

OFFER TO PURCHASE AND CONTRACT - VACANT LOT/LAND

[Consult "Guidelines" (form 12G) for guidance in completing this form]

NOTE: This contract is intended for unimproved real property that Buyer will purchase only for personal use and does not have immediate plans to subdivide. It should not be used to sell property that is being subdivided unless the property has been platted, properly approved and recorded with the register of deeds as of the date of the contract. If Seller is Buyer's builder and the sale involves the construction of a new single family dwelling prior to closing, use the standard Offer to Purchase and Contract—New Construction (Form 800-T) or, if the construction is completed, use the Offer to Purchase and Contract (Form 2-T) with the New Construction Addendum (Form 2A3-T).

For valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, Buyer offers to purchase and Seller upon acceptance agrees to sell and convey the Property on the terms and conditions of this Offer To Purchase and Contract and any addendum or modification made in accordance with its terms (together the "Contract").

1. TERMS AND DEFINITIONS: The terms listed below shall have the respective meaning given them as set forth adjacent to each term.

(a) "Seller": Judy Lucas

(b) "Buyer": Paradise Homes of Johnston, County of NC Inc

(c) "Property": The Property shall include all that real estate described below together with all appurtenances thereto including the improvements located thereon.

NOTE: If the Property will include a manufactured (mobile) home(s), Buyer and Seller should consider including the Manufactured (Mobile) Home provision in the Additional Provisions Addendum (Standard Form 2A11-T) with this offer.

Street Address: 46 Tyler Godwin Rd

City: Erwin

Zip: 28339

County: Harnett

North Carolina

NOTE: Governmental authority over taxes, zoning, school districts, utilities and mail delivery may differ from address shown.

Legal Description: (Complete ALL applicable)

Plat Reference: Lot/Unit 9, Block/Section, Subdivision/Condominium Riverland Estates

, as shown on Plat Book/Slide 2003 at Page(s) 989

The PIN/PID or other identification number of the Property is: 0588-70-7492.000

Other description:

Some or all of the Property may be described in Deed Book 3094 at Page 0159

(d) "Purchase Price":

\$ 16,500.00

\$

\$ 500.00

\$

\$

\$

\$ 16,000.00

paid in U.S. Dollars upon the following terms:

BY DUE DILIGENCE FEE made payable and delivered to Seller by the Effective Date.

BY INITIAL EARNEST MONEY DEPOSIT made payable and delivered to Escrow Agent named in Paragraph 1(f) by [] cash [] personal check [X] official bank check [] wire transfer, [] electronic transfer, EITHER [] with this offer OR [] within five (5) days of the Effective Date of this Contract.

BY (ADDITIONAL) EARNEST MONEY DEPOSIT made payable and delivered to Escrow Agent named in Paragraph 1(f) by cash, official bank check, wire transfer or electronic transfer no later than 5 p.m. on

TIME BEING OF THE ESSENCE.

BY ASSUMPTION of the unpaid principal balance and all obligations of Seller on the existing loan(s) secured by a deed of trust on the Property in accordance with the attached Loan Assumption Addendum (Standard Form 2A6-T).

BY SELLER FINANCING in accordance with the attached Seller Financing Addendum (Standard Form 2A5-T).

BALANCE of the Purchase Price in cash at Settlement (some or all of which may be paid with the proceeds of a new loan).



This form jointly approved by: North Carolina Bar Association North Carolina Association of REALTORS®, Inc.



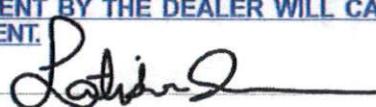

STANDARD FORM 12-T Revised 7/2018 © 7/2018

Buyer initials JKL

Seller initials JML

**PARADISE HOMES OF JOHNSTON COUNTY
OF NORTH CAROLINA, INC.**

8087 NC 222 West
KENLY, NORTH CAROLINA 27542
Phone (919) 284-5206 • Fax (919) 284-6042

BUYER(S) Latisha D Inman		PHONE		DATE 1/17/2019	
ADDRESS 113 Happy Trails Drive, Angier, NC 27501			SALESPERSON D. Kevin Hinton		
DELIVERY ADDRESS TBD Brick Mill Road, Coats, NC 27521 46 TYLER GODWIN ROAD, ERWIN, NC 28359					
MAKE & MODEL CMH Manufacturing 29NOW28683BH19		YEAR 2019	BEDROOMS 3	FLOOR SIZE L 68 W 28 L 72 W28	STOCK NUMBER
SERIAL NUMBER OHC028048NCAB		<input checked="" type="checkbox"/> NEW <input type="checkbox"/> USED		COLOR	PROPOSED DELIVERY DATE
LOCATION	R-VALUE	THICKNESS	TYPE OF INSULATION		
CEILING					
EXTERIOR					
FLOORS					
THIS INSULATION INFORMATION WAS FURNISHED BY THE MANUFACTURER AND IS DISCLOSED IN COMPLIANCE WITH THE FEDERAL TRADE COMMISSION RULE 16CFR SECTION 460.16.				BASE PRICE OF UNIT \$ 150,000 00	
OPTIONAL EQUIPMENT, LABOR AND ACCESSORIES				OPTIONAL EQUIPMENT \$ 110,000 00	
				SUB-TOTAL \$ 150,000 00	
Base Price Includes:				SALES TAX	
Home set up and delivery				NON-TAXABLE ITEMS	
Land (\$22,500.00) (16,500.00)				VARIOUS FEES AND INSURANCE \$ 110,000 00	
Improvements				CASH PURCHASE PRICE \$ 150,000 00	
				TRADE-IN ALLOWANCE \$	
				LESS BAL. DUE on above \$	
				NET ALLOWANCE \$	
				CASH DOWN PAYMENT \$	
				CASH AS AGREED \$	
				LESS TOTAL CREDITS \$ 110,000 00	
				SUB-TOTAL \$ 150,000 00	
				SALES TAX (If Not Included Above) \$ 110,000 00	
				Unpaid Balance of Cash Sale Price \$ 150,000 00	
Seller to pay up to \$5,000.00 in Buyers closing costs and/or prepaid items.				Dealer and Buyer certify that the additional terms and conditions printed on the other side of this Agreement are agreed to as a part of this Agreement, the same as if printed above the signatures. Buyer is purchasing the above described manufactured home; the optional equipment and accessories, the insurance as described has been voluntary; that Buyer's trade-in is free from all claims whatsoever, except as noted.	
				ESTIMATED RATE OF FINANCING _____ %	
				NUMBER OF YEARS _____	
				ESTIMATED MONTHLY PAYMENTS \$ _____	
				THIS AGREEMENT CONTAINS THE ENTIRE UNDERSTANDING BETWEEN DEALER AND BUYER AND NO OTHER REPRESENTATION OR INDUCEMENT, VERBAL OR WRITTEN, HAS BEEN MADE WHICH IS NOT COVERED IN THIS AGREEMENT.	
				BUYER(S) ACKNOWLEDGE RECEIPT OF A COPY OF THIS ORDER AND THAT BUYER(S) HAVE READ AND UNDERSTAND THE BACK OF THIS AGREEMENT.	
				I UNDERSTAND THAT I HAVE THE RIGHT TO CANCEL THIS PURCHASE BEFORE MIDNIGHT OF THE THIRD BUSINESS DAY AFTER THE DATE THAT I HAVE SIGNED THIS AGREEMENT. I UNDERSTAND THAT THIS CANCELLATION MUST BE IN WRITING. IF I CANCEL THE PURCHASE AFTER THE THREE DAY PERIOD, I UNDERSTAND THAT THE DEALER MAY NOT HAVE ANY OBLIGATION TO GIVE ME BACK ALL OF THE MONEY THAT I PAID THE DEALER. I UNDERSTAND ANY CHANGE TO THE TERMS OF THE PURCHASE AGREEMENT BY THE DEALER WILL CANCEL THIS AGREEMENT.	
BALANCE CARRIED TO OPTIONAL EQUIPMENT \$					
NOTE: WARRANTY AND EXCLUSIONS AND LIMITATIONS OF DAMAGES ON THE REVERSE SIDE.					
DESCRIPTION OF TRADE-IN		YEAR	SIZE		
n/a			x		
MAKE	MODEL	BEDROOMS			
TITLE NO.	SERIAL NO.	COLOR			
AMOUNT OWING TO WHOM					
ANY DEBT BUYER OWES ON TRADE-IN IS TO BE PAID BY <input type="checkbox"/> DEALER <input type="checkbox"/> BUYER					
PARADISE HOMES OF JOHNSTON COUNTY OF NORTH CAROLINA, INC.			DEALER		
Not Valid Unless Signed and Accepted by an Officer of the Company or an Authorized Agent			SIGNED X  BUYER		
Approved By 			SOCIAL SECURITY NO. _____ / _____ / _____		
			SIGNED X _____ BUYER		
			SOCIAL SECURITY NO. _____ / _____ / _____		