

At closing, the deed shall be delivered and possession of the property shall be relinquished to Optionee.

7. PRORATIONS.

All property taxes and rents shall be prorated at the date of final closing. Proration of property taxes for the year in which the closing takes place shall be based upon the most recent prior year in the event that the tax amount for the year of closing is not available as of the date of closing. In the event of any inequities in proration, the parties hereto agree to make necessary adjustments in the end of the then current taxable year.

8. PROPERTY TO BE CONVEYED.

Optionor represents and warrants that she now has and that she, or her heirs, devisees or personal representatives will convey to Optionee, its successors and assigns forever, at closing a good and marketable fee simple title to the property by general warranty fee simple deed. Good and marketable title is hereby defined as title which is insurable by a national title insurance company at its standard rates and without exceptions.

9. CLOSING COSTS.

Optionor shall be responsible for the costs of preparation of the deed and for deed stamps. Optionor and Optionee shall be responsible for their own attorney's fees.

10. TITLE DEFECTS.

In the event the Optionee shall find any defect in the title to the property which the Optionor is unable to cure, or to provide an owner's title insurance policy, within fifteen (15) days

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