

ELECTRONIC SIGNATURE AMENDMENT TO ESCROW INSTRUCTIONS

DATE: December 23, 2020

ESCROW NUMBER: 10222

ESCROW OFFICER: Mary Escrow

Our instructions to you in the above numbered escrow are amended as follows:

In accordance with California Civil Code § 1633.1, et seq. (The Uniform Electronic Transactions Act), some or all of the documentation in this escrow and the transaction to which it relates may be electronic records that contain one or more of the parties' electronic signatures. By executing this amendment, the parties to this escrow agree as follows:

1. Documents in this transaction may be created and signed electronically;
2. One or more parties to this escrow has used or may in the future use electronic signature technology, including a digital signature, in order to express that party's approval of and agreement to the contents of the electronic record or document;
3. The documents or electronic records deposited to date with the escrow holder in electronic record form were signed by the party or parties whose signatures, whether electronic or otherwise, appear on the documents or electronic records;
4. The documents or electronic records electronically signed by any party may be relied upon by the escrow holder in the same manner as any other documents or records;
5. The refusal of any lender involved in this transaction to accept electronically signed records or documents shall not affect this instruction or the validity of any other electronically signed record or document in this transaction; and
6. The electronic mail address for each party is shown below.
7. In accordance with California Civil Code Section 1182, escrow holder may rely on electronically acknowledged records or documents, including electronic records or documents acknowledged by internet notary services, provided that such acknowledgments are complete and proper under the laws of the state where the electronic record or document was acknowledged and the electronic record or document states that it was acknowledged by a person authorized by Section 1182 to provide proof of such acknowledgment.

THIS AMENDMENT CANNOT BE SIGNED ELECTRONICALLY. THE FAILURE OF ANY PARTY TO SIGN THIS AMENDMENT OR TO PROVIDE AN ELECTRONIC MAIL ADDRESS SHALL NOT INVALIDATE ANY ELECTRONICALLY SIGNED DOCUMENTS OR ELECTRONIC RECORDS IN THIS TRANSACTION OR CHANGE THE RIGHTS AND DUTIES OF THE ESCROW HOLDER PURSUANT TO THE ESCROW INSTRUCTIONS OF THE PARTIES.

Buyer(s) Signatures(s)

Seller(s) Signature(s)

Bob Buyer

Sam Seller