

BILL OF SALE of a Cottage on Etna Spiritualist Association (ESA) land

I, _____ (seller), in consideration of _____ dollar(s), do hereby sell, transfer and convey the following Cottage at _____ (Cottage address) Map 9, Lot___ to _____ (buyer).

I, the undersigned seller, agree to sell the above cottage to the buyer for the above amount "as is." Upon completion of the sale I will transfer possession of the cottage to the buyer within (30) days. Disclosure will be given in writing if any past due money is owed to ESA, such as lot fees and/or liens. I have informed the buyer(s) that all residents of Camp Etna are tenants-at-will and are subject to all regulations and assessments of ESA as well as municipal taxes. I have informed the buyer that the sale does not mean automatic occupancy rights will be granted until membership requirement is satisfied.

I, the undersigned buyer, accept the cottage "as is." I acknowledge receipt of the cottage at the time I take physical possession of it from the seller. I understand that this is the sale of the cottage only and that ESA is the landlord of the lot the cottage rests on. I acknowledge that all residents of Camp Etna are tenants-at-will and are subject to all regulations and assessments of ESA as well as municipal taxes. I understand all Bylaws, rules and regulations pertaining to cottage ownership and the consequences of being delinquent in payment of lot rent. If lot fees are not paid by the due date each year the tenant-at will shall be asked to vacate the premises within thirty (30) days of written notice unless other arrangements have been specifically made and approved by the Board.

ESA BYLAW - ARTICLE IX: MEMBERS OBLIGATIONS

Section 6: The cottages and their lot rent are vital to the continued operation of ESA. Therefore, each owner must maintain/preserve their property. The Board of Directors is charged with overseeing the preservation of member owned cottages in the event of owner neglect. After 60 day notice to owner the board may make any repairs necessary for the preservation of the property. Any such monies shall become a 1st lien on the property with 18% annual interest and must be paid prior to any transfer of ownership.

Section 7: Loss of ownership. Any fees (dues, lot rent or maintenance assessments) unpaid for a period of two (2) years shall subject owner to the loss of his/her personal property. Owner shall be given sixty (60) day notice and if not remedied ownership of such cottage shall revert to ESA.

Dated this _____ day of _____, 20__

SELLER	BUYER
Sellers Name(s):	Buyers Name(s):
Seller's Mailing Address:	Buyer's Mailing Address:
Seller's Email	Buyer's Email
Seller's Phone	Buyer's Phone
Seller's Signature(s):	Buyer's Signature(s):