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VIII.

Sellers warrant that all fees, assessments, dues and other obligations to the Community Association maintained by the subdivision have been paid and the dues are current and that Sellers will do all things necessary and required to make the Purchasers members of said Association by virtue of purchasing the described property.

IX.

Time is of the essence of this Contract and this written contract embodies the entire Agreement between the parties.

X.

Sellers warrant that the premises are free of termite infestation.

XI.

Purchasers and Sellers agree that the only warranties or representations which will survive the closing of this transaction will be those regarding any items or conditions of which the Sellers have personal knowledge as of the date of closing; beyond the date of closing the Sellers shall have no liability or responsibility for any condition or aspect of this property of which they have no personal knowledge as of the closing date.

IN THE PRESENCE OF:

James M. Allison  
Miche C. Ware  
As to "Sellers"

Raymond M. Urquhart (L.S)  
RAYMOND M. URQUHART, Seller

M. Eileen Urquhart (L.S)  
M. EILEEN URQUHART

1191-935

4328-1723