

Agreement of Purchase and Sale

Form 100 for use in the Province of Ontario

This Agreement of Purchase and Sale dated this 31 day of July 2019

BUYER: Justin Skyler Zanth and Natasha Lynn Michinski
(Full legal names of all Buyers)

SELLER: Nicholas Dirven and Johanna Dirven
(Full legal names of all Sellers)

REAL PROPERTY:

Address 15490 ASHBURN ROAD

fronting on the South side of ASHBURN ROAD

in the Municipality of Berwick

and having a frontage of 340 ft, 3 in more or less by a depth of 114 ft, 3 in more or less

and legally described as PT LT 19 CON 7 FINCH PT 1 52R4320; NORTH STORMONT

(Legal description of land including easements not described elsewhere)

PURCHASE PRICE:

Thirty-Eight Thousand Three Hundred Twenty-Five Thousand Dollars (CDN\$) 338,000.00

DEPOSIT: Buyer submits Upon acceptance

(Herewith/Upon Acceptance/as otherwise described in this Agreement)

Three Thousand Five Hundred Dollars (CDN\$) 3,500.00

by negotiable cheque payable to ROYAL LEPAGE PERFORMANCE REALTY "In Trust" "Deposit Holder" to be held in trust pending completion or other termination of this Agreement and to be credited toward the Purchase Price on completion. For the purposes of this Agreement, "Upon Acceptance" shall mean that the Buyer is required to deliver the deposit to the Deposit Holder within 24 hours of the acceptance of this Agreement. The parties to this Agreement hereby acknowledge that, unless otherwise provided for in this Agreement, the Deposit Holder shall place the deposit in trust in the Deposit Holder's non-interest bearing Real Estate Trust Account and no interest shall be earned, received or paid on the deposit.

Buyer agrees to pay the balance as more particularly set out in Schedule A attached

SCHEDULE(S) A attached hereto form(s) part of this Agreement.

1. IRREVOCABILITY: This offer shall be irrevocable by Buyer until 12:00 5 p.m. on the 3 day of August 2019, after which time, if not accepted, this offer shall be null and void and the deposit shall be returned to the Buyer in full without interest.

2. COMPLETION DATE: This Agreement shall be completed by no later than 6:00 p.m. on the 5 day of September 2019. Upon completion, vacant possession of the property shall be given to the Buyer unless otherwise provided for in this Agreement.

INITIALS OF BUYER(S):

INITIALS OF SELLER(S):

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