

EXHIBIT B
ADDENDUM/AMENDMENT TO RESIDENTIAL REAL ESTATE
PURCHASE AND SALE AGREEMENT

The following is a part of the Residential Real Estate Purchase and Sale Agreement dated the ____ day of _____, 2017, between Estate of Wilhelmina Zent, Sarah R. Johnson as Personal Representative as Personal Representative ("Seller") and _____ ("Buyer") regarding _____, ("Property"). .

IT IS AGREED BETWEEN THE SELLER AND BUYER AS FOLLOWS:

1. It is agreed that the Seller will execute a Bargain and Sale Deed and not a Statutory Warranty Deed.
2. The Seller is an estate and therefore no Disclosure Form (Form 17) will be completed by the Seller.
3. It is agreed that the said Purchase and Sale Agreement is contingent upon a 24 hour attorney review.
4. The Buyer and Seller do hereby agree that after the inspection has been waived or satisfactorily completed and accepted by the Buyer, that the following understanding and agreement shall apply:

The Buyer does further acknowledge and agree that they have independently investigated and examined the subject premises and are not relying upon the warranties or representations of the Seller, express or implied, as to any physical aspect of the subject premises, including, but not limited to, zoning, use restrictions, boundaries, soil conditions, easements, utilities, access, and any other physical characteristic, and accept the subject premises "as is."

The Seller and Buyer do hereby acknowledge and agree that the sales price reflects the negotiation between the Seller and Buyer that resulted in the inclusion of the "as is" clause.

The Seller and Buyer do further agree that any other provisions in this agreement that are inconsistent or otherwise conflict with the "as is" clause are specifically revoked.

This clause will survive closing.

BUYER: _____

DATED: _____

BUYER: _____

DATED: _____

SELLER: _____

DATED: _____

Sarah R. Johnson, as Personal Representative