



ALL TITLE SERVICES, INC.

3452 Oakwood Hills Parkway, Suite 1, Eau Claire, WI 54701
715.838.9016 Phone 715.838.9023 Fax

DEPOSITORY ESCROW AGREEMENT FOR EARNEST MONEY

Subject Property: 2.93 Acres 171st Street Chippewa Falls WI 54729
 Sellers: Courtyard Investments LLC
 Buyers: _____
 Listing Agent: Mary Beth / Elite Realty Group LLC
 Selling Agent: _____

The undersigned Seller(s) and Buyer(s) hereby irrevocably authorize All Title Services, Inc., to hold in escrow in connection with the above-referenced transaction, the sum of (_____) as Earnest Money.

Said funds shall be held in a non-interest bearing account maintained in All Title Services, Inc.'s regular course of business; and shall be maintained therein until such time as All Title Services, Inc. receives mutual instructions from Seller(s) and Buyer(s) as to its disposition or an order of Court relative thereto.

Seller(s) and Buyer(s) hereby release and discharge All Title Services, Inc. from any claim or cause of action they may have, presently or in the future, against each other for said earnest money and further release and hold harmless All Title Services, Inc. for any loss or damage they may incur by reason of All Title Services, Inc. executing the terms of this Depository Escrow Agreement for Earnest Money.

This Agreement is valid as signed in counterparts as if all parties hereto had signed the same document.

Signed by:

Madas Semling
833693278012

3/12/2026

Seller _____ Date _____

Buyer _____ Date _____

Seller _____ Date _____

Buyer _____ Date _____

Accepted: All Title Services, Inc.

By: _____
Date

Attach Check Here