

**Closing sale.**

The sale contemplated by this agreement shall be closed and the purchaser shall be entitled to possession of the above described real and personal property effective as of the close of business \_\_\_\_\_[date]. Until such time, risk of loss shall remain upon the sellers and the sellers shall continue their present insurance policies upon such property in effect and methods of business operation until such date. At the time of closing, sellers will furnish good and sufficient warranty deeds upon each tract of real property and the improvements on it and title certificates upon each vehicle sold by this agreement. Within \_\_\_\_\_ days after closing, sellers will deliver to purchaser an abstract upon each tract of real property to be conveyed under this agreement, duly certified as to the time of closing. Purchaser will advise sellers of any questions of merchantability of the real and personal property within 60 days after the date of delivery of abstracts provided that the expiration of such period will not adversely affect the warranties of title under the provisions of this agreement. All questions of merchantability of sellers' title shall be determined in accordance with the title standards of the bar association of the state in which such real property is located, if such standards have been adopted.