

**CONDITIONS OF PUBLIC SALE OF PROPERTY
FOR THE ESTATE OF DORIS I. WELLS, a/k/a DORIS ILENE WELLS**

The Conditions of Public Sale of the following described Property offered for sale this 20th day of December, 2025, by the undersigned, Shaun F. Chubb as Executor of the Estate of Doris I. Wells, a/k/a Doris Ilene Wells, the Seller(s), is as follows:

1. The Property subject to this sale shall be referred to in these Conditions of Sale as the "Property," shall be taken to be correctly described as set forth in the attached Exhibit "A", which is incorporated and made a part of these conditions of Sale. The description is taken from the metes and bounds contained in the deed.

2. THE PROPERTY IS OFFERED FOR SALE SUBJECT TO A RESERVE PRICE, AND SUBJECT TO THE RIGHT OF THE SELLER, THROUGH ITS AGENT, OR THE AUCTIONEER, TO BID UP TO OR BEYOND SUCH RESERVE AND TO WITHDRAW THE PROPERTY AS UNSOLD WITHOUT DECLARING SUCH RESERVE, IF, IN THE OPINION OF SELLER, THERE HAS BEEN A LACK OF SUFFICIENT BIDS.

3. The highest and best bidder, at or above the reserve bid, shall be the Buyer, the Seller reserving the right to reject any and all bids. The Seller further reserves the unconditional right to withdraw the property from sale at any time before it is struck down. Should any dispute arise as to the highest bidder, the property will be put up again at a prior bid.

4. THE PROPERTY IS BEING SOLD AS IS. The Seller makes no warranty whatsoever concerning the condition of the property. The Buyer acknowledges that the Buyer had the right to inspect the Property, and either has inspected the property or hereby waives the right to do so. The Buyer agrees to purchase the Property after conducting such inspection or waiving the right to inspect, and not because of reliance upon any representation made by the Seller. The Buyer agrees to purchase the property in its present condition. THE BUYER HEREBY WAIVES ANY WARRANTIES ARISING BY OPERATION OF LAW.

5. The Buyer shall pay immediately following the sale to the Seller or its agent a deposit of ten (10%) percent of the sale price, in cash or certified funds or, at Seller's option, a personal check, and shall sign an Acceptance agreeing to these Conditions of Sale and the payment of the remainder of the purchase price upon settlement on the Property.

6. Settlement shall occur, and the balance of the purchase money shall be paid, within forty-five (45) days from today at an agreed upon place as the Buyer shall notify the Seller in advance of settlement, at which time a Deed to the Property, containing the description from the attached Exhibit "A", shall be delivered to the Buyer. The Deed shall convey a fee simple title to the premises and shall convey good and marketable title.

7. The property is sold subject to all building restrictions, easements, and covenants of record, and subject to all municipal and state legislation regarding zoning and assessments.

8. Possession of the Property shall be given upon delivery of Deed.

9. Time shall be of the essence.

10. School taxes will be prorated on a fiscal year basis to the date of settlement; county and city taxes, sewer and refuse will be prorated on a calendar year or quarterly basis, as the case may be, to the date of settlement.

11. The parties shall equally divide the two percent (2%) realty transfer tax. The Seller shall not be liable for any other costs associated with the Buyer's purchase except the Seller's attorney and auctioneer fee.

12. Any survey required or demanded shall be at the expense of the Buyer, and any inaccuracy in the description provided shall be corrected at the expense of the Buyer, which shall not delay final settlement.

13. All personal property, wherever it is situated, is reserved.

14. The Buyer accepts the property AS IS on the date of sale. The Seller makes no representations as to the condition of the property nor gives any warranties. The Seller will not sign any affidavits with respect to title or condition.

15. If the Buyer fails to comply with these Conditions of Sale, he, she, or they shall forfeit all monies paid on account of the purchase price and such additional sum of money as will fully compensate the Seller upon a resale of the premises at either public or private

sale with or without notice to the Buyer of such sale; or the Seller, at the Seller's option, may secure by appropriate action, specific performance of the contract. If for any reason title as provided in paragraph 6 of these Conditions of Sale cannot be conveyed by the Seller to the Buyer, the Buyer shall have the option of taking such title as the Seller can give, without abatement of price, or of being repaid all monies paid on account by the Buyer to the Seller, and there shall be no further liability on the part of the Seller.

16. The purchase price and the required deposit shall be as set out in the attached Acceptance, which shall be signed by both the Seller and the Buyer.

BY THE SELLER,
THE ESTATE OF DORIS I. WELLS, a/k/a
DORIS ILENE WELLS

Shaun F. Chubb, Executor

SCHEDULE "A"

**LEGAL DESCRIPTION OF 5490 DIVISON HIGHWAY,
NARVON, PA 17555**

ALL that certain tract or piece of land situate on the north side of State Highway Route No. 322 in the Village of Fetterville, East Earl Township, Lancaster County, Pa., with the improvements thereon erected, bounded and described as follows, to wit:

BEGINNING at a stone in State Highway Route No. 322; thence in and along same, North eighty-four (84) degrees East, ten and six tenths (10.6) perches to a stone in or near the middle of the said State Highway Route No. 322; thence leaving said State Highway Route No. 322 by land now or late of Diller J. Ranck North four (4) degrees West, eleven (11) perches to a stone; thence by land of the same, South eighty-four (84) degrees West, ten and six tenths (10.6) perches to a post; thence by land now or late of G. S. M. Kauffroad, South four (4) degrees East, eleven (11) perches to the place of beginning.

CONTAINING one hundred fifteen (115) perches, more or less.

BUYER(S) INFORMATION

Name(s) of Buyer(s): _____

Identify which Buyer will be the contact for this transaction:

Contact Address of Buyer(s): _____

Phone number(s) of Contact: Home: _____ Cell: _____

E-mail Address of Contact: _____

Facsimile, if relevant: _____

Name, address, phone number, and e-mail of Attorney or settlement agent, if known:

ACCEPTANCE (Seller's Copy)

I/We, the undersigned Buyers, hereby acknowledge(s) that I/we have become the Buyer(s) of certain real estate of the Estate of Doris I. Wells, a/k/a Doris Ilene Wells , particularly described in Exhibit "A" attached, for the sum of _____ Dollars (\$_____), and that the sum of _____ Dollars (\$_____) has been paid down by (check #_____) (cash) by us by way of a deposit, the receipt of which is hereby acknowledged, and that the foregoing Conditions of Sale shall be taken as the terms of Agreement for us as Buyer(s) respectively in all things.

WITNESS our hand(s) and seal(s) this 20th day of December, 2025..

WITNESS:

_____(SEAL)
_____(SEAL)

I, Shaun F. Chubb, the Executor of the Estate of Doris I. Wells, a/k/a Doris Ilene Wells, hereby agree to the sale of the Property to the above Buyer(s) for the purchase price and under the terms set out above, and acknowledge and accept receipt of the payment of \$_____ as a down-payment on the purchase of the Property, as set out above.

WITNESS:

DORIS I. WELLS, a/k/a DORIS ILENE*
WELLS ESTATE

By _____(SEAL)
Shaun F. Chubb, Executor

ACCEPTANCE (Buyers' Copy)

I/We, the undersigned Buyers, hereby acknowledge(s) that I/we have become the Buyer(s) of certain real estate of the Estate of Doris I. Wells, a/k/a Doris Ilene Wells, particularly described in Exhibit "A" attached, for the sum of _____ Dollars (\$_____), and that the sum of _____ Dollars (\$_____) has been paid down by (check #_____) (cash) by us by way of a deposit, the receipt of which is hereby acknowledged, and that the foregoing Conditions of Sale shall be taken as the terms of Agreement for us as Buyer(s) respectively in all things.

WITNESS our hand(s) and seal(s) this 20th day of December, 2025.

WITNESS:

_____(SEAL)

_____(SEAL)

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WITNESS:

DORIS I. WELLS, a/k/a DORIS ILENE
WELLS ESTATE

_____ By _____(SEAL)
Shaun F. Chubb, Executor