

**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":** ACA/PJA, LLC
- (b) **"Buyer":** CMH Homes, Inc., a Tennessee Corporation
- (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: 459 Mason Hill Ln.  
 City: Lillington Zip: 27546  
 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 29, Block/Section \_\_\_\_\_, Subdivision/Condominium Mason Hill  
 \_\_\_\_\_, as shown on Plat Book/Slide 2000 at Page(s) 117  
 The PIN/PID or other identification number of the Property is: 0611-92-4944 / 130602 0088 29  
 Other description: \_\_\_\_\_  
 Some or all of the Property may be described in Deed Book 1894/1881 at Page 0855/631

- (d) **"Purchase Price":**  
 \$ 20,000.00 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  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).  
 \$ 20,000.00 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  
 REALTOR® North Carolina Association of REALTORS®, Inc.



**STANDARD FORM 12-T**  
 Revised 7/2020  
 © 7/2020

Buyer initials SDH Seller initials \_\_\_\_\_



A0224950

QUOTE/CONFIRMATION

To: 030340 Phone: 919-774-1125  
 CMH HOMES, INC.  
 DBA: CLAYTON HOMES-SANFORD  
 1921 KELLER ANDREWS RD.  
 SANFORD, NC 27330

Quote No.: 150379  
 Quote Date: 09/02/2020  
 Sales Rep.: JOSHUA BURNETTE  
 Sales Note:  
 Model #...: 29NOW28563IH21 HUD  
 Model Series: NOW SERIES  
 Model Name: ISLAND BREEZE 56'  
 Drawing #: 29M150  
 Print Date: 9/02/2020 - 12:08 PM

CMH MANUFACTURING, INC.  
 Oxford  
 3212 KNOTTS GROVE RD  
 OXFORD, NC 27565

Retail Cust: STOCK  
 Financed By:

Ordered by: DARRYL  
 Phone No: 919-693-2225

Opt.#	Description	Qty	Price	Opt.#	Description	Qty	Price
	<b>COLORS</b> CARPET - SPANISH GREY 510 (DELIGHT) LINO - 669D AMERICAN ELM STD IN BOTH BATHS, KITCHEN, L/R, D/R & UTL ISLAND CTOP: OXIDIZED BEAMWOOD 9484 KITCHEN CTOP: CARRARA BIANCO BATH C/TOPS: CARRARA BIANCO SHIP LAP: BEHIND KITCHAN CAB AND BACK WALL OF CHARGING STATION SHIP LAP: LIVING RM FEATURE WALL MAIN PANEL: LINEAGE MUSHROOM EXTERIOR SIDING: FLINT GREY INSET - WHITE			149030	ENERGY STAR LABEL	1	150
				141001	LOW-E THERMOPANE WINDOWS W/GRIDS	1	-
				090100	OSB WRAP DW BREEZE II/ISLAND BREEZE	1	1,340
				000015	ROOF RAFTERS 24" O.C.	1	-
				130048	WINDOW LINEAR TREATMENT STD IN KITCHEN AND DINING "BREEZE II"	1	-
				180650	8 FT FLAT CEILINGS STD	1	-
				102102	COTTAGE DOOR ON REAR W/STORM 36X76	1	435
				100000	STEEL DOOR W/STORM ON FRONT 38X80	1	-
				131111	VINYL SIDING/SHINGLE ROOF STANDARD	1	-
				060141	R22-11-33 TZ3 INSULATION STD	1	-
					<b>KITCHEN</b>		
					ISLAND BREEZE PENDANT LIGHTS		
					DURACRAFT CABINETS - SANDBLASTED WHT		
					5 RECESS LIGHTS STD IN KITCHEN		
					ISLAND BREEZE ISLAND STD		
					PANTRY WITH CHARGING STATION STD		
					WITH 4 WIRE SHELVES IN PANTRY		
					SEASONED WOOD PLANK ABOVE CABINET		
					RECEPT WITH USB CHARGING PORTS		
					WHITE GLIDING BARN DOOR		
					OXIDIZED C/TOP ON CHARGE STATION		
					SPRING LOADED NICKEL FAUCET STD		
					WHITE APPLIANCES STD		
					*****		
950000	<b>FLOOR</b> 5/8" OSB FLOORING LINO STD IN KITCHEN, DINING, BATHS UTILITY AND LIVING RM 16 OC FLOOR JOIST 669D AMERICAN ELM LINO STD ***** AREAS THAT LINOLEUM FLOORING IS INSTALLED MAY REQUIRE A TRANSITION STRIP FOR INSTALLATION PURPOSES OR REPAIR (DOORWAYS, ETC). WHEN LINOLEUM FLOORING IS INSTALLED ACROSS A MATE LINE THE TRANSITION STRIP WILL ALWAYS BE VISIBLE *****	1	-	161410	STAINLESS STEEL RANGE HOOD STD	1	-
				271110	WHITE FARM SINK W/VEG SPRAYER STD	1	-
				110276	42" SANDBLASTED WHITE CAB W/ BACKING ON OVERHEAD CABINETS	1	-
022002	DELIGHT STANDARD CARPET	1	-	161101	FRIGIDAIRE STD. ELECTRIC RANGE	1	-
				161160	FRIGIDAIRE 18CF REFRIGERATOR W/ICE	1	100
					<b>DINING ROOM</b>		
					2 RECESS LIGHTS STD IN DINING ROOM		
					*****		
					<b>LIVING ROOM</b>		
					2 PANEL ARCH INTERIOR DOORS STD		
					STIPPLE CEILING STD		
					SHIP LAP ON FEATURE WALL		
					2 SCONCES TRIMMED W/STYLE		
					DESERT SAND EACH SIDE OF SHIP LAP		
					*****		
				156255	1-1/2" FLAT TRIM STD THRU-OUT HOUSE	1	-
				080703	WIRE & BRACE FOR FAN	1	40
					<b>HALL BATH</b>		
					DEN		
					<b>MASTER BEDROOM</b>		
				080703	WIRE & BRACE FOR FAN	1	40
					<b>BEDROOM #2</b>		
					<b>BEDROOM #3</b>		
					<b>BEDROOM #4</b>		
					<b>BATH &amp; UTILITY</b>		
					LINEN CLOSET OUTSIDE HALL BATH		
					MS BATH DOUBLE VANITY W/RAISED CENTER & CUBIES		
					OPEN SHELVES WITH CARRARA BIANCO		
					DRESS MIRROR AND TOWEL HOOKS STD		
					60" PLASTIC SHOWER IN MASTER BATH W/SHOWER DOORS STD		
					DOUBLE SINKS STD IN HALL BATH		
					*****		
270107	CHINA LAVS ILO OF PLASTIC	1	120				
000002	54" TUBS STD IN HALL BATH	1	-				
100130	OPTIONAL DOOR	1	60				
					<b>EXTERIOR</b>		
					REMOVABLE HITCH		
					WEATHERED WOOD SHINGLES		
					BRAKE AXLES W/TIRES 4		
					IDLER AXLES W/TIRES 4		
					16' DORMER W/COLUMNS STD		
					LINEAR TREATMENT FRONT-SIDE WINDOWS		
					*****		
067200	ENERGY SMART - PROMO	1	-				

(Continued on Page 2)

\*\* IMPORTANT: Manager must sign and date this confirmation in order for home to be scheduled and built.

\*\* FAX No: 919-693-4107 Please sign and FAX X [Signature] Date 9/2/20

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Retail Cust: STOCK  
 Financed By:

Ordered by: DARRYL  
 Phone No: 919-693-2225

Opt.#	Description	Qty	Price	Opt.#	Description	Qty	Price
	MISCELLANEOUS FREIGHT CHARGES ON QUOTE IS AN ESTIMATE ONLY. FINAL CHARGES WILL BE WHEN HOME SHIPS HUD LABELS STD INSPECTION FEES STD						
123990	***2" CORDLESS BLINDS THRU-OUT***	1	225				
150600	WELCOME HOME KIT	1	-				
000010	WIRE SHELF OVER WASHER DRYER AREA	1	-				
	OTHER OPTIONS						

Purchasers represent, to the best of their knowledge, that the Manufactured Home shall be used as a single family Dwelling Unit.

\*\* IMPORTANT: Manager must sign and date this confirmation in order for home to be scheduled and built.

\*\* FAX No: 919-693-4107 Please sign and FAX X

Date 09/2/20



Sold To: 038222  
EMMONS & WHEELER, LLC  
DBA: VISION HOMES  
2965 GILLESPIE STREET  
FAYETTEVILLE, NC 28306

Invoice No.: 249877

Remit To: CMH MFG, INC.  
P.O. BOX 791071  
BALTIMORE, MD 21279-1071

Invoice Date: 04/25/2018  
Model Year.: 2018  
Approx. Sq. Ft.: 1,500 Sls Rep: EDWIN R MYRICK  
P/O Number.:  
Serial No.: RIC249877NGABM Brand: SCHULT  
Model #: 58TPS25603EM18 MOD Drawing #: 582559  
Model Series: TRULY SWEET SERIES  
Model Name.: 2559 TRULY SWEET TPS BUNGALOW  
Ship To: 038222 VISION HOMES

Retail Cust: STOCK  
Approval No: 407203  
Financed By:  
21ST MORTGAGE  
ATTN: INVENTORY FINANCE / GRANT FARRINGTON  
620 MARKET STREET SUITE 100  
KNOXVILLE, TN 37901

Opt. #	Description	Qty	Price	Opt. #	Description	Qty	Price	
	RETREAT				PLUMBING & ELECTRICAL			
	BONUS ROOM				SPECIAL INSTRUCTIONS STOCK CUMBERLAND COUNTY, NC 120/30/3 DID NOT COPY ANYTHING 15'3/15'3 4/24 CURRENT FRT--MPM			
020252	CARPET & TILE CPT PAD, 3/8, 3.5LB - STD TPS/DMS	1	-		"SPECIAL BENEFITS SELECT"			
020351	CPT, NEW DAY 701 BROWNSTONE 25OZ 25 OZ CARPET ##### AREAS THAT LINOLEUM FLOORING IS INSTALLED MAY REQUIRE A TRANSITION STRIP FOR INSTALLATION PURPOSES (DOOR WAYS, ARCH WAYS, ETC). WHEN LINOLEUM FLOORING IS INSTALLED ACROSS A MATE LINE THE TRANSITION STRIP WILL ALWAYS BE VISIBLE #####	1	725					
	APPLIANCES							
250173	VENTLESS RANGE HOOD	1	-					
250404	PLUMB&WIRE FOR D/W - INSTAL CABINET	1	-					
250005	ICE-MAKER, PLUMB - STD	1	-					
250172	RANGE HOOD, STNDRD, BLACK - STD	1	-					
250514	RANGE, ELEC, STD, BLK, FFEF3012TB - STD	1	-					
250580	REFRG, SBS, FFSS2615TE BLK, 26	1	436					
	FURNITURE							
	MISCELLANEOUS							
080911	CARBON MONOXIDE DETECTOR(S) - STD	1	-					
090675	CEILING, STIPPLE-FINISH - STD	1	-					
110040	CLOSETS, VOG W/BATTENS - STD	1	-					
112561	COLOR, ABSOLUTE WALNUT	1	-					
171197	DECOR YEAR 2017	1	-					
112219	DOOR/CABINET HDWE, FACTORY SELECT	1	-					
360016	DOORS, INTERIOR - HARD SET FINISHED AT PLANT	1	-					
120208	DR, KNOBS, RESIDENTIAL ROUND, B NICKEL	1	-					
108385	DR, 6-PNL, PREHUNG, WHT-STD	1	-					
210518	DRAPES, FACT SELECT VALANCE, ALL WDWS	1	-					
010075	DRYWAL, THRU OUT, 8'SDWL - PRIMER	1	-					
310005	ANTIQUUE WHITE - GLIDDEN 4OY83/043	1	-					
081045	ENERGY SAVER PLUS LED LIGHT PKG	1	195					
080328	LIGHTS, CEIL, 100215-401 STD FACT SEL 9" CEILING FIXTURE	1	-					
150151	MLD, NEW STANDARD - TPS MOLDING 2 1/2" WRAPPED WHT CROWN THRU OUT MOLDING 2 23/32" WRAPPED WHITE BASE MOLDING THRU OUT MOLDING 2 1/4" WHITE WINDOW AND DOOR CASING THRU OUT EXCEPT CLOSETS MOLDING 1 1/2" FLAT WHITE WRAPPED INSIDE CLOSETS	1	-					
180770	MODEL, 25 WIDE	1	-		(VEP 1) Base Cost of Home Options Total Shipping & Destination Charges Association Dues MHI Dues 4.7500% NC Sls Tax Invoice Total			
120031	NOTICE NO BLINDS/MINI BLINDS	1	-					
070176	SERIES, TRUE PERFORMANCE SERIES MOD	1	-					
090010	SHEATHING, FLOOR, STRUCT-WD	1	-					
030055	SHUTOFF VALVES, SINKS/TOIL - STD	1	-					
081002	TELEPHONE JACK-1, WHT KITCHEN - STD	1	-					
270245	TRUE PERFORMANCE UPG PACKAGE - TPS	1	795					
130053	WINDSPEED, 120 MPH 63/70 DESIGN WINDSPEED/ULTIMATE WINDSPEED ***** FREIGHT CHARGES ON QUOTE IS AN ESTIMATE ONLY. FINAL COST WILL BE WHEN HOUSE SHIPS. *****	1	2,036					
	FLOOR							

Note: This home may have used tires, rims, and/or axles which have been inspected relative to appearance and applicable safety standards.

Note: 3 BDR 2.0 BTH

INVOICE

(SEE DISCLOSURES ON REVERSE SIDE)