

**& AMENDMENT v2 — Supersedes Contract #966AFF22. All parties must re-sign.**

# Two Guys Realty

## Contract of Sale — Amendment v2

Facilitated by Two Guys Realty

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### 1. Parties

This Contract of Sale ("Contract") is entered into by and between:

- Seller: vxMac ("Seller")
- Purchaser: MasterCaelen ("Purchaser")

### 2. Agreement & Property

The Seller shall sell and the Purchaser shall purchase the following in-game real estate ("Property"):

- Plot ID / Address: C143,C144,C145,C146,C147,C148,C149,C150
- Town/City: Reveille
- Included Items: All land, buildings, placed blocks, and fixtures currently attached to the Property.
- Excluded Items: None

### 3. Purchase Price & Payment

The total purchase price for the Property is \$1,800,000 Redmont Dollars.

- Deposit: \$200,000 shall be paid by the Purchaser to the Seller upon execution of this Contract.
- Adjusted Balance: \$1600000.00 shall be paid at Closing.

### 4. Condition of Property

The Seller shall maintain the Property in substantially the same condition until Closing. The Purchaser shall accept the Property "as-is" as of the Contract Date. The Property shall be delivered free of unwanted debris.

### 5. Seller's Disclosures & Warranties

- Title: The Seller holds absolute in-game title to the Property and has the mechanical authority to transfer ownership.
- Code Violations (D.C.T.): No notice from a governmental authority has been issued advising that the Property violates applicable building codes, zoning ordinances, or eviction standards.
- Court Orders: The Seller is not currently subject to a Redmont court order or DOJ freeze that prohibits the sale or transfer of the Property.

### 6. Closing & Transfer

Closing shall occur on or before 3/14/26.

- Mechanics: At Closing, the Seller shall execute the necessary in-game commands (e.g., /plot transfer) to securely transfer the Property to the Purchaser, simultaneous with the Purchaser transferring the Adjusted Balance.
- Keys / Locks: At Closing, the Seller shall remove all active LWC locks on doors, chests, and utilities.

### 7. Brokers & Commissions

The Parties acknowledge that Two Guys Realty is the Broker who brought about this sale. The responsible Party (as designated in their respective Exclusive Representation Agreement) shall pay the agreed-upon compensation to Two Guys Realty immediately upon Closing.

### 8. Cancellation & Default

If either Party commits a material breach of this Contract, the non-breaching Party may cancel this Contract

and pursue civil litigation for breach of contract and damages within the Redmont Court system.

## 9. Inspection of Property

1. The Purchaser has elected to waive their right to a DCT plot inspection and accepts the Property in its present condition.
2. No inspection contingency applies to this transaction. The Purchaser acknowledges they have had the opportunity to examine the Property and are satisfied with its condition.

## 10. Financing

1. This is an ALL CASH transaction. No financing contingency applies to this Contract.
2. The Purchaser represents and warrants that they have sufficient funds immediately available to complete the Adjusted Balance payment at Closing without reliance on any third-party or Seller-provided financing.

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### AMENDMENT CHANGES

The following fields were modified from the previous contract version:

#### Deposit Amount:

~~Was: 0~~

Now: 200,000

#### Closing Date:

~~Was: 3/6/26~~

Now: 3/14/26

#### Financing Method:

~~Was: Bank Transfer~~

Now: Cash or Bank Transfer

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### SIGNATURES

This Contract shall not become binding unless all Parties sign it.

#### SELLER: vxMac

' Signed by Discord: @muhdog | Date: Mar 8, 2026, 6:03 AM UTC

#### PURCHASER: MasterCaelen

' Signed by Discord: @caelen.dev | Date: Mar 8, 2026, 6:02 AM UTC

#### AGENT (ON BEHALF OF TWO GUYS REALTY): Jakkuwu

' Signed by Discord: @.jakku | Date: Mar 8, 2026, 3:53 AM UTC