions to Escrow

18. ESCROW: If this Agreement or any matter relating hereto shall become the subject of any litigation or controversy, Buyer and Seller agree, jointly and severally, to hold Escrow Holder free and harmless from any loss or expense, except losses or expenses as may arise from Escrow Holder's negligence or willful misconduct. If conflicting demands are made or notices served upon Escrow Holder with respect to this Agreement, the parties expressly agree that Escrow is entitled to file a suit in interpleader and obtain an order from the Court authorizing Escrow Holder to deposit all such documents and monies with the Court, and obtain an order from the court requiring the parties to interplead and litigate their several claims and rights among themselves. Upon the entry of an order authorizing such Interpleader, Escrow Holder shall be fully released and discharged from any obligations imposed upon it by this Agreement; and Escrow Holder shall not be liable for the sufficiency or correctness as to form, manner, execution or validity of any instrument deposited with it, nor as to the identity, authority or rights of any person executing such instrument, nor for failure of Buyer or Seller to comply with any of the provisions of any agreement, contract or other instrument filed with Escrow Holder or referred to herein. Escrow Holder's duties hereunder shall be limited to the safekeeping of all monies, instruments or other documents received by it as Escrow Holder, and for their disposition in accordance with the terms of this Agreement. In the event an action is instituted in connection with this escrow, in which ESCROW HOLDER is named as a party or is otherwise compelled to make an appearance, all costs, expenses, attorney fees, and judgments ESCROW HOLDER may expend or incur in said action, shall be the responsibility of the parties hereto.

19. UNCLAIMED FUNDS: In the event that funds from this transaction remain in an account, held by ESCROWHOLDER, for such a period of time that they are deemed "abandoned" under the provisions of Chapter 120A of the Nevada Revised Statutes, ESCROW HOLDER is hereby authorized to impose a charge upon the dormant escrow account. Said charge shall be no less than \$5.00 per month and may not exceed the highest rate of charge permitted by statute or regulation. ESCROW HOLDER is further authorized and directed to deduct the charge from the dormant escrow account for as long as the funds are held by ESCROW HOLDER.

Each party acknowledges that he/she has read, understood, and agrees to each and every provision of this page unless a particular paragraph is otherwise modified by addendum or counteroffer.

Buyer's Name(s): Heidi Holter, Kathleen Curry

BUYER(S) INITIALS: HH / KC /

Property Address: 29 Rockstream Drive, Henderson, NV 89012

SELLER(S) INITIALS: GW / /

Brokers

20. **BROKER’S COMPENSATION/FEES:** Buyer herein requires, and Seller agrees, as a condition of this Agreement, that Seller will pay Listing Broker and Buyer’s Broker, who becomes by this clause a third party beneficiary to this Agreement, that certain sum and/or percentage of the purchase price (commission), that Seller, or Seller’s Broker, offered for the procurement of ready, willing and able Buyer via the Multiple Listing Service, any other advertisement or written offer. Seller understands and agrees that if Seller defaults hereunder, Buyer’s Broker, as a third-party beneficiary of this Agreement, has the right to pursue all legal recourse against Seller for any commission due. **In addition to any amount due to Buyer’s Broker from Seller or Seller’s Broker, Buyer will –OR– will not pay Buyer’s Broker additional compensation in an amount determined between the Buyer and Buyer’s Broker.**

21. **HOLD HARMLESS AND WAIVER OF CLAIMS:** Buyer and Seller agree that they are not relying upon any representations made by Brokers or Broker’s agent. Buyer acknowledges that at COE, the Property will be sold AS-IS, WHERE-IS without any representations or warranties, unless expressly stated herein. Buyer agrees to satisfy himself, as to the condition of the Property, prior to COE. Buyer acknowledges that any statements of acreage or square footage by Brokers are simply estimates, and Buyer agrees to make such measurements, as Buyer deems necessary, to ascertain actual acreage or square footage. Buyer waives all claims against Brokers for (a) defects in the Property; (b) inaccurate estimates of acreage or square footage; (c) environmental waste or hazards on the Property; (d) the fact that the Property may be in a flood zone; (e) the Property’s proximity to freeways, airports or other nuisances; (f) the zoning of the Property; (g) tax consequences; or (h) factors related to Buyer’s failure to conduct walk-throughs or inspections. Buyer assumes full responsibility for the foregoing and agrees to conduct such tests, walk-throughs, inspections and research, as Buyer deems necessary. In any event, Broker’s liability is limited, under any and all circumstances, to the amount of that Broker’s commission/fee received in this transaction.

Other Matters

17. **22. DEFINITIONS:** “Acceptance” means the date that both parties have consented to a final, binding contract by affixing their signatures to this Agreement and all counteroffers and said Agreement and all counteroffers have been delivered to both parties pursuant to Section 23 herein. “Agent” means a licensee working under a Broker. “Agreement” includes this document as well as all accepted counteroffers and addenda. “ALTA” means the American Land Title Association.” “Appurtenance” means an object attached to or a right to be used with land. “Bona Fide” means genuine. “Buyer” means one or more individuals or the entity that intends to purchase the Property. “Broker” means the Nevada licensed real estate broker listed herein representing Seller and/or Buyer (and all real estate agents associated therewith). “Calendar Day” means a calendar day from/to midnight unless otherwise specified. “CIC” means Common Interest Community (formerly known as “HOA” or homeowners associations). “CIC Capital Contribution” means a one-time, non-administrative fee, cost or assessment charged by the CIC upon change of ownership. “CIC Transfer Fees” means the administrative service fee charged by a CIC to transfer ownership records. “CLTA” means the California Land Title Association. “COE” means the time of recordation of the deed in Buyer’s name. “Default” means the failure of a Party to observe or perform any of its material obligations under this Agreement; also known as breach of contract. “Down Payment” is the Purchase Price less loan amount(s). “EMD” means Buyer’s earnest money deposit. “Escrow Holder” means the neutral party that will handle the escrow. “Estoppel” means to assess the existing terms of lease obligations of existing tenants in a tenant-occupied property transaction. “GLVAR” means the Greater Las Vegas Association of REALTORS®. “Good Funds” means an acceptable form of payment determined by ESCROW HOLDER in accordance with NRS 645A.171. “Gross Acres” means the entire acreage of a site including developable and undevelopable portions. “IRC” means the Internal Revenue Code (tax code). “LID” means Limited Improvement District. “MAI” means a Master of Appraisal Institute designee who is experienced in the valuation and evaluation of commercial, industrial, residential and other types of properties. “Net Acres” means the portion of a site that can actually be developed. “NRS” means Nevada Revised Statutes as Amended. “Party” or “Parties” means Buyer and Seller. “PTR” means Preliminary Title Report. “Property” means the real property and any personal property included in the sale as provided herein. “Receipt” means delivery to the party or the party’s agent. “Seller” means one or more individuals or the entity that is the owner of the Property. “SID” means Special Improvement District. “Title Company” means the company that will provide title insurance. “USC” is the United States Code. “VA” is the Veterans Administration.

Each party acknowledges that he/she has read, understood, and agrees to each and every provision of this page unless a particular paragraph is otherwise modified by addendum or counteroffer.

Buyer’s Name(s): Heidi Holter, Kathleen Curry

BUYER(S) INITIALS: HH KC
Authentisign 58d5idd9 bb6e07b

Property Address: 29 Rockstream Drive, Henderson, NV 89012

SELLER(S) INITIALS: GW

23. SIGNATURES, DELIVERY, AND NOTICES:

A. This Agreement may be signed by the parties on more than one copy, which, when taken together, each signed copy shall be read as one complete form. This Agreement (and documents related to any resulting transaction) may be signed by the parties manually or digitally. Facsimile signatures may be accepted as original.

B. Delivery of all instruments or documents associated with this Agreement shall be delivered to the Agent for Seller or Buyer.

C. Except as otherwise provided herein or by Nevada Statute, when a Party wishes to provide notice as required in this Agreement, such notice shall be sent regular mail and/or by facsimile or electronic transmission to the Agent for that Party. The notification shall be effective when mailed and/or faxed or received by electronic transmission. Any cancellation notice shall be sent to Escrow.

24. APPURTENANCES: The following appurtenances will be transferred with the sale of the Property with no real value unless stated otherwise herein: _____.

25. HUD/VA/FHA ESCAPE CLAUSE: "It is expressly agreed that, notwithstanding any other provisions of this contract, the purchaser shall not be obligated to complete the purchase of the property described herein or incur any penalty by forfeiture of earnest money or otherwise unless the purchaser has been given, in accordance with HUD/FHA or VA requirements, a written statement issued by the Federal Housing Commissioner, Department of Veterans Affairs, or a Direct Endorsement Lender setting forth the appraised value of the property of not less than the agreed upon contract purchase price. The purchaser shall, however, have the privilege and option of proceeding with the consummation of this contract without regard to the amount of the appraised valuation. The appraised valuation is arrived at to determine the maximum mortgage the Department of Housing and Urban Development will insure or percent the Department of Veterans Affairs will guarantee. HUD/FHA or VA does not warrant the value or condition of the property. The purchaser should satisfy himself/herself that the price and condition of the property are acceptable.

26. OTHER ESSENTIAL TERMS: Time is of the essence. No change, modification or amendment of this Agreement shall be valid or binding unless such change, modification or amendment shall be in writing and signed by each party. This Agreement will be binding upon the heirs, beneficiaries and devisees of the parties hereto. This Agreement is executed and intended to be performed in the State of Nevada, and the laws of that state shall govern its interpretation and effect. The parties agree that the county and state in which the Property is located is the appropriate forum for any action relating to this Agreement. Should any party hereto retain counsel for the purpose of initiating litigation to enforce or prevent the breach of any provision hereof, or for any other judicial remedy, then the prevailing party shall be entitled to be reimbursed by the losing party for all costs and expenses incurred thereby, including, but not limited to, reasonable attorney's fees and costs incurred by such prevailing party.

THIS IS A LEGALLY BINDING CONTRACT. All parties are advised to seek independent legal and tax advice to review the terms of this Agreement.

NO REAL ESTATE BROKER/AGENT MAY SIGN FOR A PARTY TO THIS AGREEMENT UNLESS THE BROKER OR AGENT HAS A PROPERLY EXECUTED POWER OF ATTORNEY TO DO SO.

THIS FORM HAS BEEN APPROVED BY THE GREATER LAS VEGAS ASSOCIATION OF REALTORS® (GLVAR). NO REPRESENTATION IS MADE AS TO THE LEGAL VALIDITY OR ADEQUACY OF ANY PROVISION IN ANY SPECIFIC TRANSACTION. A REAL ESTATE BROKER IS THE PERSON QUALIFIED TO ADVISE ON REAL ESTATE TRANSACTIONS. IF YOU DESIRE LEGAL OR TAX ADVICE, CONSULT AN APPROPRIATE PROFESSIONAL.

This form is available for use by the real estate industry. It is not intended to identify the user as a REALTOR®. REALTOR® is a registered collective membership mark, which may be used only by members of the NATIONAL ASSOCIATION OF REALTORS® who subscribe to its Code of Ethics.

Each party acknowledges that he/she has read, understood, and agrees to each and every provision of this page unless a particular paragraph is otherwise modified by addendum or counteroffer.

Buyer's Name(s): Heidi Holter, Kathleen Curry

BUYER(S) INITIALS: HH KC

Property Address: 29 Rockstream Drive, Henderson, NV 89012

SELLER(S) INITIALS: GW

1 **27. ADDENDUM(S) ATTACHED:**

2 n/a

3 See attached Addendum to the Purchase Agreement.

7 **28. ADDITIONAL TERMS:**

8 n/a

20 **Buyer's Acknowledgement of Offer**

22 **Confirmation of Representation:** The Buyer is represented in this transaction by:

24 Buyer's Broker: <u>Spencer Walden</u>	Agent's Name: <u>Joe R DiRaffaele</u>
25 Company Name: <u>eXp Realty</u>	Agent's License Number: <u>S.0033912</u>
26 Broker's License Number: <u>B.0144881</u>	Office Address: <u>6061 S Fort Apache Rd #140</u>
27 Phone: <u>(702) 871-7736</u>	City, State, Zip: <u>Las Vegas NV 89148</u>
28 Fax: _____	Email: <u>offers@dglv-exp.com</u>

30 **BUYER LICENSEE DISCLOSURE OF INTEREST:** Pursuant to NRS 645.252(1)(c), a real estate licensee must disclose if he/she is a principal in a transaction or has an interest in a principal to the transaction. Licensee declares that he/she:

31 **DOES NOT** have an interest in a principal to the transaction. -OR-

32 **DOES** have the following interest, direct or indirect, in this transaction: Principal (Buyer) -OR- family or firm relationship with Buyer or ownership interest in Buyer (if Buyer is an entity): (specify relationship) _____

36 **Seller must respond by:** 5:00 (AM PM) on (month) 06, (day) 09, (year) 2023. Unless this Agreement is accepted, rejected or countered below and delivered to the Buyer's Broker before the above date and time, this offer shall lapse and be of no further force and effect. Upon Acceptance, Buyer agrees to be bound by each provision of is Agreement, and all signed addenda, disclosures, and attachments.

42 <u>Heidi Holter</u>	<u>Heidi Holter</u>	<u>06-07-2023</u>	_____	<input type="checkbox"/> AM <input type="checkbox"/> PM
43 Buyer's Signature	Buyer's Printed Name	Date	Time	

45 <u>Kathleen Curry</u>	<u>Kathleen Curry</u>	<u>06-07-2023</u>	_____	<input type="checkbox"/> AM <input type="checkbox"/> PM
46 Buyer's Signature	Buyer's Printed Name	Date	Time	

48 _____	_____	_____	_____	<input type="checkbox"/> AM <input type="checkbox"/> PM
49 Buyer's Signature	Buyer's Printed Name	Date	Time	

51 _____	_____	_____	_____	<input type="checkbox"/> AM <input type="checkbox"/> PM
52 Buyer's Signature	Buyer's Printed Name	Date	Time	

53 Each party acknowledges that he/she has read, understood, and agrees to each and every provision of this page unless a particular paragraph is otherwise modified by addendum or counteroffer.

Buyer's Name(s): Heidi Holter, Kathleen Curry

BUYER(S) INITIALS: HH KC

Property Address: 29 Rockstream Drive, Henderson, NV 89012

SELLER(S) INITIALS: GW

Seller's Response

Confirmation of Representation: The Seller is represented in this transaction by:

Seller's Broker: <u>Spencer Walden</u>	Agent's Name: <u>Joe R DiRaffaele</u>
Company Name: <u>eXp Realty</u>	Agent's License Number: <u>S.0033912</u>
Broker's License Number: <u>B.0144881</u>	Office Address: <u>6061 S Fort Apache Rd #140</u>
Phone: <u>(702) 871-7736</u>	City, State, Zip: <u>Las Vegas NV 89148</u>
Fax: _____	Email: <u>offers@dglv-exp.com</u>

SELLER LICENSEE DISCLOSURE OF INTEREST: Pursuant to NRS 645.252(1)(c), a real estate licensee must disclose if he/she is a principal in a transaction or has an interest in a principal to the transaction. Licensee declares that he/she:

DOES NOT have an interest in a principal to the transaction. **-OR-**
 DOES have the following interest, direct or indirect, in this transaction: Principal (Seller) **-OR-** family or firm relationship with Seller or ownership interest in Seller (if Seller is an entity): (specify relationship)

FIRPTA: If applicable (as designated in the Seller's Response herein), Seller agrees to complete, sign, and deliver to Buyer's FIRPTA Designee a certificate indicating whether Seller is a foreign person or a nonresident alien pursuant to the Foreign Investment in Real Property Tax Act (FIRPTA). A foreign person is a nonresident alien individual; a foreign corporation not treated as a domestic corporation; or a foreign partnership, trust or estate. A resident alien is not considered a foreign person under FIRPTA. Additional information for determining status may be found at www.irs.gov. Buyer and Seller understand that if Seller is a foreign person then the Buyer must withhold a tax in an amount to be determined by Buyer's FIRPTA Designee in accordance with FIRPTA, unless an exemption applies. Seller agrees to sign and deliver to the Buyer's FIRPTA Designee the necessary documents, to be provided by the Buyer's FIRPTA Designee, to determine if withholding is required. (See 26 USC Section 1445).

SELLER DECLARES that he/she is not ~~OR~~ is a foreign person therefore subjecting this transaction to FIRPTA withholding. SELLER(S) INITIALS: GW / ____ / ____ / ____

ACCEPTANCE: Seller(s) acknowledges that he/she accepts and agrees to be bound by each provision of this Agreement, and all signed addenda, disclosures, and attachments.

COUNTER OFFER: Seller accepts the terms of this Agreement subject to the attached Counter Offer #1.

REJECTION: In accordance with NAC 645.632, Seller hereby informs Buyer the offer presented herein is not accepted.

<u>Geoff Winkler, Receiver</u>	<u>Geoff Winkler, Receiver</u>	<u>06/09/23</u>	<u>4:49 PM</u>	<input type="checkbox"/> AM <input type="checkbox"/> PM
Seller's Signature	Seller's Printed Name	Date	Time	
_____	_____	_____	_____	<input type="checkbox"/> AM <input type="checkbox"/> PM
Seller's Signature	Seller's Printed Name	Date	Time	
_____	_____	_____	_____	<input type="checkbox"/> AM <input type="checkbox"/> PM
Seller's Signature	Seller's Printed Name	Date	Time	
_____	_____	_____	_____	<input type="checkbox"/> AM <input type="checkbox"/> PM
Seller's Signature	Seller's Printed Name	Date	Time	

Each party acknowledges that he/she has read, understood, and agrees to each and every provision of this page unless a particular paragraph is otherwise modified by addendum or counteroffer.

Buyer's Name(s): Heidi Holter, Kathleen Curry

BUYER(S) INITIALS: HH KC / ____ / ____

Property Address: 29 Rockstream Drive, Henderson, NV 89012

SELLER(S) INITIALS: GW / ____ / ____



CONSENT TO ACT

This form does not constitute a contract for services nor an agreement to pay compensation.

DESCRIPTION OF TRANSACTION: The real estate transaction is the [X] sale and purchase; or [] lease; of

Property Address: 29 Rockstream Drive, Henderson, NV 89012

In Nevada, a real estate licensee may act for more than one party in a real estate transaction however, before the licensee does so, he or she must obtain the written consent of each party. This form is that consent. Before you consent to having a licensee represent both yourself and the other party, you should read this form and understand it.

Licensee: The licensee in this real estate transaction is Joe R DiRaffaele ("Licensee") whose license number is S.0033912 and who is affiliated with eXp Realty ("Brokerage").

Seller/Landlord Geoff Winkler, Receiver (Print Name)

Buyer/Tenant Heidi Holter, Kathleen Curry (Print Name)

CONFLICT OF INTEREST: A licensee in a real estate transaction may legally act for two or more parties who have interests adverse to each other. In acting for these parties, the licensee has a conflict of interest.

DISCLOSURE OF CONFIDENTIAL INFORMATION: Licensee will not disclose any confidential information for 1 year after the revocation or termination of any brokerage agreement entered into with a party to this transaction, unless Licensee is required to do so by a court of competent jurisdiction or is given written permission to do so by that party. Confidential information includes, but is not limited to, the client's motivation to purchase, trade or sell, which if disclosed, could harm one party's bargaining position or benefit the other.

DUTIES OF LICENSEE: Licensee shall provide you with a "Duties Owed by a Nevada Real Estate Licensee" disclosure form which lists the duties a licensee owes to all parties of a real estate transaction, and those owed to the licensee's client. When representing both parties, the licensee owes the same duties to both seller and buyer. Licensee shall disclose to both Seller and Buyer all known defects in the property, any matter that must be disclosed by law, and any information the licensee believes may be material or might affect Seller's/Landlord's or Buyer's/Tenant's decisions with respect to this transaction.

NO REQUIREMENT TO CONSENT: You are not required to consent to this licensee acting on your behalf. You may - Reject this consent and obtain your own agent, - Represent yourself, - Request that the licensee's broker assign you your own licensee.

CONFIRMATION OF DISCLOSURE AND INFORMATION CONSENT

BY MY SIGNATURE BELOW, I UNDERSTAND AND CONSENT: I am giving my consent to have the above identified licensee act for both the other party and me. By signing below, I acknowledge that I understand the ramifications of this consent, and that I acknowledge that I am giving this consent without coercion.

Table with 6 columns: Signature, Date, Time, Signature, Date, Time. Rows for Geoff Winkler, Receiver and Heidi Holter, Kathleen Curry.