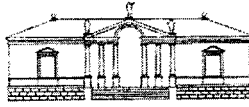


17 Broad Street
 Kinderhook, NY 12106
 www.rhblackburn.com
 www.GreatPeriodHouses.com



Tel. (518)758-1788
 Fax (518) 758-6211
 blackburn@berk.com

R. H. BLACKBURN & ASSOCIATES, Inc.
REAL ESTATE
PURCHASE OFFER

Seller: Lois Urda
 Street: 33 Ford Road
 Town: Old Chatham NY 12136

Tel.:
 Fax:
 Email:

Buyer: Irene Ribeiro Gee Cameron Alexander Gee
 Street: Vedder Price P.C. 1633 Broadway, 47th Fl
 Town: New York NY 10019

Tel.: 212 407-6929
 Fax 212 407-7799
 Email cgee@VEDDERPRICE.COM

The property 1992 modernist-style residence on 5.62 acres plus second lot of 5 acres.
 described as :

Located at street: 33 Ford Road Town: Chatham Tax Map No.(s): 26.-1-63.111 and 26.-1-63.112
 Items included: Clothes dryer, Clothes washer, dishwasher, stove, refrigerator.
 Items excluded: none

Purchase offer: \$600,000 Escrow broker: R. H. Blackburn & Associates Inc. RE
 Offer deposit: \$6,000 Escrow account at: Trustco Bank, Hudson
 Contract deposit: \$54,000
 Closing balance: \$540,000
 Contingencies?

Mortgage: 70% 30 year fixed at prevailing rate.

Inspections & tests: Engineer's structural and environmental inspection, tests for radon, mold, vermin, toxic substances, well water, septic, asbestos with results satisfactory to buyer.

Other contingencies: Marketable title with attorney approval of same. Satisfactory appraisal supporting mortgage value for lending purposes. Seller to respond to this offer by October 28, 5pm.

1. This agreement is subject to both attorneys' approval (which may be withheld for any reason) by date 10/31/2011, and to a formal contract acceptable to both parties at their absolute discretion.
2. If parties are unable to enter into a formal contract by the said date, either party shall have the right to cancel this purchase offer and the purchaser shall be entitled to a return of the deposit in full.
3. The aforesaid contract date may be extended by mutual agreement of the parties and/or their attorneys in writing.
4. This purchase offer may not be assigned in whole or in part without the prior written consent of the seller.
5. When the sense of this purchase offer shall require, the words "seller" and "purchaser" shall be considered as plural.
6. The parties hereto acknowledge that *Seller Agent Broker: Nancy Horowitz, Halstead Hudson Valley LLC* and *Buyer Agent Broker: Roderic H. Blackburn, R. H. Blackburn & Associates Inc Real Estate* is/are the sole real estate broker(s) who brought about this sale and the commission therefore will be paid by the Seller (yes) to the Listing Broker or by the Buyer (no), pursuant to the terms of a separate agreement.

Purchase offer date: 10/28/2011 Approx. contract date: 11/15/2011 Approx. closing date: 12/17/2012

Signed: _____		_____	_____
Nancy Horowitz Halstead Hudson Valley LLC		Date	Telephone
Listing broker or authorized representative			
_____	_____	_____	_____
Seller: Lois Urda	Date	Buyer: Irene Ribeiro Gee	Date
_____	_____	_____	_____
Seller:	Date	Buyer: Cameron Alexander Gee	Date
_____	_____	_____	_____
Seller's attorney:	Date	Buyer's Attorney:	Date
Seller's Att. tel.		Buyer's Att. tel.	