

SALES CONTRACT FOR REAL ESTATE

THIS AGREEMENT is made this 19th day of November, 2022, by and between

Petr Gnatyk, hereafter

called Seller(s), and Inkling Capital LLC and/or assigns, hereafter called Buyer. Buyer and Seller shall hereafter jointly be referred to as the "Parties".

DESCRIPTION OF THE PREMISES. Seller(s) agrees to sell to Buyer the property located at:

46 Front Ave Saint Paul MN 55117

Description Written as Follows: AS IS Condition

Description is including any fixtures, window and floor coverings, built-in appliances, draperies including hardware, shades, blinds, window and door screens, awnings, outdoor plants, trees, and other permanently attached items now on premises.

I. **PURCHASE PRICE.** The Seller agrees to convey property to Buyer for the sum of

\$ 100,000 (One-Hundred Thousand)

TOTAL SALES PRICE (CASH): \$100,000

Earnest Money: \$1000.00

I. **TERMS.** The following terms are applicable to this contract:

1. Closings costs, attorney fees, title fees and other miscellaneous costs are to be paid in the following fashion – **paid in full by Buyer.**
2. Any taxes (Not Including Transfer Taxes), Liens, Encumbrances and or Mortgage owed will be closed and paid in full by the Seller.
3. The Seller and Buyer will set closing to be as soon as possible for all parties, but no later than **30 business days or sooner after date of Ratification** without written addendum to this agreement.
4. Property sold "as is" with no warranties implied or stated from seller.
5. Seller to provide buyer with permission to access property for purposes such as evaluation of repairs needed and for final inspection. If property is vacant, Seller shall provide Buyer with a key to access property specifically for the reasons above. Key shall be provided on date of Ratification.
6. This offer is contingent on the Seller providing a clear title to the Buyer. The Buyer will have 10 days to determine if the title is insurable. If the title is not insurable, this agreement shall be terminated, any and all earnest money will be refunded to Buyer.
7. This offer is subject to financial partner's approval
8. The Title report and survey, if required, will be ordered promptly and, if not available on the settlement Date, then Settlement may be delayed for up to 14 business days to obtain the title report and survey after which this Contract, at the option of the Buyer, may be terminated and the Deposit will be refunded in full to the Buyer.
9. Any Changes must be made in writing, and mutually agreed upon.

SELLER: DS
PG

BUYER: DS
IC

- 10. DEFECTS: Seller warrants subject property to be free from hazardous substances and from violation of any zoning, environmental, building, health or other governmental codes or ordinances. Seller further warrants that there is no material or other known defects or facts regarding this property, which would adversely affect the value of said property.
- 11. INSURANCE: As consideration for this purchase the Seller will assign all insurance policies on the property to the Buyer and Seller will grant a limited power of attorney to the Buyer to deal with the lender(s) and insurance provider(s).
- 12. RISK OF LOSS: If subject property is damaged prior to transfer of title, Buyer has the option of accepting any insurance proceeds with title to the property in "as is" condition or of canceling this contract and accepting the return of the deposit.
- 13. NO JUDGMENTS: Seller warrants that there are no judgments threatening the equity in subject property, and that there is no bankruptcy pending or contemplated by any titleholder. Seller will not further encumber the property and an affidavit may be recorded at Buyer's expense putting the public on notice that the closing of this contract will extinguish liens and encumbrances hereafter recorded.
- 14. ACCEPTANCE: This instrument will become a binding contract when accepted by the Seller and signed by both Buyer and Seller.

Additional Terms:

BUYER: _____ DocuSigned by:
Inklings Capital LLC
0242F336BC0E409... DATE: 11/19/2022

SELLER: _____ DocuSigned by:
Petr Gnatyk
63A7E28BE783431... DATE: 11/19/2022

SELLER: _____ DS
PG

BUYER: _____ DS
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Addendum No. 1 to the Contract dated November 19th 2022 between

Petr Gnatyk

(Seller)

and Inkling Capital LLC

(Buyer)

concerning the property described as:

46 Front Ave, Saint Paul, MN 55117

(the "Contract"). **Buyer and Seller** make the following terms and conditions part of the Contract:

-Closing to be on or before January 7th, 2023

- Purchase price to be \$50,000 (fifty-thousand)

Date: 12/7/2022

Buyer:

DocuSigned by:
Inkling Capital LLC
0242F336BC0E409...

Date: _____

Buyer: _____

Date: 12/7/2022

Seller:

DocuSigned by:
Petr Gnatyk
63A7E28BE783431...

Date: _____

Seller: _____

Addendum No. 2 to the Contract dated November 19th, 2022 between
Petr Gnatyk

(Seller)

and Inkling Capital LLC

(Buyer)

concerning the property described as:

46 Front Ave Saint Paul MN 55117

(the "Contract"). **Buyer** and **Seller** make the following terms and conditions part of the Contract:

-New Closing date to be on or before January 23rd, 2023

DocuSigned by:

Inkling Capital LLC

0242F336BC0E409...

Date: 1/6/2023

Buyer:

Date: _____

Buyer: _____

DocuSigned by:

Petr Gnatyk

63A7E28BE783431...

Date: 1/6/2023

Seller:

Date: _____

Seller: _____