

# Norma Schryver Family Trust Real Estate & Contents Auction

**Monday, April 11<sup>th</sup> at 4:00pm**  
**1142 Pt. Breeze Road, Carlton, NY**

**Real Estate:** Offering 1,920 sq ft home with 80' of frontage on Oak Orchard Creek! Three bedrooms, one bath, large family room w/ lp fireplace, utility rooms, rec room, and more! Features new septic, municipal water, maintenance free siding on a beautiful setting above the creek. Recently updated stairway to the water and dock.

**RE TERMS:** Sells subject to confirmation. 10% buyer's premium. \$15,000 deposit due at auction. *See complete terms in this bid packet!*

OPEN HOUSE: Tues. 4/5 from 3-5pm & Sat 4/9 from 1-3pm

**Contents:** Dining room suite; beds; dressers; chairs; desks; wicker furniture; kitchen items; sofa; recliner; glassware; linens; small chest freezer; bikes; 15' Radisson canoe; 10' skiff; and much more!

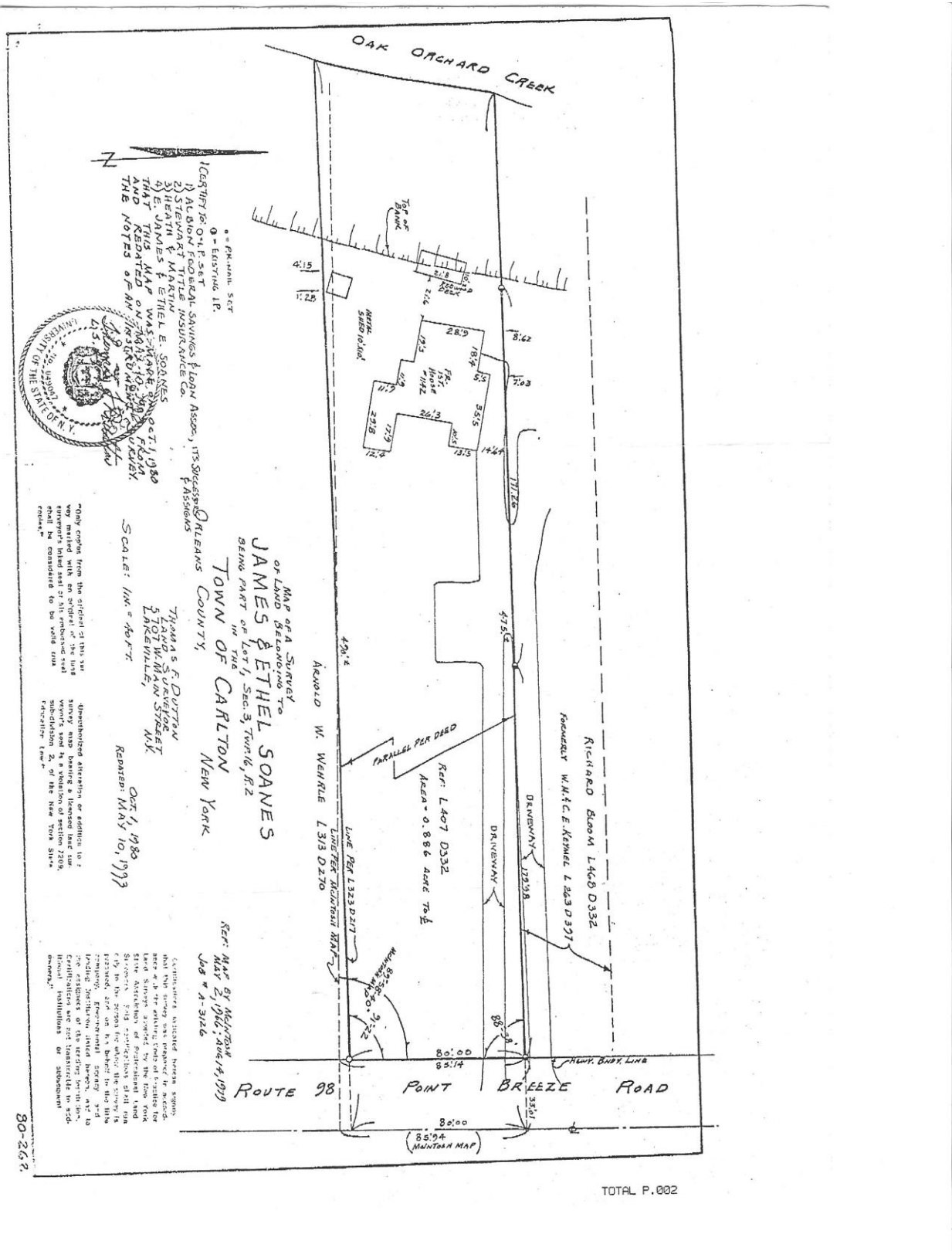
**TERMS:** Cash, Check, MasterCard or Visa. 13% buyer's premium, 3% discount for cash or check. Nothing to be removed until settled for. All items sold "AS IS"!



**William Kent Inc.**  
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**(585) 343-5449**  
PO Box 58, Stafford, NY 14143 • [www.williamkentinc.com](http://www.williamkentinc.com)



**DANIELLE WINDUS-COOK**  
**Properties, LLC**



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## **NOTICE TO ALL BIDDERS**

The information included herewith is a summary of information available from a number of sources, most of which have not been independently verified. This summary has been provided only for the use of prospective bidders at Public Auction to be held on Monday, April 11, 2016, in Carlton, New York, and is supplied for whatever assistance it may provide in answering questions; however: **SUCH INFORMATION AND OPINIONS ARE SUPPLIED WITHOUT ANY WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED WHATSOEVER.**

Prospective bidders are advised to avail themselves of the land and tax records of Ontario County, Carlton townships, and to make an inspection of the premises on their own behalf, consulting whatever advisors they may feel appropriate.

The property for sale will be auctioned in an “AS IS, WHERE IS” condition and neither the Auctioneer/Broker, WILLIAM KENT INC./Danielle Windus-Cook Properties, LLC, nor the seller or their respective agents make any express or implied warranties of any kind. The description and conditions listed in this and other advertising materials are to be used as guidelines only, and are not guaranteed. Announcements made by the Auctioneer/Broker from the auction block at sale time will take precedence over ALL printed materials.



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## NOTICE TO ALL BIDDERS

1. The **TERMS OF THE SALE** are all cash at time of Closing or otherwise as mutually agreed. The contract is not subject to condition of financing or any other contingencies. You must be sure that your financing is arranged, if needed, or that you are capable of paying cash at closing.
2. This property sells subject to confirmation by Seller.
3. Upon acceptance of the final bid, Deposits will be required in cash or certified check made out to William Kent Inc. Brokers. This deposit will be held in Escrow pending confirmation from the Seller. If the property fails to close due to no fault of the buyer, the deposit will be fully refunded.
4. **DEPOSIT AMOUNT: \$15,000**
5. A Contract of Sale must be signed by the Buyer immediately following the Auction of Real Estate. The Buyer is also required to sign the Agency Disclosure, and Price Verification.
6. The property sells in "AS IS" condition without exceptions. Compliance with any government regulations will be the responsibility of the buyer. Fixtures and appliances are sold in "AS IS" condition. Seller makes no representations or warranties, expressed or implied regarding the same.
7. Upon confirmation, Seller will convey to buyer the premises by Warranty Deed at the closing
8. Seller shall have up to 2 days to accept the offer from buyer. Buyer shall be bound by the offer until that time.
9. This Contract of Sale has been reviewed and approved by the Sellers' attorney. When signed, the Contract of Sale becomes a binding contract. Buyers must review this Contract with their Attorney prior to bidding to obtain his or her written approval letter to present to the auctioneer at registration, or they must elect to waive Attorney approval.
10. Announcements made from the Auction Block at the time of the sale will take precedence over all other information and all printed material. WILLIAM KENT INC./Danielle Windus-Cook Properties, LLC, believes all material to be correct, but assumes no legal responsibility for its accuracy or for the accuracy of its representation.

**BID PRICE** \$ \_\_\_\_\_

**PLUS 10% BUYER'S PREMIUM** \$ \_\_\_\_\_

**TOTAL PURCHASE PRICE** \$ \_\_\_\_\_

By signing this verification, I/We, \_\_\_\_\_  
Buyer, agree and acknowledge that I/We understand how the total purchase price was computed. I/We also acknowledge that either my/our attorney approved the purchaser offer or I/We waive our attorney approval.



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**When signed, this document becomes a binding contract. We recommend that the buyer consult an attorney before bidding, since no changes or contingencies to this contract will be accepted.** The only items added to this contract at the time of signing shall be the purchase price, acknowledgments, and the parties' signatures. You must either show this purchase offer to an attorney prior to bidding and obtain written attorney approval submitted to Danielle Windus Cook Properties, LLC/William Kent Inc., herewith, or elect to waive attorney approval. I agree to purchase the following property situated in the Town of Carlton, County of Orleans, State of New York, known and described as 1142 Pt. Breeze Road and Orleans County Tax Parcel #18.1-1-6. **The property sells as per deed description.** The Seller shall not provide any instrument survey. If Buyer desires an instrument survey, it shall be provided solely at the expense of the Buyer. Property consists of .79 acres together with one story frame dwelling now thereon, and including all heating, lighting and plumbing fixtures, shades, screens, storm doors and windows and all other appurtenances now in and belonging to the above described property. **ALSO INCLUDED: REFRIGERATOR, RANGE, DISHWASHER, WASHING MACHINE & DRYER.**  
**Purchase Price \$** \_\_\_\_\_.

**Terms:** All cash at time of closing. **Possession to be given at time of closing.**

The purchaser understands that the Buyer's Premium is due and earned at the time of the closing and a portion of the deposit money may be used by the broker to pay the premium at the time of the closing.

**Property sells in "as is" condition**, without acceptance of any contingencies. Compliance with governmental regulations shall be the responsibility of the Purchaser. Minor fence encroachments of one foot or less on all properties except waterfront, shall not adversely affect Marketability of Title. Purchaser hereby agrees to accept title to property subject to said encroachment. Provided, however, said fence is not in violation of any Restrictive Covenant, Easement, Agreement, or Right of Way of Record, nor does it impair or restrict access to or from public or private Right of Way.

The purchase offer was prepared under the supervision of the Seller's Attorney. It has been posted and passed out at open houses.

Seller to furnish **a warranty deed**, tax and title searches to time of transfer showing good marketable title, free of liens and encumbrances, except as above specified, and subject to utility pole, pole and wire easements and Restrictive Covenants of Record running with the land or in common to the tract or subdivision.

Taxes, interest, insurance, rents, oil, and water to be adjusted to the date of transfer. Any bond or mortgage given shall contain the statutory clauses as to interest, principal, insurance, tax assessments, upon default of thirty days. Buyer to pay mortgage tax and recording fee. Uniform Purchaser's Vendor's Risk Act shall apply.

If Buyer raises a written objection to Seller's title to the property, which, if valid, would make the title to the property unmarketable, Seller shall have a right to cancel this contract by giving written notice of cancellation to Buyer, and by returning deposit to Buyer. However, if Seller is able to correct the problem to which Buyer objects prior to the closing date, or if Seller is able to obtain a commitment for title insurance from a local company and is willing to pay the price of such title insurance to insure Buyer's interest or the interest of any lender granting a mortgage to Buyer for the purchase of the property, then the contract shall continue in force. Buyer's Attorney is to have tax and title searches for examination at least three days before closing.

Transfer to be completed at the office of the Orleans County Clerk, Albion, New York, on or about the 20th day of May, 2016. If the Buyer of this property chooses to go to any Lender for financing, the suggested closing date is still to be adhered to, and any repairs, survey, septic, or other tests, certifications or permits required by that Lender will become the Buyer's responsibility. The offer is good until April 13, 2016.

Buyer has previously made deposit arrangements in writing acceptable to Danielle Windus-Cook Properties, LLC/ William Kent Inc., or **Buyer herewith deposits \$15,000** of the above purchase price with Danielle Windus-Cook Properties, LLC/William Kent Inc., to be held in their Escrow Account to be returned if this contract thereafter fails to close for any reason not the fault of the Buyer. If Buyer fails to complete their part of this contract, Buyer shall forfeit the deposit and the Seller may also pursue other legal rights against the Buyer, including a law suit for any real estate brokerage commission paid by the Seller. Danielle Windus-Cook Properties, LLC/William Kent Inc. will inform the Buyer into which Bank Escrow Account the deposit will be held.

\_\_\_\_\_  
Seller's initial/s  
\_\_\_\_\_  
Buyer's initials



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## ATTORNEY APPROVAL OR WAIVE APPROVAL

- ( ) We have shown this Purchase Offer to our Attorney prior to bidding and have filed his or her written approval with Danielle Windus-Cook Properties, LLC/William Kent Inc. \_\_\_\_\_ (Buyers Initials) \_\_\_\_\_ (Witness Initials)
- ( ) We have elected to waive our Attorney's approval. \_\_\_\_\_ (Buyers Initials) \_\_\_\_\_ (Witness Initials)

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

Buyer: \_\_\_\_\_ (L.S.)  
Buyer: \_\_\_\_\_ (L.S.)

## Acceptance

I hereby accept the above offer and agree to sell on the terms and conditions set forth and pay Danielle Windus-Cook Properties, LLC/William Kent Inc., advertising expenses and deposit here may be applied thereon.

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

Seller: \_\_\_\_\_ (L.S.)  
Seller: \_\_\_\_\_ (L.S.)



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