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# ESTATE ADDENDUM

2 The following is part of the Purchase and Sale Agreement dated \_\_\_\_\_ between  
3 \_\_\_\_\_ ("Buyer") and \_\_\_\_\_ ("Seller") concerning  
4 \_\_\_\_\_ ("the Property").  
5

6 1. **FORM OF DEED.** Title to the Property shall be conveyed by a Bargain and Sale Deed.  
7

8 2. **AS-IS.** THE PROPERTY IS BEING SOLD "AS IS, WHERE IS", AND NEITHER SELLER NOR SELLER'S AGENT  
9 MAKE ANY WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, ABOUT THE CONDITION, LOCATION,  
10 BOUNDARIES, POTENTIAL OR ALLOWED USES, ZONING, OR NEIGHBORHOOD OF THE PROPERTY. SELLER  
11 AND BUYER HAVE SPECIFICALLY NEGOTIATED THIS "AS IS, WHERE IS" PROVISION, AND THE AGREED PRICE  
12 TAKES THIS PROVISION INTO ACCOUNT. BUYER HEREBY ASSUMES THE RISK OF ANY AND ALL DEFECTS IN  
13 THE PROPERTY AND OF ANY UNSATISFACTORY FACT CONCERNING THE PROPERTY'S CONDITION,  
14 LOCATION, BOUNDARIES, POTENTIAL OR ALLOWED USES, ZONING OR NEIGHBORHOOD, WHETHER NOW  
15 EXISTING OR ARISING IN THE FUTURE, AND WHETHER OR NOT NOW KNOWN OR SUSPECTED BY SELLER  
16 OR BUYER. BUYER HAS HAD THE OPPORTUNITY TO INSPECT THE PROPERTY PERSONALLY AND WITH  
17 INSPECTION AGENTS OF BUYER'S CHOOSING.  
18

19 3. **SELLER EXEMPT FROM PROVIDING A COMPLETED SELLER DISCLOSURE STATEMENT.** Buyer has been  
20 advised that Seller is the personal representative of an estate and is exempt from providing Buyer a completed Seller  
21 Disclosure Statement pursuant to RCW 64.06.010(6).  
22

23 4. **CHECK IF INCLUDED:**

24 A.  **SELLER'S ATTORNEY REVIEW CONTINGENCY.** This Agreement is subject to review and approval by Seller's  
25 attorney. This attorney review contingency shall be deemed waived unless, within \_\_\_\_\_ days (5 days if not  
26 filled in) of mutual acceptance, Seller gives notice of disapproval and termination of the Agreement. In the  
27 event Seller gives timely notice of disapproval, the Earnest Money shall be returned to Buyer.  
28

29 B.  **COURT APPROVAL CONTINGENCY.** This Agreement is subject to court approval. This Agreement shall  
30 terminate and Buyer shall receive a refund of the Earnest Money unless Seller gives notice of court approval to  
31 Buyer within \_\_\_\_\_ days (10 days if not filled in) of mutual acceptance.  
32

33 **ALL OTHER TERMS AND CONDITIONS OF THE AGREEMENT REMAIN UNCHANGED.**  
34

35  
36  
37  
38 Signature:

39 \_\_\_\_\_  
40 BUYER Date

\_\_\_\_\_ Date  
BUYER

41  
42 \_\_\_\_\_  
43 SELLER Date

\_\_\_\_\_ Date  
SELLER

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