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

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

18 SECURITIES AND EXCHANGE
COMMISSION,
19 Plaintiff
20 vs.
21 MATTHEW WADE BEASLEY; et al.,
22 Defendants
23 THE JUDD IRREVOCABLE TRUST, et al.,
24 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 3795 CANIS
MINOR LANE, HENDERSON,
NEVADA

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1 The following Stipulation and Order (the “Stipulation”) regarding the sale of the real
2 property located at 3795 Canis Minor Lane, #5101, Henderson Nevada 89052, APN No. 191-
3 03-214-010, and bearing the legal description appended hereto as **Exhibit A** (the “Property”) is
4 entered into by and between Geoff Winkler (the “Receiver”), the Court-appointed receiver in the
5 above-entitled action, and the plaintiff Securities and Exchange Commission (the “Commission”)
6 on the one hand, and Warren Rosegreen (“Seller”) on the other hand, by and through their respective
7 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 personal
12 and real property to the Receiver including but not limited to the Property;

13 3. The proposed buyers of the Property, Jessica and Kathryn Lepianka (collectively,
14 “Buyer”), have agreed to purchase the Property for the sum of \$415,000.00 in accordance with the
15 terms of the Residential Purchase Agreement DATED June 27, 2023, and any addenda thereto (the
16 “RPA”) collectively attached hereto as **Exhibit B**. Pursuant to the RPA, Buyer has deposited \$8,000
17 into an escrow established at Stewart Title (the “Escrow”), pursuant to the RPA, as an earnest money
18 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 sale
27 proceeds for the benefit of the receivership estate in the immediate term. Indeed, simply getting to
28 the point where the Receiver has identified a buyer who has been able to waive all contingencies has

1 taken months, meaning that formal satisfaction of 28 U.S.C. § 2001 auction procedures would
2 necessarily delay the consummation of the sale, and further endanger a maximal, near-term recovery.
3 The Receiver has also determined, in his reasonable business judgment, that delays in connection
4 with the closing of the sale that could result from an auction process and the time required by a title
5 company to underwrite new a title policy could result in Buyer rescinding the offer to purchase the
6 Property. As noted above, Buyer has waived all sale contingencies and is prepared to close the
7 purchase of the Property without delay;

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

14 7. After payment of closing costs and brokers' commissions, as reflected in the RPA,
15 all sale proceeds from the sale of the Property shall be wired directly to the Receiver from the
16 Escrow, as provided above. It is estimated that the net proceeds of the sales, which will be wired
17 from the Escrow to the Receiver, will be approximately \$140,000.00;

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

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

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

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

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

10 DATED this 3rd day of August 2023

DATED this 3rd day of August 2023

11 **GREENBERG TRAUIG, LLP**

**SECURITIES & EXCHANGE
COMMISSION**

12
13 */s/ Kyle A. Ewing*

/s/ Casey R. Fronk

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15 Nevada Bar No. 07743
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*admitted *pro hac vice*

21 **SEMENZA KIRCHER RICKARD**

DATED this 3rd day of August 2023

22 JARROD L. RICKARD, ESQ.
23 Nevada Bar No. 10203
KATIE L. CANNATA, ESQ.
Nevada Bar No. 14848

/s/ Warren Rosegreen
WARREN ROSEGREEN

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25 *J&J Consulting Services, Inc., J&J*
26 *Consulting Services, Inc., J and J*
Purchasing LLC, The Judd Irrevocable
Trust, and BJ Holdings LLC

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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.

IT IS SO ORDERED.



HONORABLE CRISTINA D. SILVA
Judge, United States District Court

DATE: August 4, 2023

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LIST OF EXHIBITS	
EXHIBIT	DESCRIPTION
Exhibit A	Legal Description
Exhibit B	Residential Purchase Agreement and any addenda thereto

GREENBERG TRAURIG, LLP
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EXHIBIT A

EXHIBIT A

Legal Description

EXHIBIT "A" LEGAL DESCRIPTION

File Number: 2052259

Parcel One (1):

Unit 5101, Building 5, as shown by Final Map of BERMUDA & ST. ROSE Unit 2 - CONDOMINIUMS, a Common Interest Community, on file in Book 160 of Plats, Page 4, in the Office of the County Recorder, Clark County, Nevada (hereinafter, "Condo Map");

Parcel Two (2):

The garage appurtenant to the above-referenced Condo Unit;

Parcel Three (3):

Limited common element(s) appurtenant to the above-referenced Condo Unit, for the exclusive use thereof, as shown by the Condo Map and as set forth in the recorded Declaration.

Parcel Four (4):

An undivided allocated fractional interest, as tenants in common, with the other Owners of Units within the above-referenced Condo Building, in and to the limited common elements, if any, appurtenant to said Condo Building, subject to the recorded Declaration.

Parcel Five (5):

An undivided allocated fractional interest, as tenants in common ("Allocated Interest"), with all other Owners of Units, in and to the common elements of the community, subject to the recorded Declaration;

Parcel Six (6):

As all and/or each of the foregoing are subject to:

A. Fee simple interests of Individual Owners in and to their respective Units (and garages appurtenant thereto); and

B. Non-exclusive easements of ingress, egress, and/or enjoyment, for the benefit of Declarant, Association, and/or all owners within community (and in accordance with and subject to the recorded Declaration); and

C. Right to use, possession, and occupancy, of relevant limited common elements as shown by the Condo Map (and in accordance with and subject to the recorded Declaration);

Parcel Seven (7):

Together with a non-exclusive easement, appurtenant respectfully thereto, of ingress, egress, and/or enjoyment over, across and of the private entry gate(s) and private streets, and a non-exclusive easement of use and enjoyment of the Community Recreational Area ("CRA") and other common elements, subject to and as set forth in the recorded declaration, as the same from time to time may be amended and/or supplemented by instrument recorded in the Office of the County Recorder of Clark County, Nevada.

EXHIBIT B

EXHIBIT B

Vacant Land Purchase Agreement, Addenda,
and Associated Materials



RESIDENTIAL PURCHASE AGREEMENT



(Joint Escrow Instructions)

1 Date: 6/27/2023

2 Jessica Lepianka & Kathryn Lepianka ("Buyer", hereby offers to purchase

3 3795 Canis Minor Ln #5101 ("Property"),

4 within the city or unincorporated area of Henderson, County of Clark,

5 State of Nevada, Zip 89052 A.P.N # 191-03-214-010 for the purchase price of

6 \$ 405,000.00 (Four Hundred Five Thousand (dollars) ("Purchase Price")

7 on the terms and conditions contained herein: **BUYER does -OR- does not** intend to occupy the Property as a residence.

Buyer's Offer

1. FINANCIAL TERMS & CONDITIONS:

11 \$ 8,000.00 **A. EARNEST MONEY DEPOSIT ("EMD")** is presented with this offer **-OR-**

12 **To Be Deposited Upon Acceptance**. Upon Acceptance, Earnest Money to be

13 deposited within one (1) business day from acceptance of offer (as defined in Section 23 herein) **-OR- 2**

14 **business days** if wired to: Escrow Holder, Buyer's Broker Trust Account **-OR-** Seller's Broker's Trust

15 **Account.** (NOTE: It is a felony in the State of Nevada—punishable by up to four years in prison and a \$5,000 fine—to

16 **write a check for which there are insufficient funds. NRS 193.130(2)(d).)**

18 \$ 0.00 **B. ADDITIONAL DEPOSIT** to be placed in escrow on or before (date) _____. The

19 additional deposit will **—OR—** will not be considered part of the EMD. (Any conditions on the

20 additional deposit should be set forth in Section 29 herein.)

22 \$ 0.00 **C. THIS AGREEMENT IS CONTINGENT UPON BUYER QUALIFYING FOR A NEW LOAN:**

23 Conventional, FHA, VA, Other (specify) _____.

24 \$ 0.00 **D. THIS AGREEMENT IS CONTINGENT UPON BUYER QUALIFYING TO ASSUME THE**

25 **FOLLOWING EXISTING LOAN(S):**

26 Conventional, FHA, VA, Other (specify) _____.

27 Interest: Fixed rate, _____ years **—OR—** Adjustable Rate, _____ years. Seller further agrees to

28 provide the Promissory Note and the most recent monthly statement of all loans to be assumed by Buyer

29 within FIVE (5) calendar days of acceptance of offer.

31 \$ 0.00 **E. BUYER TO EXECUTE A PROMISSORY NOTE SECURED BY DEED OF TRUST PER TERMS**

32 **IN THE "FINANCING ADDENDUM" which is attached hereto.**

34 \$ 397,000.00 **F. BALANCE OF PURCHASE PRICE** (Balance of Down Payment) in Good Funds to be paid prior to

35 **Close of Escrow ("COE").**

37 \$ 405,000.00 **G. TOTAL PURCHASE PRICE** (This price DOES NOT include closing costs, prorations, or other fees

38 **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): Jessica Lepianka Kathryn Lepianka BUYER(S) INITIALS: JL KL

Property Address: 3795 Canis Minor Ln SELLER(S) INITIALS: GW

1 **2. ADDITIONAL FINANCIAL TERMS & CONTINGENCIES:**

2 **A. NEW LOAN APPLICATION:** Within N/A business days of Acceptance, Buyer agrees to (1) submit
3 completed loan application to a lender of Buyer's choice and (2) furnish a preapproval letter to Seller based upon a standard
4 factual credit report and review of debt-to-income ratios. If Buyer fails to complete any of these conditions within the
5 applicable time frame, Seller reserves the right to terminate this Agreement. In such event, both parties agree to cancel the
6 escrow and return EMD to Buyer. Buyer shall use Buyer's best efforts to obtain financing under the terms and conditions
7 outlined in this Agreement.

8
9 **B. APPRAISAL CONTINGENCY:** Buyer's obligation to purchase the property is contingent upon the
10 property appraising for not less than the Purchase Price. If after the completion of an appraisal by a licensed appraiser, Buyer
11 receives written notice from the lender or the appraiser that the Property has appraised for less than the purchase price (a
12 "Notice of Appraised Value") Buyer may attempt to renegotiate or cancel the RPA by providing written notice to the Seller
13 (with a copy of the Appraisal) no later than N/A calendar days following the date of Acceptance of the RPA; whereupon the
14 EMD shall be released to the Buyer without the requirement of written authorization from Seller. **IF this Residential
15 Purchase Agreement is not cancelled, in writing on or before the Appraisal Deadline, Buyer shall be deemed to have
16 waived the appraisal contingency.**

17
18 **C. LOAN CONTINGENCY:** Buyer's obligation to purchase the property is contingent upon Buyer obtaining
19 the loan referenced in Section 1(C) or 1(D) of the RPA unless otherwise agreed in writing. Buyer shall remove the loan
20 contingency in writing, attempt to renegotiate, or cancel the RPA by providing written notice to the Seller no later than
21 N/A calendar days following the date of Acceptance of the RPA; whereupon the EMD shall be released to the Buyer without
22 the requirement of written authorization from Seller. **IF this Residential Purchase Agreement is not cancelled, in writing
23 on or before the Loan Contingency Deadline, Buyer shall be deemed to have waived the loan contingency.**

24
25 **D. CASH PURCHASE:** Within 1 business days of Acceptance, Buyer agrees to provide written
26 evidence from a bona fide financial institution of sufficient cash available to complete this purchase. If Buyer does not submit
27 the written evidence within the above period, Seller reserves the right to terminate this Agreement.

28
29 **3. SALE OF OTHER PROPERTY:**

- 30 **A.** This Agreement is NOT contingent upon the sale of any property owned by the Buyer. —OR—
31 **B.** (if checked): The attached Contingent Upon Sale Addendum is hereby incorporated into this agreement.

32
33 **4. FIXTURES AND PERSONAL PROPERTY:** The following items will be transferred, free of liens, with the sale of
34 the Property with no real value unless stated otherwise herein. Unless an item is covered under Section 7(F) of this
35 Agreement, all items are transferred in an "AS IS" condition. All EXISTING fixtures and fittings including, but not limited to:
36 electrical, mechanical, lighting, plumbing and heating fixtures, ceiling fan(s), fireplace insert(s), gas logs and grates, solar
37 power system(s), built-in appliance(s) including ranges/ovens, window and door screens, awnings, shutters, window
38 coverings, attached floor covering(s), television antenna(s), satellite dish(es), private integrated telephone systems, air
39 coolers/conditioner(s), pool/spa equipment, garage door opener(s)/remote control(s), mailbox, in-ground landscaping,
40 trees/shrub(s), water softener(s), water purifiers, security systems/alarm(s).

41 The following additional items of personal property are also included:

42
43 **GE SS Refrigerator, SS Dishwasher, SS Microwave, White Washer/Dryer, Soft Water System in
44 Garage, Overhead Storage in Garage, Keypad Front Door, Ring Doorbell, Security System
45 components as viewed and in unit as of 06/27/23. Min 1 of the following: Front Door Key,
46 Post Office Key, Garage Door/Opener Remote, Community Gate Clicker, Pool key/card.**

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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): Jessica Lepianka Kathryn Lepianka BUYER(S) INITIALS: JL KL
Property Address: 3795 Canis Minor Ln SELLER(S) INITIALS: GW

1 **5. ESCROW:**
2 **A. OPENING OF ESCROW:** The purchase of the Property shall be consummated through Escrow
3 (“Escrow”). Opening of Escrow shall take place by the end of one (1) business day after Acceptance of this Agreement
4 (“Opening of Escrow”), at Stewart Title title or escrow company (“Escrow Company” or
5 “ESCROW HOLDER”) with Seller Choice (“Escrow Officer”) (or such other escrow officer as
6 Escrow Company may assign). Opening of Escrow shall occur upon Escrow Company’s receipt of this fully accepted
7 Agreement. ESCROW HOLDER is instructed to notify the Parties (through their respective Agents) of the opening date and
8 the Escrow Number.
9 **B. EARNEST MONEY:** Upon Acceptance, Buyer’s EMD as shown in Section 1(A), and 1(B) if applicable,
10 of this Agreement, shall be deposited pursuant to the language in Section 1(A) and 1(B) if applicable.
11 **C. CLOSE OF ESCROW:** Close of Escrow (“COE”) shall be on or before 8/25/2023
12 (date). If the designated date falls on a weekend or holiday, COE shall be the next business day.
13 **D. IRS DISCLOSURE:** Seller is hereby made aware that there is a regulation that requires all ESCROW
14 HOLDERS to complete a modified 1099 form, based upon specific information known only between parties in this
15 transaction and the ESCROW HOLDER. Seller is also made aware that ESCROW HOLDER is required by federal law to
16 provide this information to the Internal Revenue Service after COE in the manner prescribed by federal law.
17 **6. TITLE INSURANCE:** This Purchase Agreement is contingent upon the Seller’s ability to deliver, good and
18 marketable title as evidenced by a policy of title insurance, naming Buyer as the insured in an amount equal to the purchase
19 price, furnished by the title company identified in Section 5(A). Said policy shall be in the form necessary to effectuate
20 marketable title or its equivalent and shall be paid for as set forth in Section 8(A).
21 **7. BUYER’S DUE DILIGENCE:** Buyer’s obligation is **–OR–** is **not** conditioned on the Buyer’s Due Diligence
22 as defined in this section 7(A) below. This condition is referred to as the “Due Diligence Condition” if checked in the
23 affirmative, Sections 7 (A) through (C) shall apply; otherwise, they do not. Buyer shall have 10 calendar days following
24 the date of Acceptance of the RPA (as defined in Section 23 herein) to complete Buyer’s Due Diligence. Seller agrees to
25 cooperate with Buyer’s Due Diligence. **Seller shall ensure that all necessary utilities (gas, power and water) and all**
26 **operable pilot lights are on for Buyer’s investigations and through the close of escrow.**
27 **A. PROPERTY INSPECTION/CONDITION:** During the Due Diligence Period, Buyer shall take such
28 action as Buyer deems necessary to determine whether the Property is satisfactory to Buyer including, but not limited to,
29 whether the Property is insurable to Buyer’s satisfaction, whether there are unsatisfactory conditions surrounding or
30 otherwise affecting the Property (such as location of flood zones, airport noise, noxious fumes or odors, environmental
31 substances or hazards, whether the Property is properly zoned, locality to freeways, railroads, places of worship, schools, golf
32 courses, etc.) or any other concerns Buyer may have related to the Property. During such Period, Buyer shall have the right
33 to conduct, non-invasive/ non-destructive inspection of all structural, roofing, mechanical, electrical, plumbing, heating/air
34 conditioning, water/well/septic, pool/spa, survey, square footage, and any other property or systems, through licensed and
35 bonded contractors or other qualified professionals. Seller agrees to provide reasonable access to the Property to Buyer and
36 Buyer’s inspectors. Buyer agrees to indemnify and hold Seller harmless with respect to any injuries suffered by Buyer or
37 third parties present at Buyer’s request while on Seller’s Property conducting such inspections, tests or walk-throughs.
38 Buyer’s indemnity shall not apply to any injuries suffered by Buyer or third parties present at Buyer’s request that are the
39 result of an intentional tort, gross negligence or any misconduct or omission by Seller, Seller’s Agent or other third parties on
40 the Property. Buyer is advised to consult with appropriate professionals regarding neighborhood or Property conditions,
41 including but not limited to: schools; proximity and adequacy of law enforcement; proximity to commercial, industrial, or
42 agricultural activities; crime statistics; fire protection; other governmental services; existing and proposed transportation;
43 construction and development; noise or odor from any source; and other nuisances, hazards or circumstances. If Buyer
44 cancels this Agreement due to a specific inspection report, Buyer shall provide Seller at the time of cancellation with a copy
45 of the report containing the name, address, and telephone number of the inspector.
46 **B. BUYER’S RIGHT TO CANCEL OR RESOLVE OBJECTIONS:** If Buyer determines, in Buyer’s sole
47 discretion, that the results of the Due Diligence are unacceptable, Buyer may either: (i) no later than the Due Diligence
48 Deadline referenced in Section 7, cancel the Residential Purchase Agreement by providing written notice to the Seller,
49 whereupon the Earnest Money Deposit referenced in Section 1(A) shall be released to the Buyer without the requirement of
50 further written authorization from Seller; or (ii) no later than the Due Diligence Deadline referenced in Section 7, resolve in
51 writing with Seller any objections Buyer has arising from Buyer’s Due Diligence.
52 **C. FAILURE TO CANCEL OR RESOLVE OBJECTIONS:** If Buyer fails to cancel the Residential
53 Purchase Agreement or fails to resolve in writing with Seller any objections Buyer has arising from Buyer’s Due Diligence,
54 as provided in Section 7, **Buyer shall be deemed to have waived the Due Diligence Condition.**

55
56 BUYER’S INITIALS: JL / KL / / /
57

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): Jessica Lepianka Kathryn Lepianka BUYER(S) INITIALS: JL KL / / /
Property Address: 3795 Canis Minor Ln SELLER(S) INITIALS: GW / / /

1 **D. INSPECTIONS:** Acceptance of this offer is subject to the following reserved right. Buyer may have the
 2 Property inspected and select the licensed contractors, certified building inspectors and/or other qualified professionals who
 3 will inspect the Property. Seller will ensure that necessary utilities (gas, power and water and all operable pilot lights) are
 4 turned on and supplied to the Property within two (2) business days after Acceptance of this Agreement, to remain on until
 5 COE. It is strongly recommended that Buyer retain licensed Nevada professionals to conduct inspections. If any inspection is
 6 not completed and requested repairs are not delivered to Seller within the Due Diligence Period, Buyer is deemed to have
 7 waived the right to that inspection and Seller's liability for the cost of all repairs that inspection would have reasonably
 8 identified had it been conducted, except as otherwise provided by law. The foregoing expenses for inspections will be paid
 9 outside of Escrow unless the Parties present instructions to the contrary prior to COE, along with the applicable invoice.
 10 (Identify which party shall pay for the inspection noted below either: SELLER, BUYRE, 50/50, WAIVED OR N/A.)

Type	Paid By	Type	Paid By	Type	Paid By
Energy Audit	Waived	Fungal Contaminant	Waived	Well Inspection	N/A
Home Inspection	Buyer	Mechanical Inspection	Waived	Well Inspection (Quality)	N/A
Termite/Pest Inspection	Waived	Pool/Spa Inspection	N/A	Wood-Burning Device/Chimney Inspection	N/A
Roof Inspection	Waived	Soils Inspection	Waived	Septic Inspection	N/A
Septic Lid Removal	N/A	Septic Pumping	N/A	Structural Inspection	Waived
Survey (type):	N/A	Elevator:	N/A	Other:Radon	Waived

11 **E. CERTIFICATIONS:** In the event an inspection reveals areas of concern with the roof, septic system, well,
 12 wood burning device/chimney or the possible presence of a fungal contaminant, Buyer reserves the right to require a
 13 certification. The expenses for certifications will be paid outside of Escrow unless the Parties present instructions to the
 14 contrary prior to COE (along with the applicable invoice). A certification is not a warranty.

15 **F. BUYER'S REQUEST FOR REPAIRS:** It is Buyer's responsibility to inspect the Property sufficiently as
 16 to satisfy Buyer's use. Buyer reserves the right to request repairs, based upon the Seller's Real Property Disclosure or items
 17 which materially affect value or use of the Property revealed by an inspection, certification or appraisal. Items of a general
 18 maintenance or cosmetic nature which do not materially affect value or use of the Property, which existed at the time of
 19 Acceptance and which are not expressly addressed in this Agreement are deemed accepted by the Buyer, except as otherwise
 20 provided in this Agreement. The Brokers herein have no responsibility to assist in the payment of any repair, correction or
 21 deferred maintenance on the Property which may have been revealed by the above inspections, agreed upon by the Buyer and
 22 Seller or requested by one party.

23 **8. FEES, AND PRORATIONS** (Identify which party shall pay the costs noted below either: SELLER, BUYER,
 24 50/50, WAIVED or N/A.)

25 **A. TITLE, ESCROW & APPRAISAL FEES:**

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

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

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

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): Jessica Lepianka Kathryn Lepianka BUYER(S) INITIALS: JL KJ / /
 Property Address: 3795 Canis Minor Ln SELLER(S) INITIALS: GW / /

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

7 **E. HOME PROTECTION PLAN:** Buyer and Seller acknowledge that they have been made aware of Home
 8 Protection Plans that provide coverage to Buyer after COE. Buyer **waives –OR–** **requires** a Home Protection Plan
 9 with American Home Shield. **Seller –OR–** **Buyer** will pay for the Home
 10 Protection Plan at a price not to exceed \$ 550.00. **Buyer** will order the Home Protection Plan. Neither Seller nor
 11 Brokers make any representation as to the extent of coverage or deductibles of such plans.

12 **9. TRANSFER OF TITLE:** Upon COE, Buyer shall tender to Seller the agreed upon Purchase Price, and Seller shall
 13 tender to Buyer marketable title to the Property free of all encumbrances other than (1) current real property taxes, (2)
 14 covenants, conditions and restrictions (CC&R’s) and related restrictions, (3) zoning or master plan restrictions and public
 15 utility easements; and (4) obligations assumed, and encumbrances accepted by Buyer prior to COE. Buyer is advised the
 16 Property may be reassessed after COE which may result in a real property tax increase or decrease.

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

- 21 • Pursuant to NRS 116.4109, Buyer may cancel this Agreement without penalty until midnight of the fifth
 22 (5th) calendar day following the date of receipt of the resale package. If Buyer elects to cancel this
 23 Agreement pursuant to this statute, he/she must deliver, via hand delivery, prepaid U.S. mail, or electronic
 24 transmission, a written notice of cancellation to Seller or his or her authorized agent.
- 25 • If Buyer does not receive the resale package within fifteen (15) calendar days of Acceptance, this
 26 Agreement may be cancelled in full by Buyer without penalty. Notice of cancellation shall be delivered
 27 pursuant to Section 24 of the RPA.
- 28 • Upon such written cancellation, Buyer shall promptly receive a refund of the EMD. The parties agree to execute
 29 any documents requested by ESCROW HOLDER to facilitate the refund. If written cancellation is not received
 30 within the specified time period, the resale package will be deemed approved. Seller shall pay all outstanding
 31 CIC fines or penalties at COE.

32 **A. CIC RELATED EXPENSES:** (Identify which party shall pay the costs noted below either: SELLER,
 33 BUYER, 50/50, WAIVED or N/A.)

Type	Paid By	Type	Paid By	Type	Paid By
CIC Demand	Seller	CIC Capital Contribution	Buyer	CIC Transfer Fee/Setup Fee	Buyer
Final Inspection Fee	Buyer	Open/Close Fee	Buyer		

34

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): Jessica Lepianka Kathryn Lepianka BUYER(S) INITIALS: JL KL
 Property Address: 3795 Canis Minor Ln SELLER(S) INITIALS: GW

1 11. **DISCLOSURES: Within five (5) calendar days of Acceptance of this Agreement,** Seller will provide the
2 following Disclosures and/or documents. **Check applicable boxes.**

- 3 **Seller Real Property Disclosure Form:** (NRS 113.130)
- 4 **Open Range Disclosure:** (NRS 113.065)
- 5 **Construction Defect Claims Disclosure:** If Seller has marked "Yes" to Paragraph 1(d) of the Sellers Real
- 6 Property Disclosure Form (NRS 40.688)
- 7 **Lead-Based Paint Disclosure and Acknowledgement:** required if constructed before 1978 (24 CFR 745.113)
- 8 **"Hey..." It's A Smart Home Disclosure**
- 9 **Solar Panel (Photovoltaic-PV)**
- 10 **Other:** (list) _____.

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

14
15 13. **WALK-THROUGH INSPECTION OF PROPERTY:** Buyer is entitled under this Agreement to a walk-through
16 of the Property within 3 calendar days prior to COE to ensure the Property and all major systems, appliances,
17 heating/cooling, plumbing and electrical systems and mechanical fixtures are as stated in Seller's Real Property Disclosure
18 Statement, and that the Property and improvements are in the same general condition as when this Agreement was Accepted
19 by Seller and Buyer. To facilitate Buyer's walk-through, Seller is responsible for keeping all necessary utilities on, including
20 all operable pilot lights. If any systems cannot be checked by Buyer on walk-through due to non-access or no
21 power/gas/water, then Buyer reserves the right to hold Seller responsible for defects which could not be detected on walk-
22 through because of lack of such access or power/gas/water. The purpose of the walk-through is to confirm (a) the Property is
23 being maintained (b) repairs, if any, have been completed as agreed, and (c) Seller has complied with Seller's other
24 obligations. **If Buyer elects not to conduct a walk-through inspection prior to COE, then all systems, items and aspects**
25 **of the Property are deemed satisfactory, and Buyer releases Seller's liability for costs of any repair that would have**
26 **reasonably been identified by a walk-through inspection, except as otherwise provided by law.**

27
28 14. **DELIVERY OF POSSESSION:** Seller shall deliver the Property along with any keys, alarm codes, garage door
29 opener/controls and, if freely transferable, parking permits and gate transponders outside of Escrow, upon COE. Seller agrees
30 to vacate the Property and leave the Property in a neat and orderly, broom-clean condition and tender possession no later than
31 **COE -OR-** _____. In the event Seller does not vacate the Property by this time, Seller shall be
32 considered a trespasser in addition to Buyer's other legal and equitable remedies. Any personal property left on the Property
33 after the date indicated in this section shall be considered abandoned by Seller.

34
35 15. **RISK OF LOSS:** Risk of loss shall be governed by NRS 113.040. This law provides generally that if all or any
36 material part of the Property is destroyed before transfer of legal title or possession, Seller cannot enforce the Agreement and
37 Buyer is entitled to recover any portion of the sale price paid. If legal title or possession has transferred, risk of loss shall
38 shift to Buyer.

39
40 16. **ASSIGNMENT OF THIS AGREEMENT:** Unless otherwise stated herein, this Agreement is non-assignable
41 unless agreed upon in writing by all parties.

42
43 17. **CANCELLATION OF AGREEMENT:** In the event this Agreement is properly cancelled in accordance with the
44 terms contained herein, then Buyer will be entitled to a refund of the EMD. Neither Buyer nor Seller will be reimbursed for
45 any expenses incurred in conjunction with due diligence, inspections, appraisals or any other matters pertaining to this
46 transaction (unless otherwise provided herein or except as otherwise provided by law).

47
48 18. **DEFAULT:**
49 **A. MEDIATION:** Before any legal action is taken to enforce any term or condition under this Agreement, the
50 parties agree to engage in mediation, a dispute resolution process, through a mediator mutually agreed upon by the parties.
51 Mediation fees, if any, shall be divided equally among the parties involved. Notwithstanding the foregoing, in the event the
52 Buyer finds it necessary to file a claim for specific performance, this section shall not apply. Each party is encouraged to have
53 an independent lawyer of their choice review this mediation provision before agreeing thereto. By initialing below, the parties
54 confirm that they have read and understand this section and voluntarily agree to the provisions thereof.

55
56 **BUYER(S) INITIALS:** JL / KL / / / **SELLER(S) INITIALS:** GW / / /

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): Jessica Lepianka Kathryn Lepianka BUYER(S) INITIALS: JL KL / /

Property Address: 3795 Canis Minor Ln SELLER(S) INITIALS: GW / /

1 **B. IF SELLER DEFAULTS:** If Seller defaults in performance under this Agreement, Buyer reserves all legal
2 and/or equitable rights (such as specific performance) against Seller, and Buyer may seek to recover Buyer's actual damages
3 incurred by Buyer due to Seller's default.
4

5 **C. IF BUYER DEFAULTS:** If Buyer defaults in performance under this Agreement, as Seller's sole legal
6 recourse, Seller may retain, as liquidated damages, the EMD. In this respect, the Parties agree that Seller's actual damages
7 would be difficult to measure and that the EMD is in fact a reasonable estimate of the damages that Seller would suffer as a
8 result of Buyer's default. Seller understands that any additional deposit not considered part of the EMD in Section 1(B)
9 herein will be immediately released by ESCROW HOLDER to Buyer.
10

11 **Instructions to Escrow**
12

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

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

36 **Brokers**
37

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

46 **22. HOLD HARMLESS AND WAIVER OF CLAIMS:** Buyer and Seller agree that they are not relying upon any
47 representations made by Brokers or Broker's agent. Buyer acknowledges that at COE, the Property will be sold AS-IS,
48 WHERE-IS without any representations or warranties, unless expressly stated herein. Buyer agrees to satisfy himself/herself,
49 as to the condition of the Property, prior to COE. Buyer acknowledges that any statements of acreage or square footage by
50 Brokers are simply estimates, and Buyer agrees to make such measurements, as Buyer deems necessary, to ascertain actual
51 acreage or square footage. Buyer waives all claims against Brokers or their agents for (a) defects in the Property; (b)

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): Jessica Lepianka Kathryn Lepianka BUYER(S) INITIALS: JL KL / /
Property Address: 3795 Canis Minor Ln SELLER(S) INITIALS: GW / /

1 inaccurate estimates of acreage or square footage; (c) environmental waste or hazards on the Property; (d) the fact that the
2 Property may be in a flood zone; (e) the Property's proximity to freeways, airports or other nuisances; (f) the zoning of the
3 Property; (g) tax consequences; or (h) factors related to Buyer's failure to conduct walk-throughs or inspections. Buyer
4 assumes full responsibility for the foregoing and agrees to conduct such tests, walk-throughs, inspections and research, as
5 Buyer deems necessary. In any event, Broker's liability is limited, under any and all circumstances, to the amount of that
6 Broker's commission/fee received in this transaction.

7
8 **Other Matters**
9

10

11 **23. DEFINITIONS: "Acceptance"** means the date that both parties have consented to a final, binding contract by
12 affixing their signatures to this Agreement and all counteroffers and said Agreement and all counteroffers have been delivered
13 to both parties pursuant to Section 24 herein. **"Agent"** means a licensee working under a Broker or licensees working under
14 a developer. **"Agreement"** includes this document as well as all accepted counteroffers and addenda. **"Appraisal"** means a
15 written appraisal or Notice of Value as required by any lending institution prepared by a licensed or certified professional.
16 **"Bona Fide"** means genuine. **"Buyer"** means one or more individuals or the entity that intends to purchase the Property.
17 **"Broker"** means the Nevada licensed real estate broker listed herein representing Seller and/or Buyer (and all real estate
18 agents associated therewith). **"Business Day"** excludes Saturdays, Sundays, and legal holidays. **"Calendar Day"** means a
19 calendar day from/to midnight unless otherwise specified. **"CFR"** means the Code of Federal Regulations. **"CIC"** means
20 Common Interest Community (formerly known as "HOA" or homeowners associations). **"CIC Capital Contribution"**
21 means a one-time non-administrative fee, cost or assessment charged by the CIC upon change of ownership. **"CIC Transfer**
22 **Fees"** means the administrative service fee charged by a CIC to transfer ownership records. **"Close of Escrow (COE)"**
23 means the time of recordation of the deed in Buyer's name. **"Default"** means the failure of a Party to observe or perform any
24 of its material obligations under this Agreement. **"Delivered"** means personally delivered to Parties or respective Agents,
25 transmitted by facsimile machine, electronic means, overnight delivery, or mailed by regular mail. **"Down Payment"** is the
26 Purchase Price less loan amount(s). **"EMD"** means Buyer's earnest money deposit. **"Escrow Holder"** means the neutral
27 party that will handle the closing. **"FHA"** is the U.S. Federal Housing Administration. **"GLVAR"** means the Greater Las
28 Vegas Association of REALTORS®. **"Good Funds"** means an acceptable form of payment determined by ESCROW
29 HOLDER in accordance with NRS 645A.171. **"IRC"** means the Internal Revenue Code (tax code). **"LID"** means Limited
30 Improvement District. **"N/A"** means not applicable. **"NAC"** means Nevada Administrative Code. **"NRS"** means Nevada
31 Revised Statutes as Amended. **"Party"** or **"Parties"** means Buyer and Seller. **"PITI"** means principal, interest, taxes, and
32 hazard insurance. **"PMI"** means private mortgage insurance. **"PST"** means Pacific Standard Time and includes daylight
33 savings time if in effect on the date specified. **"PTR"** means Preliminary Title Report. **"Property"** means the real property
34 and any personal property included in the sale as provided herein. **"Receipt"** means delivery to the party or the party's agent.
35 **"RPA"** means Residential Purchase Agreement. **"Seller"** means one or more individuals or the entity that is the owner of the
36 Property. **"SID"** means Special Improvement District. **"Title Company"** means the company that will provide title
37 insurance. **"USC"** is the United States Code. **"VA"** is the Veterans Administration.

38 **24. SIGNATURES, DELIVERY, AND NOTICES:**

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

42 **B.** When a Party wishes to provide notice as required in this Agreement, such notice shall be sent regular mail,
43 personal delivery, overnight delivery, by facsimile, and/or by electronic transmission to the Agent for that Party. The
44 notification shall be effective when postmarked, received, faxed, delivery confirmed, and/or read receipt confirmed in the
45 case of email. Delivery of all instruments or documents associated with this Agreement shall be delivered to the Agent for
46 Seller or Buyer if represented. Any cancellation notice shall be contemporaneously delivered to Escrow in the same manner.
47

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

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): Jessica Lepianka Kathryn Lepianka BUYER(S) INITIALS: JL KL
Property Address: 3795 Canis Minor Ln SELLER(S) INITIALS: GW

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

11
12 **27. OTHER ESSENTIAL TERMS:** Time is of the essence. No change, modification or amendment of this Agreement
13 shall be valid or binding unless such change, modification or amendment shall be in writing and signed by each party. This
14 Agreement will be binding upon the heirs, beneficiaries and devisees of the parties hereto. This Agreement is executed and
15 intended to be performed in the State of Nevada, and the laws of that state shall govern its interpretation and effect. The
16 parties agree that the county and state in which the Property is located is the appropriate forum for any action relating to this
17 Agreement. Should any party hereto retain counsel for the purpose of initiating litigation to enforce or prevent the breach of
18 any provision hereof, or for any other judicial remedy, then the prevailing party shall be entitled to be reimbursed by the
19 losing party for all costs and expenses incurred thereby, including, but not limited to, reasonable attorney's fees and costs
20 incurred by such prevailing party.

21
22 **THIS IS A LEGALLY BINDING CONTRACT. All parties are advised to seek independent legal**
23 **and tax advice to review the terms of this Agreement.**

24
25 **THIS FORM HAS BEEN APPROVED BY THE GREATER LAS VEGAS ASSOCIATION OF REALTORS®**
26 **(GLVAR). NO REPRESENTATION IS MADE AS TO THE LEGAL VALIDITY OR ADEQUACY OF ANY**
27 **PROVISION IN ANY SPECIFIC TRANSACTION. A REAL ESTATE BROKER IS THE PERSON QUALIFIED TO**
28 **ADVISE ON REAL ESTATE TRANSACTIONS. IF YOU DESIRE LEGAL OR TAX ADVICE, CONSULT AN**
29 **APPROPRIATE PROFESSIONAL.**

30
31 **28. ADDENDUM/ADDENDA ATTACHED:** _____
32 _____
33 _____

34
35 **29. ADDITIONAL TERMS:** _____
36 _____
37 _____
38 _____
39 _____
40 _____
41 _____
42 _____
43 _____
44 _____
45 _____
46 _____
47 _____
48 _____

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): Jessica Lepianka Kathryn Lepianka BUYER(S) INITIALS: *JP* *KL* / /
Property Address: 3795 Canis Minor Ln SELLER(S) INITIALS: *GW* / /

Buyer's Acknowledgement of Offer

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

Buyer's Broker: Di Wolfgram Agent's Name: Samantha Smith
Company Name: Windermere Anthem Hills Agent's License Number: S.0054219
Broker's License Number: BS.0060651 Office Address: 12231 S. Eastern Ave, Ste 150
Phone: 702-349-3315 City, State, Zip: Henderson NV 89052
Fax: N/A Email: samanthasmith@windermere.com

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: **DOES NOT** have an interest in a principal to the transaction. -OR- **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) _____

Seller must respond by: 5:00 (AM PM) on (month) June, (day) 29, (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 this Agreement, and all signed addenda, disclosures, and attachments.

Jessica Lepianka Jessica Lepianka 6/27/2023 06/27/2023, 08:57:38 PM PDT
Buyer's Signature Buyer's Printed Name Date Time

Kathryn Lepianka Kathryn Lepianka 6/27/2023 06/27/2023, 09:01:48 PM PDT
Buyer's Signature Buyer's Printed Name Date Time

Buyer's Signature Buyer's Printed Name Date Time AM PM

Buyer's Signature Buyer's Printed Name Date Time AM PM

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): Jessica Lepianka Kathryn Lepianka BUYER(S) INITIALS: JL KL
Property Address: 3795 Canis Minor Ln 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-NERI06</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:	<u>N/A</u>	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</u>	<u>Geoff Winkler</u>	<u>06/29/23</u>	<u>12:16 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): Jessica Lepianka Kathryn Lepianka BUYER(S) INITIALS: JL KL / _____ / _____
 Property Address: 3795 Canis Minor Ln SELLER(S) INITIALS: GW / _____ / _____

PROCEDURES FOR THE SALE OF RESIDENTIAL PROPERTIES WITH OVERBIDS

Below are the steps for processing a sale of residential property in accordance with the Court approved sale procedures order. The minimum amount of time to close a sale from date when all contingencies contained in a fully executed PSA have been removed and the Buyer's earnest money deposit is at risk, is estimated to be 30 days. Prospective Buyers should be informed that the Receiver/Seller cannot promise that the District Court will enter the Sale Order or the Amended Sale Order on a particular date. We may want to modify the PSA to include an outside date for the closing to account for the unlikely but possible extended delay by the District Court in entering the order.

1. Receiver accepts a bona fide offer and verifies the Buyers ability to close the sale.
2. PSA is signed and earnest money deposited into escrow pending removal of contingencies.
3. Promptly following Buyer's removal of the contingencies and the earnest money is at risk, the Receiver files a Motion for Approval of the Sale, subject to overbids.
4. Concurrently with the filing of the Sale Motion, Receiver will publish a Notice of Sale reflecting a date for overbids and terms of the closing. This Notice of Sale must be published once each week for 3 consecutive weeks. (Est. Min. Times: Sale Motion 15 - 21 days; and Publishing: 21 days.
5. The date for the overbids with regard to each sale will be included in the Notice of Sale and will presumably be set at least 5 days following the date that the final Notice of Sale is published.
6. If no overbids are received by last day for receipt of overbids, then the sale will close on the later of the date that the Court enters the Order approving the Sale Motion or the date for closing the sale contained in the PSA.
7. If overbids are received, then the sale will close upon the later of the entry of the amended order approving the overbid or the date for closing the sale contained in the PSA.

Jessica Lepianka

06/27/2023, 08:57:38 PM PDT

Kathryn Lepianka

06/27/2023, 09:01:38 PM PDT



COUNTER OFFER

NO. 1

ATTENTION: Samantha Smith COMPANY: Windermere Anthem Hills
(Agent) (Name)

The Offer Counter Offer made by: Seller Buyer Jessican & Kathryn Lepianka
(Name)

to Buy Sell the real property commonly known as: 3795 Canis Minor Ln #501 5101 Henderson
dated: June 27th, 2023 is not accepted in its present form, but the following Counter Offer is hereby submitted:

1. Purchase Price shall be \$415,000.00 (Four hundred fifteen thousand dollars)
2. Close of Escrow to be on or before August 11, 2023.
3. Escrow to be with Katie Henry at Stewart Title (teamhenrystclv@stewart.com)
4. See terms on additional page

ADDITIONAL PAGE(S) ATTACHED. This Counter Offer is not complete without the additional additional terms on the attached _____ page(s).

OTHER TERMS: All other terms to remain the same as original Residential Purchase Agreement plus terms agreed to in Counter Offer(s) No. _____.

EXPIRATION: Buyer Seller must respond by: 11 AM PM on (month) July, (day) 1st, (year) 2023. Unless this Counter Offer is accepted by execution below and delivered to the Buyer's Seller's Broker before the above date and time, this Counter Offer shall lapse and be of no further force and effect.

Date: 06/29/2023
12:16 PM

Geoff Winkler
 Buyer Seller Geoff Winkler, Receiver Signature

Time: _____
 Buyer Seller Signature

The undersigned Buyer Seller hereby:
 accepts the Counter Offer;
_____ accepts the terms of this Counter Offer subject to the attached Counter Offer No. _____; or
_____ rejects the Counter Offer.

Date: 06/29/2023
Jessica Lepianka
 Buyer Seller Jessican Lepianka Signature

Time: 06/29/2023, 05:07:10 PM PDT
Kathryn Lepianka
 Buyer Seller Kathryn Lepianka Signature



COUNTER OFFER NO. 1
ADDITIONAL PAGE

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

(4) 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 08/11/2023 ("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

Seller Initials: [] [_____]
Additional Page to Counter Offer Rev. 5/12

Buyer Initials: [] []
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REQUEST FOR REPAIRS NO. 1



In reference to the Residential Purchase Agreement dated 6/27/2023 ("Agreement") on property known as 3795 Canis Minor Ln, Unit 5101 Henderson 89052 ("Property") executed by Jessica Lepianka & Kathryn Lepianka as Buyer(s) and Geoff Winkler, Receiver as Seller(s).

Seller and Buyer agree as follows:

1. **REPAIRS TO BE MADE BY SELLER.** Seller and Buyer agree that Seller will be responsible for the completion of the repairs by the Close of Escrow. Unless otherwise agreed to in writing, Seller shall, through licensed professionals, complete the repairs to comply with applicable law including governmental permits, inspection, and approval requirements. All repairs shall be performed in a workmanlike manner with materials of quality and agreed upon repairs (specify):

- * If Applicable: Buyer's due diligence period to be extended by 2 days after the Seller's Written Response to the Buyer's Request For Repairs.
* All Repairs to be performed by licensed specialists in the specific field. All repairs to be documented by invoices/receipts/work orders and supplied to the buyer upon completion of the repair(s).

Please refer to home inspection performed by Spectrum Inspection Group, Inc Dated 07/02/23 that is attached to this request.

- 1. Pg 5 of 97, 3. Exterior/3.7 Wall Cladding and Trim/Item 3.7 (picture 14): Please repair the gaps in the stucco around metal flashing.
2. Pg 6 of 97, 3. Exterior Continued/3.8 Eaves, Soffits & Fascia's/Item 3.8 (pictures 8 & 9) Picture 8: Please repair/cover the large hole or area of open penetration. Picture 9: Please repair/replace the wire grating that is twisting, separating and detaching.
3. Pg 7 of 97, 3.10 Windows/Item 3.10 (picture 8): Please repair/replace the damaged trim around the perimeter of the window.
4. Pg 8 of 97, 7. Heating and Cooling/Item 7.7 A/C Splits(cooling): Please have a licensed HVAC Contractor repair the issue noted in the report and any/all remaining components/fluids of the A/C that may need to be addressed. This request includes that the A/C is functioning correctly, and is operating at its' prime ability on all levels.
5. Pg 9 of 97, 11. Kitchen/Item 11.4 Dishwasher (pictures 2-3): Please have a licensed plumber or appliance specialist repair/replace the dishwasher where water is leaking to the exterior through seal, piping, or other connection.

1.1 Buyer Remedies for Unfinished Repairs. If as of walk through date the repairs have not been completed, the Buyer may enter into an agreement with the Seller. In the event the Buyer and Seller cannot agree, Buyer may complete the purchase of the Property and then pursue any other remedies available by law after Close of Escrow.

Jessica Lepianka 07/03/2023, 02:21:14 PM PDT
[checked] Buyer [] Seller Signature (Date) (Time)
Jessica Lepianka

Kathryn Lepianka 07/03/2023, 02:21:54 PM PDT
[checked] Buyer [] Seller Signature (Date) (Time)
Kathryn Lepianka

[] Buyer [] Seller Signature (Date) (Time)

[] Buyer [] Seller Signature (Date) (Time)

ACCEPTANCE/COUNTER OFFER/REJECTION (CHECK ONE):
[] ACCEPTANCE: [] Seller [] Buyer hereby accepts the terms of this REQUEST FOR REPAIRS.
[checked] COUNTER: [checked] Seller [] Buyer presents as a counteroffer the terms of attached REQUEST FOR REPAIRS NO. 2
[] REJECTION: [] Seller [] Buyer rejects the foregoing REQUEST FOR REPAIR.

AuthenticSIGN Geoff Winkler 07/05/23 3:49 PM
SIGNATURE DATE/TIME
Geoff Winkler, Receiver

SIGNATURE DATE/TIME

SIGNATURE DATE/TIME

SIGNATURE DATE/TIME



REQUEST FOR REPAIRS NO. 2



In reference to the Residential Purchase Agreement dated 6/27/2023 ("Agreement") on property known as 3795 Canis Minor Ln #5101 Henderson NV 89052-8781 ("Property") executed by Jessica Lepianka & Kathryn Lepianka as Buyer(s) and Geoff Winkler, Receiver as Seller(s).

Seller and Buyer agree as follows:

1. **REPAIRS TO BE MADE BY SELLER.** Seller and Buyer agree that Seller will be responsible for the completion of the repairs by the Close of Escrow. Unless otherwise agreed to in writing, Seller shall, through licensed professionals, complete the repairs to comply with applicable law including governmental permits, inspection, and approval requirements. All repairs shall be performed in a workmanlike manner with materials of quality and agreed upon repairs (specify):

Seller will agrees to repairs items #2, 4, and 5 from Request for Repairs #1:

2. Pg 6 of 97, 3. Exterior Continued/3.8 Eaves, Soffits & Fascia's/Item 3.8 (pictures 8 & 9) Picture 8: Please repair/cover the large hole or area of open penetration. Picture 9: Please repair/replace the wire grating that is twisting, separating and detaching.

4. Pg 8 of 97, 7. Heating and Cooling/Item 7.7 A/C Splits(cooling): Please have a licensed HVAC Contractor repair the issue noted in the report and any/all remaining components/fluids of the A/C that may need to be addressed. This request includes that the A/C is functioning correctly, and is operating at its' prime ability on all levels.

5. Pg 9 of 97, 11. Kitchen/Item 11.4 Dishwasher (pictures 2-3): Please have a licensed plumber or appliance specialist repair/replace the dishwasher where water is leaking to the exterior through seal, piping, or other connection.

1.1 **Buyer Remedies for Unfinished Repairs.** If as of walk through date the repairs have not been completed, the Buyer may enter into an agreement with the Seller. In the event the Buyer and Seller cannot agree, Buyer may complete the purchase of the Property and then pursue any other remedies available by law after Close of

Geoff Winkler 07/05/23 3:49 PM
 Buyer Seller Signature (Date) (Time)
Geoff Winkler, Receiver

Buyer Seller Signature (Date) (Time)

Buyer Seller Signature (Date) (Time)

Buyer Seller Signature (Date) (Time)

ACCEPTANCE/COUNTER OFFER/REJECTION (CHECK ONE):

- ACCEPTANCE: Seller Buyer hereby **accepts** the terms of this REQUEST FOR REPAIRS.
- COUNTER: Seller Buyer **presents** as a counteroffer the terms of attached REQUEST FOR REPAIRS NO. _____
- REJECTION: Seller Buyer **rejects** the foregoing REQUEST FOR REPAIR.

Jessica Lepianka 07/05/2023, 06:48:23 PM PDT
SIGNATURE Jessica Lepianka DATE/TIME

Kathryn Lepianka 07/05/2023, 06:49:36 PM PDT
SIGNATURE Kathryn Lepianka DATE/TIME

SIGNATURE DATE/TIME

SIGNATURE DATE/TIME