

**TitleOne: Commercial**

1101 W. River St.  
Suite 201  
Boise, ID 83702  
(208) 424-8511

File Number: 25532876  
Sales Price: \$175,000.00  
Close Date: 3/3/2025  
Disbursement Date: 3/13/2025  
Date Prepared: 3/7/2025 10:36:55 AM

**BUYER(S) CLOSING STATEMENT**

Type: Commercial  
Property: 1302 E CHICAGO STREET  
CALDWELL, ID 83605 (CANYON)  
(R04996000 0)

Buyer(s): CANYON COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF IDAHO  
115 Albany St.  
Caldwell, ID 83605

Sellers: DELIA RODRIGUEZ AND ROSE MARY PANTOJA BOTH SURVIVING HEIRS OF THE  
ESTATES OF CIRENIO ESTRADA PANTOJA AND YOLANDA PANTOJA, DECEASED

Description	P.O.C.	Debit	Credit
<b>Deposits, Credits, Debits</b>			
Sale Price of Property		\$175,000.00	
Earnest Money from Canyon County, a Political Subdivision of the State of Idaho			\$2,000.00
<b>Prorations</b>			
2025 Irrigation Assessments 3/3/2025 to 1/1/2026 @ \$144.84/Year		\$116.67	
County Taxes 1/1/2025 to 3/13/2025 @ \$431.64/Year			\$86.32
<b>Title Charges</b>			
Title - Settlement or closing fee to TitleOne \$675.00		\$337.50	
Title - Miscellaneous Title Charges - 3rd Party Service Fee to TitleOne		\$15.00	
<b>Government Recording and Transfer Charges</b>			
Recording fees: Deed \$19.75		\$19.75	
<b>Totals</b>		\$175,488.92	\$2,086.32

**Balance Due FROM Buyer:** \$173,402.60

APPROVED AND ACCEPTED

BUYER(S)


Canyon County, a Political Subdivision of the State of Idaho

  
Commissioner Leslie Van Beek

  
Commissioner Brad Holton

  
Commissioner Zach Brooks

ATTEST: , Clerk

By:   
Deputy Clerk 03.13.25

SETTLEMENT COORDINATOR

\_\_\_\_\_  
SCOTT DARLING



1101 W. River St., Suite 201  
Boise, ID 83702  
Ph. (208)287-5300  
Fx. (866)229-4251  
www.titleonecorp.com

## ESCROW CLOSING INSTRUCTIONS

Escrow No. **25532876**

Date: **02/25/2025**

To: TitleOne

Before close of escrow **Delia Rodriguez and Rose Mary Pantoja both surviving heirs of the estates of Cirenio Estrada Pantoja and Yolanda Pantoja, deceased**, has or will deposit with you under these instructions the following:

- Warranty Deed in favor of buyer herein
- Escrow closing statement
- 1099 form
- Owners Affidavit

which you are hereby authorized and instructed to deliver, release and/or record when you have for the account of Seller **\$175,000.00** subject to any charges and/or credit authorized herein; and **Canyon County, a Political Subdivision of the State of Idaho**, has or will deposit with you a cashier's check or other certified funds as required to comply with these instructions, and the following:

- Escrow closing statement

You are hereby authorized and directed to use the funds and documents described above, when you are able to close in accordance with the instructions below:

When you are in a position to issue or have issued an ALTA Policy (or policies) of title insurance insuring Buyer (or as otherwise hereinafter provided) in the form as follows:

### **ALTA Owners Policy (6/17/06): Standard Coverage**

in the amount of **\$175,000.00** on the real property described in Title Commitment No. **25532876** issued by **TitleOne**, which the undersigned have read and approved, which will show record title vested in: **Canyon County, a Political Subdivision of the State of Idaho** free and clear of all encumbrances except for the insuring clauses, exceptions, exclusions, provisions and stipulations customarily contained in the printed provisions of such form and **exceptions 2-8,11-12,14-16** as set forth in above referenced Title Commitment dated **January 15, 2025**.

Then you are instructed to disburse deposited funds pursuant to the Escrow Closing Statement(s) examined and approved by the parties hereto and by this reference made a part hereof. Proceeds of this escrow may be disbursed by your check payable to the respective parties, and your checks and documents may be mailed to the addresses set forth herein.

Escrow holder has been instructed to prepare certain documents in connection with this transaction which documents have been read and approved by the parties as to form, content and terms AND have been approved for use in this escrow:

**DOCUMENTS PREPARED BY ESCROW: Warranty Deed and Owner's Affidavit**

1. FIRPTA: Escrow Agent is released from and shall have no liability, obligation or responsibility with respect to (a) withholding of funds pursuant to Section 1445 of the Internal Revenue Code 1986 amended, (b) advising parties as to the requirements of such Section, (c) determining whether the transferor is a foreign person under such Section, or (d) obtaining a non-foreign affidavit or other form withhold under such Section.

2. You are instructed to prorate as of close of escrow the following: **Taxes and Irrigation**

and it is understood that the prorated charges shown upon the escrow closing statement are prorated as of that date. In the event of a change in the closing date, TitleOne is instructed to adjust the proration date accordingly without further written instruction from the undersigned.

Assume a per diem basis (based on 365 days per year) in the proration herein provided, except rents which shall be prorated on the number of days in the current month. And unless parties otherwise instruct you, you are to use the information contained in the last available tax statement, rental statement, or beneficiary's statement delivered into escrow for the prorations provided above. It is understood and agreed that the real property tax proration herein is based on **2025 Estimated** taxes in the amount of **\$431.64**. The undersigned parties hereby affirm and agree that Escrow Holder, its employees, agents or assigns have not made any warranties as to the accuracy of these tax figures. Further, the undersigned parties agree that should the actual tax, as shown in the tax statement forwarded by the Assessor's office during the year of sale, differ from the figure represented in the closing statement, the parties will make adjustment between themselves, outside of escrow. Escrow Holder shall not be responsible or liable for reimbursements as required thereby.

3. All water and utility charges will be handled by the principals outside of escrow. Escrow holder is not to be concerned with or responsible for transfer of keys and/or physical possession of the property.
4. Unless specifically provided elsewhere in these instructions, the cancellation, transfer or purchase of fire or other casualty insurance shall be handled by the parties outside of this escrow.
5. You are authorized to add additional interest to loan payoffs or other demands as necessary to account for potential delivery or posting delays by the lender. If an overpayment occurs, the beneficiary will refund any overpayment directly to the borrower. You are authorized to deduct from seller's proceeds any additional monies due on loan payoffs or other demands as necessary to effectuate title as described above, and seller agrees to reimburse you for any charges incurred by you in connection with obtaining said payoffs or demands. The parties understand that there may be adjustments on interest or unusual recording fees after the signing of these instructions. You are further authorized to deduct same from seller's proceeds and/or deduct from buyer's funds any payments made by you for said recording fees.
6. All money received by you in this escrow is to be deposited in your trust account pending closing. Seller and/or Buyer hereby acknowledge and consent to the deposit of the escrow money in financial institutions with which Escrow Holder has or may have other banking relationships and further consent to the retention by Escrow Holder and/or its affiliates of any and all benefits which may be received from such financial institutions by reason of their maintenance of said trust accounts. Unless otherwise specifically agreed, you may commingle funds received by you in escrow with escrow funds of others and may deposit such funds in a checking account with any federally insured bank. It is understood that you shall be under no obligation to

invest funds deposited with you on behalf of any depositor, nor shall you be accountable to the depositor for any earnings or other incidental benefits attributable to the funds which may be received by you while you hold such funds.

7. These instructions are effective for 15 days from the date hereof; and thereafter, without written instructions to continue, you are authorized and instructed to cancel this escrow. I/We, jointly and severally, agree to pay your cancellation fee and all charges in connection therewith. In the event of cancellation of this escrow, all funds, except loan funds, shall be held subject to written cancellation instructions executed by all principals involved.
8. These escrow closing instructions may be executed in counterparts with like effect as if all signatures appeared on a single copy.
9. You are bound solely by the provisions set forth in these escrow instructions and the parties hereto understand that you are not a party to any earnest money receipt and agreement or commission agreement (agreements), executed by the parties herein, and that said agreements (and amendments thereto, if any) is (are) not a part of these escrow closing instructions.
10. You are to be concerned only in the performance of your duties in compliance with these escrow closing instructions. You are to assume no liability for the sufficiency or enforceability of any provisions in said agreements. The undersigned hereby affirm that all of the terms and conditions contained in the earnest money agreement have been met or waived to the complete satisfaction of the parties.
11. You are instructed to furnish to any broker or lender identified with this transaction or anyone acting on behalf of such broker or lender, any information concerning this escrow upon request of said broker or lender.
12. Should any disputes arise between parties interested in property or funds covered by these instructions, you shall have the option to hold all matters pending in their then existing status or to join in or commence a court action, or to bring an action in interpleader, at your option. Upon your determination to hold this escrow open for determination of the rights of the parties, you will be relieved of all responsibility to proceed until the rights of the parties are settled to your satisfaction. Further, you as escrow holder shall be entitled to continue to so refrain to act until (a) the parties hereto have reached an agreement in their differences and shall have notified the escrow holder in writing of such agreement or (b) the rights of the parties have been duly adjudicated by a Court of competent jurisdiction. It is further agreed that in the event of any suit or claim made against you by either or both parties to this escrow or in the event any suit is instituted by you to resolve your responsibility regarding conflicting claims of both parties to this escrow, that said parties, jointly and severally, shall be required to pay you all expenses, costs and reasonable attorney's fees incurred by you in connection therewith, whether suit is instituted by you or any of the parties hereto, or not.
13. In the event of any disagreement between the parties hereto, or demands or claims made upon you by the parties hereto or interested herein or by any other party, you, as escrow holder, shall have the right to employ legal counsel to advise and/or represent you in any Suit or action brought affecting this escrow or the papers held in connection herewith or to bring an action in interpleader, at your option. The parties hereto shall be jointly and severally liable to you for any and all attorney's fees, costs, and disbursements incurred by you in connection with the employment of counsel in such conflict and, upon demand, the parties shall forthwith pay the same to you, as escrow holder. If you are required to institute suit to collect such sums as are owed to you pursuant to this or any other provision of this instructions, you shall further be entitled to payment by the parties found liable for such unpaid charges of any costs and attorney's fees incurred in the prosecution of such action.
14. If for any reason funds are retained or remain in escrow after closing date, you are to deduct therefrom a reasonable monthly charge as custodian thereof of not less than \$10.00 per month.

**ADDITIONAL INSTRUCTIONS**

**DECLARATION OF ESCROW SERVICES:**

Both Buyer and Seller acknowledge the following by their signatures below:

We have been specifically informed that TitleOne is not licensed to practice law and no legal or accounting advice has been offered by TitleOne or any of its employees. We have been further informed that TitleOne is acting only as escrow holder and that it is forbidden by law from offering any advice to any party respecting the merits of this escrow transaction or the nature and content of the documents executed herein, and that it has not done so.

We have been requested by escrow holder to seek legal counsel of our own choosing at our own expense, if we have any doubt concerning any aspect of this transaction.

We have been afforded adequate time and opportunity to read and understand these escrow instructions and all other documents referred to therein.

These escrow closing instructions constitute the entire agreement between the escrow holder and the undersigned parties. Any amendments and/or supplements to these instructions must be made in writing.

We further understand that TitleOne assumes no liability as to any law, ordinance or governmental regulations including, but not limited to, building, zoning and division of land ordinances and assumes no responsibility for determining that the parties to the escrow have complied with the requirements of the Truth in Lending, Consumer Protection Act (Public Law 90-321), or similar laws.

THE UNDERSIGNED HAVE READ AND FULLY UNDERSTAND THE FOREGOING ESCROW CLOSING INSTRUCTIONS AND ALSO THE DECLARATION SET FORTH ABOVE AND AGREE TO SAME.

Canyon County, a Political Subdivision of the State of Idaho

  
\_\_\_\_\_  
Commissioner Leslie Van Beek

  
\_\_\_\_\_  
Commissioner Brad Holton

  
\_\_\_\_\_  
Commissioner Zach Brooks

ATTEST:  Clerk

By:  03.13.25  
\_\_\_\_\_  
Deputy Clerk

By:   
\_\_\_\_\_  
Delia Rodriguez

By: \_\_\_\_\_  
Rose Mary Pantoja

Acknowledged by:  
TitleOne

A handwritten signature in black ink, appearing to be 'SD' followed by a flourish.

---

Scott Darling

## Privacy Policy Notice

Rev. 7/28/2022

FACTS		WHAT DOES TITLEONE DO WITH YOUR PERSONAL INFORMATION?	
Why?		Financial companies choose how they share your personal information. Federal law gives consumers the right to limit some but not all sharing. Federal law also requires us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand what we do.	
What?		<p>The types of personal information we collect and share depend on the product or service you have with us. This information can include:</p> <ul style="list-style-type: none"> <li>• Social Security number and account balances</li> <li>• Payment history and credit card or other debt</li> <li>• Checking account information and wire transfer instructions</li> </ul> <p>When you are <i>no longer</i> our customer, we continue to share your information as described in this notice.</p>	
How?		All financial companies need to share customers' personal information to run their everyday business. In the section below, we list the reasons financial companies can share their customers' personal information; the reasons TitleOne chooses to share; and whether you can limit this sharing.	
Reasons we can share your personal information		Does TitleOne share?	Can you limit this sharing?
For our everyday business purposes – such as to process your transactions, maintain your account(s), respond to court orders and legal investigations, or report to credit bureaus		Yes	No
For our marketing purposes- to offer our products and services to you		No	We don't share
For joint marketing with other financial companies		No	We don't share
For our affiliates' everyday business purposes- information about your transactions and experiences		Yes	No
For our affiliates' everyday business purposes- information about your creditworthiness		No	We don't share
For our affiliates to market to you		No	We don't share
For nonaffiliates to market to you		No	We don't share
Questions?		Go to <a href="https://www.anywhereis.re/privacypolicy">https://www.anywhereis.re/privacypolicy</a>	



Who we are

Who is providing this notice?

TitleOne

What we do

How does TitleOne protect my personal information?

To protect your personal information from unauthorized access and use, we use security measures that comply with federal law. These measures include computer safeguards and secured files and buildings.

How does TitleOne collect my personal information?

We collect your personal information, for example, when you

- Apply for insurance or pay insurance premiums
- Provide your mortgage information or show your driver's license
- Give us your contact information

We also collect your personal information from others, such as credit bureaus, affiliates, or other companies.

Why can't I limit all sharing?

Federal law gives you the right to limit only

- Sharing for affiliates' everyday business purposes –information about your creditworthiness
- Affiliates from using your information to market to you
- Sharing for nonaffiliates to market to you

State laws and individual companies may give you additional rights to limit sharing.

## Definitions

## Affiliates

Companies related by common ownership or control. They can be financial and nonfinancial companies.

- *Our affiliates include companies that are owned in whole or in part by Anywhere Real Estate Inc., such as Better Homes and Gardens® Real Estate, CENTURY 21®, Coldwell Banker®, Coldwell Banker Commercial®, The Corcoran Group®, ERA®, Sotheby's International Realty®, ZipRealty®, Anywhere Advisors LLC, Cartus and Anywhere Integrated Services LLC.*

## Nonaffiliates

Companies not related by common ownership or control. They can be financial and nonfinancial companies.

- *TitleOne does not share with nonaffiliates so they can market to you.*

## Joint Marketing

A formal agreement between nonaffiliated financial companies that together market financial products or service to you.

- *TitleOne does not share with nonaffiliated financial companies for joint marketing purposes.*

## Other Important Information

## For European Union Customers

Please see our Privacy Policy located at <https://www.anywhereis.re/privacypolicy>

## For our California Customers

Please see our notice about the California Consumer Protection Act located at <https://www.anywhereis.re/privacypolicy>

Buyer/Borrower Initial(s) \_\_\_\_\_

Seller Initial(s) 

# AFFILIATED BUSINESS ARRANGEMENT DISCLOSURE STATEMENT

To: Canyon County, a Political Subdivision of the State of Idaho  
Delia Rodriguez and Rose Mary Pantoja both surviving heirs of the estates of Cirenio Estrada Pantoja and Yolanda Pantoja, deceased

Property: 1302 E Chicago Street, Caldwell, ID 83605

From: TitleOne

Date: 2/26/2025

File Number: 25532876

Thank you for contacting TitleOne (hereinafter "Agent"). This is to give you notice that Agent has a business relationship with Title Resources Guaranty Company, which is a title insurance underwriting company and Anywhere Insurance Agency Inc., which provides homeowners insurance. The majority owner of Agent is the 100 percent owner of Realogy Insurance Agency Inc and indirectly owns a 30 percent interest in Title Resources Guaranty Company. Because of these relationships, the referral of business to the companies below may provide Agent and/or its employees a financial or other benefit.

Set forth below is the estimated charge or range of charges for the services listed. You are NOT required to use the below companies in connection with Agent. THERE ARE FREQUENTLY OTHER COMPANIES AVAILABLE WITH SIMILAR SERVICES. YOU ARE FREE TO SHOP AROUND TO DETERMINE THAT YOU ARE RECEIVING THE BEST SERVICES AND THE BEST RATE FOR THESE SERVICES.

COMPANIES	DESCRIPTION OF CHARGES	ESTIMATE OF RANGE OF CHARGES GENERALLY MADE BY PROVIDER
Title Resources Guaranty Company	Title Insurance Premium	<u>Owners Policy</u> (charges based on policy amount):
		\$50,000 - \$100,000 \$462 - \$666
		\$100,001 - \$300,000 \$666 - \$1,326
		\$300,001 - \$500,000 \$1,326 - \$1,822
		\$500,001 - \$1,000,000 \$1,822 - \$3,062
		\$1,000,001 - \$5,000,000 \$3,062 - \$11,862
Realogy Insurance Agency, Inc.	Homeowners insurance premium	\$2.00 - \$6.00 per thousand dollars of replacement cost of dwelling

## Acknowledgement of Receipt of Disclosure

I/we have read this disclosure form and understand that Agent is referring me/us to use the above-described companies and may receive a financial or other benefit as the result of this referral.

### Buyer/Borrower(s)

Canyon County, a Political Subdivision of the State of Idaho

Commissioner Leslie Van Beek

Commissioner Brad Holton

### Seller(s)

By:   
Delia Rodriguez

By: \_\_\_\_\_  
Rose Mary Pantoja

  
\_\_\_\_\_  
Commissioner Zach Brooks

ATTEST: Rick Hogaboam, Clerk

By: JROSS 03.13.25  
\_\_\_\_\_  
Deputy Clerk



ADDENDUM # 1 (All addendums shall be numbered sequentially.)  
**RE-11 ADDENDUM**

JANUARY 2024  
EDITION

THIS IS A LEGALLY BINDING CONTRACT, READ THE ENTIRE DOCUMENT, INCLUDING ANY ATTACHMENTS.  
IF YOU HAVE ANY QUESTIONS, CONSULT YOUR ATTORNEY AND/OR ACCOUNTANT BEFORE SIGNING.



1 Today's Date: 1/14/2025  
2  
3 This is an **ADDENDUM** to the ☒ Purchase and Sale Agreement ☐ Other \_\_\_\_\_  
4 ("Addendum" means that the information below is added material for the agreement {such as lists or descriptions} and/or means the form is  
5 being used to change, correct or revise the agreement {such as modification, addition or deletion of a term}).  
6  
7 **AGREEMENT DATED:** December 20, 2024 **ID #** 1302 E. Chicago  
8  
9 **ADDRESS:** 1302 E Chicago Caldwell **ID** 83605  
10  
11 **BUYER(S):** Canyon County, a Political Subdivision of the State of Idaho  
12  
13 **SELLER(S):** The heirs and devisees of the estate of Cireno E. Pantoja and Yolanda Pantoja  
14  
15 The undersigned parties hereby agree as follows:  
16 1. Seller and Buyer acknowledge the Title Company shall be Title One, and the Escrow Officer shall be Scott Darling.  
17  
18 -End Addendum 1.

48 To the extent the terms of this ADDENDUM modify or conflict with any provisions of the Purchase and Sale Agreement including all prior  
49 Addendums or Counter Offers, these terms shall control. All other terms of the Purchase and Sale Agreement including all prior  
50 Addendums or Counter Offers not modified by this ADDENDUM shall remain the same. Upon its execution by both parties, this agreement  
51 is made an integral part of the aforementioned Agreement.

52  
53 **BUYER:** Brenda Holton **Date:** 3/13/2025  
54  
55 **BUYER:** [Signature] **Attest:** Rick Hagaborn By J Ross **Date:** 3/13/2025  
56 Ocken Deputy Clerk  
57 **SELLER:** Celina Rodriguez **Date:** 2-27-25  
58  
59 **SELLER:** \_\_\_\_\_ **Date:** \_\_\_\_\_



ADDENDUM # 2 (All addendums shall be numbered sequentially.)  
**RE-11 ADDENDUM**

JANUARY 2024  
EDITION

THIS IS A LEGALLY BINDING CONTRACT, READ THE ENTIRE DOCUMENT, INCLUDING ANY ATTACHMENTS.  
IF YOU HAVE ANY QUESTIONS, CONSULT YOUR ATTORNEY AND/OR ACCOUNTANT BEFORE SIGNING.



1 Today's Date: 1/22/2025  
2  
3 This is an ADDENDUM to the ☒ Purchase and Sale Agreement ☐ Other \_\_\_\_\_  
4 ("Addendum" means that the information below is added material for the agreement {such as lists or descriptions} and/or means the form is  
5 being used to change, correct or revise the agreement {such as modification, addition or deletion of a term}).  
6  
7 AGREEMENT DATED: 12/20/2024 ID # 1302 E. Chicago  
8  
9 ADDRESS: 1302 E Chicago Caldwell ID 83605  
10  
11 BUYER(S): Canyon County, a Political Subdivision of the State of Idaho  
12  
13 SELLER(S): Heirs & devisees of the Estate of Cirenio E. Pantoja & Yolanda Pantoja  
14  
15 The undersigned parties hereby agree as follows:  
16 1. Seller and Buyer acknowledge the Appraised Value is \$175,000.  
17  
18 2. The Purchase Price shall be \$175,000.  
19  
20 3. The Closing Date shall be March 3, 2025.  
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22 -End Addendum 2.

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48 To the extent the terms of this ADDENDUM modify or conflict with any provisions of the Purchase and Sale Agreement including all prior  
49 Addendums or Counter Offers, these terms shall control. All other terms of the Purchase and Sale Agreement including all prior  
50 Addendums or Counter Offers not modified by this ADDENDUM shall remain the same. Upon its execution by both parties, this agreement  
51 is made an integral part of the aforementioned Agreement.

52  
53 BUYER: [Signature] Date: 3/13/2025  
54  
55 BUYER: [Signature] Date: 3/13/25  
56  
57 SELLER: [Signature] Date: 2-27-25  
58  
59 SELLER: \_\_\_\_\_ Date: \_\_\_\_\_

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JANUARY 2024 EDITION

RE-11 ADDENDUM

Page 1 of 1



**ADDENDUM #** 3 (All addendums shall be numbered sequentially.)  
**RE-11 ADDENDUM**

**JANUARY 2025  
EDITION**



THIS IS A LEGALLY BINDING CONTRACT. READ THE ENTIRE DOCUMENT, INCLUDING ANY ATTACHMENTS.  
 IF YOU HAVE ANY QUESTIONS, CONSULT YOUR ATTORNEY AND/OR ACCOUNTANT BEFORE SIGNING.

Today's Date: 3/11/2025

This is an **ADDENDUM** to the ☒ Purchase and Sale Agreement ☐ Other \_\_\_\_\_  
 ("Addendum" means that the information below is added material for the agreement (such as lists or descriptions) and/or means the form is being used to change, correct or revise the agreement (such as modification, addition or deletion of a term)).

**AGREEMENT DATED:** 12/20/2024 **ID #** 1302 E Chicago

**ADDRESS:** 1302 E Chicago Caldwell **ID** 83605

**BUYER(S):** Canyon County, a Political Subdivision of the State of Idaho

**SELLER(S):** Heirs & devisees of the Estate of Cirenio E. Pantoja & Yolanda Pantoja

The undersigned parties hereby agree as follows:

1. Closing shall be no later than March 30, 2025.

-End Addendum 1.

To the extent the terms of this ADDENDUM modify or conflict with any provisions of the Purchase and Sale Agreement or original document referenced above, including all prior Addendums or Counter Offers, these terms shall control. All other terms of the Purchase and Sale Agreement including all prior Addendums or Counter Offers not modified by this ADDENDUM shall remain the same. Upon its execution by both parties, this agreement is made an integral part of the aforementioned Agreement.

**BUYER:** Brad Holton **Date:** 3/13/2025  
**BUYER:** JB **Date:** 3/13/2025  
**SELLER:** Delia Rodriguez **Date:** 3/12/2025 | 10:30:59 AM PDT  
**SELLER:** Rick Haggard **Date:** 3/11/2025