

ADDENDUM #1 TO PRELIMINARY REAL ESTATE SALES CONTRACT

This Addendum #1 is made and entered into this 3 day of March 2025, by and between Patty Brown (SELLER) and The City of Arkansas City, Kansas (BUYER), and shall be attached to and become part of the Preliminary Real Estate Sales Contract dated 2/12 2025, regarding the purchase of approximately one (1) acre of land located at 2216 E. Chestnut Ave., Arkansas City, Cowley County, Kansas.

**Purpose**

The purpose of this addendum is to establish a 10% down payment to be made by BUYER to SELLER prior to the final closing of the transaction.

**Amendment to Contract Terms**

1. Down Payment Amount: BUYER agrees to pay SELLER a down payment of \$1,400.00 (10% of the total purchase price of \$14,000.00) upon execution of this addendum.
2. Payment Method: The down payment shall be made via check or electronic funds transfer as mutually agreed upon by both parties.
3. Remaining Balance: The remaining balance of \$12,600.00 shall be paid in full at closing, which shall occur no later than 180 days after the execution of the final real estate sales contract.
4. Non-Refundable: The down payment shall be non-refundable, except in the event that SELLER is unable to convey the property as stipulated in the preliminary real estate sales contract.
5. Effect on Original Contract: Except as modified by this Addendum #1, all other terms and conditions of the Preliminary Real Estate Sales Contract shall remain in full force and effect.

IN WITNESS WHEREOF, the parties have executed this Addendum #1 as of the date first written above.

SELLER:

Patty Brown

Signature: Patty Brown

Patty Brown

Date: 03/18/2025

ACKNOWLEDGMENT

STATE OF KANSAS)

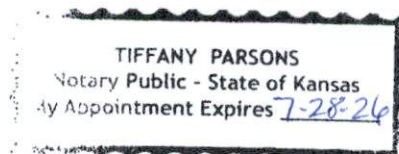
COUNTY OF COWLEY ) ss:

Be it remembered, that on this 18<sup>th</sup> day of March 2025, before me, the undersigned, a Notary Public in and for the aforesaid County and State aforesaid, came Patty Brown, who is personally known to me to be the same persons who executed the within instrument in writing, and duly acknowledged the execution of same.

In witness whereof, I have hereunto subscribed my name and affixed my official seal the day and year last above written.

Tiffany Parsons  
Notary Public

My appointment expires: 7-28-2026



BUYER:

The City of Arkansas City, Kansas

By: [Signature]

Randy Frazer

Title: City Manager

Date: 3-12-25

ACKNOWLEDGMENT

STATE OF KANSAS)

COUNTY OF COWLEY ) ss:

Be it remembered, that on this 12<sup>th</sup> day of March 2025, before me, the undersigned, a Notary Public in and for the aforesaid County and State aforesaid, came Randy Frazer, who is personally known to me to be the same person who executed the within instrument in writing, and duly acknowledged the execution of same as the authorized act and deed of the City of Arkansas City, Kansas.

In witness whereof, I have hereunto subscribed my name and affixed my official seal the day and year last above written.

[Signature]  
Notary Public

My appointment expires: 7-28-2026

