

Property Address: 147 Via Galicia, San Clemente, CA 92672-3827 Date: July 10, 2018

32. ACCEPTANCE OF OFFER: Seller warrants that Seller is the owner of the Property, or has the authority to execute this Agreement. Seller accepts the above offer, and agrees to sell the Property on the above terms and conditions. Seller has read and acknowledges receipt of a Copy of this Agreement, and authorizes Broker to Deliver a Signed Copy to Buyer.

(If checked), SELLER'S ACCEPTANCE IS SUBJECT TO ATTACHED COUNTER OFFER (C.A.R. Form SCO or SMCO) DATED: 7/11/2018

One or more Sellers is signing this Agreement in a representative capacity and not for him/herself as an individual. See attached Representative Capacity Signature Disclosure (C.A.R. Form RCSD-S) for additional terms.

Date 7/11/2018 8:10 PM PDT SELLER [Signature]

(Print name) James E. Hudson - D028624C1BA248B...

Date _____ SELLER _____

(Print name) _____

Additional Signature Addendum attached (C.A.R. Form ASA).

(____/____) (Do not initial if making a counter offer.) CONFIRMATION OF ACCEPTANCE: A Copy of Signed Acceptance was personally received by Buyer or Buyer's authorized agent on (date) _____ at _____
 AM/ PM. A binding Agreement is created when a Copy of Signed Acceptance is personally received by Buyer or Buyer's authorized agent whether or not confirmed in this document. Completion of this confirmation is not legally required in order to create a binding Agreement; it is solely intended to evidence the date that Confirmation of Acceptance has occurred.

REAL ESTATE BROKERS:

A. Real Estate Brokers are not parties to the Agreement between Buyer and Seller.

B. Agency relationships are confirmed as stated in paragraph 2.

C. If specified in paragraph 3A(2), Agent who submitted the offer for Buyer acknowledges receipt of deposit.

D. COOPERATING BROKER COMPENSATION: Listing Broker agrees to pay Cooperating Broker (Selling Firm) and Cooperating Broker agrees to accept, out of Listing Broker's proceeds in escrow, the amount specified in the MLS, provided Cooperating Broker is a Participant of the MLS in which the Property is offered for sale or a reciprocal MLS. If Listing Broker and Cooperating Broker are not both Participants of the MLS, or a reciprocal MLS, in which the Property is offered for sale, then compensation must be specified in a separate written agreement (C.A.R. Form CBC). Declaration of License and Tax (C.A.R. Form DLT) may be used to document that tax reporting will be required or that an exemption exists.

Real Estate Broker (Selling Firm) Keller Williams Realty - The Cesi Pagano Team DRE Lic. # 01934115

By Margaret Shepherd DRE Lic. # 01989359 Date 07/11/2018 12:34:03

Address 23807 Aliso Creek Rd., Suite 100 City Laguna Niguel State CA Zip 92677

Telephone (949)395-4432 Fax _____ E-mail margaret@cesipagano.com

Real Estate Broker (Listing Firm) HomeBay Broker, CA INC DRE Lic. # 01976154

By David Bezeau DRE Lic. # 01331414 Date _____

Address _____ City _____ State _____ Zip _____

Telephone _____ Fax _____ E-mail _____

ESCROW HOLDER ACKNOWLEDGMENT:

Escrow Holder acknowledges receipt of a Copy of this Agreement, (if checked, a deposit in the amount of \$ 37,600⁰⁰), counter offer numbers _____ Seller's Statement of Information and _____, and agrees to act as Escrow Holder subject to paragraph 20 of this Agreement, any

supplemental escrow instructions and the terms of Escrow Holder's general provisions.

Escrow Holder is advised that the date of Confirmation of Acceptance of the Agreement as between Buyer and Seller is _____

Escrow Holder California Sunset Escrow Escrow # 2181498

By Karen Stout Date _____

Address _____

Phone/Fax/E-mail N/A per Attorney

Escrow Holder has the following license number # 9631180

Department of Business Oversight, Department of Insurance, Department of Real Estate.

PRESENTATION OF OFFER: (____) (____) Listing Broker presented this offer to Seller on _____ (date).
Broker or Designee Initials _____

REJECTION OF OFFER: (____) (____) No counter offer is being made. This offer was rejected by Seller on _____ (date).
Seller's Initials _____

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Published and Distributed by: _____ Buyer Acknowledges that page 10 is part of this Agreement x(LEK) x([Signature])
REAL ESTATE BUSINESS SERVICES, INC. Buyer's Initials _____
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525 South Virgil Avenue, Los Angeles, California 90020

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CALIFORNIA RESIDENTIAL PURCHASE AGREEMENT (RPA-CA PAGE 10 OF 10)

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