

is held invalid or unenforceable, shall not be affected thereby, and each term, covenant, condition, and provision of this Agreement shall be valid and be enforced to the fullest extent permitted by law.

22. Counterparts. This Agreement may be executed simultaneously in one or more counterparts, each of which shall be deemed to be an original, all of which together shall constitute one and the same agreement.

23. Interpretation. Whenever herein the singular number is used, the same shall include the plural, and the masculine gender shall include the feminine and neuter genders and vice versa, as the context shall require. The paragraph headings used herein are for reference and convenience only, and shall not enter into the interpretation hereof. The terms "Seller" and "Buyer" whenever used herein shall mean only the owner at the time of Seller's or Buyer's interest herein, and upon any sale or assignment of the interest of either Seller or Buyer herein, their respective successors in interest and/or assigns shall, during the term of their ownership of their respective estates herein, be deemed to be Seller or Buyer, as the case may be.

24. Property Evaluation. The parties hereto agree that consideration paid for the subject property shall be divided \$ 72,000.00 for the land and the remaining amount for the improved property.

25. Entire Agreement. (a) This instrument contains the entire agreement between the parties with respect to the transaction contemplated herein, and there are no agreements, warranties, or representations, express or implied, except those expressly set