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").

dendum or modification made in	accordance with its terms (together the	"Contract").	urchase and Contract and any
	NS: The terms listed below shall have		them as set forth adjacent to
	Inc., a Tennessee Corporation		
	y shall include all that real estate descri	bed below together with all ar	opurtenances thereto including
NOTE: If the Property will Manufactured (Mobile) Home	include a manufactured (mobile) h provision in the Additional Provisions	ome(s), Buyer and Seller sh Addendum (Standard Form 2A	nould consider including the all-T) with this offer.
Street Address: 129 Mason H	ll Ln.		
City: Lillington County: Harnett		Zip	: 27546
		, North Carolina	
NOTE: Governmental authori	ty over taxes, zoning, school districts, u	ilities and mail delivery may o	liffer from address shown.
Legal Description: (Complete . Plat Reference :Lot/Unit	, Block/Section as shown on	_ , Subdivision/Condominium Plat Book/Slide 2000	Mason Hill at Page(s) 117
Other description:	ation number of the Property is: 0611-9	2-4880 / 130602 0088 38	
	y be described in Deed Book 1894/1881	ot D 004	Picas
(d) "Purchase Price":	, oc described in Deed Book 1694/1881	at Page 085	55/631
\$	paid in U.S. Dollars upon the following by DUE DILIGENCE FEE made BY INITIAL EARNEST MONE named in Paragraph 1(f) by transfer, electronic transfer, Electron	payable and delivered to Selle Y DEPOSIT made payable an cash personal check THER with this offer OR MONEY DEPOSIT made pay	d delivered to Escrow Agent official bank check wire within five (5) days of the
\$\$ \$\$20,000.00	transfer no later than 5 p.m. on	c.E. id principal balance and all of trust on the Property in an and ard Form 2A6-T). coordance with the attached in	obligations of Seller on the accordance with the attached Seller Financing Addendum
This form jointly approve North Carolina Bar Association Buyer initials	ciation	EXPLIAL MALES AS GPPORTUPETY	STANDARD FORM 12-T Revised 7/2020 © 7/2020

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accommunity information made in a	iccordance with its terms (together the "(Contract").	
 TERMS AND DEFINITIONS each term. (a) "Seller": <u>ACA/PJA</u>, <u>LLC</u> 	3: The terms listed below shall have the	e respective meaning given	n them as set forth adjacent to
(b) "Buyer": CMH Homes, In	nc., a Tennessee Corporation		
me improvements located thereo	2 -7 A		
NOTE: If the Property will Manufactured (Mobile) Home p	include a manufactured (mobile) hom rovision in the Additional Provisions Ad	e(s), Buyer and Seller s dendum (Standard Form 2/	hould consider including the A11-T) with this offer.
Street Address: 459 Mason Hill	Ln.		
City: Lillington		Zi	p: 27546
County: Harnett		, North Carolina	
NOTE: Governmental authority	over taxes, zoning, school districts, utili	ties and mail delivery may	differ from address shown.
Legal Description: (Complete Al	L applicable) 9, Block/Section,	Subdivision/Condominium	n Mason Hill
The PIN/PID or other identificati	on number of the Property is: 9611-92-4	at Book/Slide 2000	at Page(s)117
Other description:			
Some or all of the Property may	be described in Deed Book 1894/1881	at Page 08	55/631
(d) "Purchase Price":		-	
\$ 20,000.00	paid in U.S. Dollars upon the follow	ing terms:	
\$	BY DUE DILIGENCE FEE made pa	avable and delivered to Sell	er by the Effective Date.
\$	named in Paragraph 1(f) by cas transfer, electronic transfer, EITH	DEPOSIT made payable as	official bank check wire
\$	Briective Date of this Contract. BY (ADDITIONAL) EARNEST MO Agent named in Paragraph 1(f) by transfer no later than 5 p.m. on	ONEY DEPOSIT made pay cash, official bank check	vable and delivered to Escrow
\$	TIME BEING OF THE ESSENCE. BY ASSUMPTION of the unpaid existing loan(s) secured by a deed of Loan Assumption Addendum (Standard Control of the University o	principal balance and all	obligations of Seller on the accordance with the attached
\$	BY SELLER FINANCING in acco (Standard Form 2A5-T).	rdance with the attached	Seller Financing Addendum
\$20,000.00	BALANCE of the Purchase Price in with the proceeds of a new loan).	cash at Settlement (some	or all of which may be paid
	Page 1 of 12		
This form jointly approved		^	STANDARD FORM 12-T
North Carolina Bar Association ALTOR® North Carolina Association	tion	(=)	Revised 7/2020
Buyer initials 50		OPPORTUNITY	© 7/2020
Buyer initials 30 water	Seller initials		

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1.

dendum or modification made in ac	cordance with its terms (together the "Cont	ract").	uichase and Co	nuact and any
TERMS AND DEFINITIONS: th term. (a) "Seller": ACA/PJA, LLC	The terms listed below shall have the res	spective meaning given	them as set for	rth adjacent to
(b) "Buyer": CMH Homes, Inc	., a Tennessee Corporation			
the improvements located thereon				
Manufactured (Mobile) Home pro	clude a manufactured (mobile) home(s), vision in the Additional Provisions Adden	, Buyer and Seller si dum (Standard Form 2.4	hould consider A11-T) with this	including the offer.
Street Address: 486 Mason Hill L City: Lillington	n.			
County: Harnett	N	orth Carolina Zij	p: 27546	
	ver taxes, zoning, school districts, utilities	and mail delivery may	differ from addre	ess shown.
Legal Description: (Complete ALL Plat Reference :Lot/Unit 21		odivision/Condominium	Mason Hill at Page(s)	117
Other description:	n number of the Property is: 0611-93-2046 described in Deed Book 1894/1881	/ 130602 0088 21	at rage(s)	
(d) "Purchase Price": \$	paid in U.S. Dollars upon the following to BY DUE DILIGENCE FEE made payab BY INITIAL EARNEST MONEY DEP named in Paragraph 1(f) by cash [transfer, celectronic transfer, BITHER Effective Date of this Contract. BY (ADDITIONAL) EARNEST MONE Agent named in Paragraph 1(f) by cast transfer no later than 5 p.m. on	ole and delivered to Sell OSIT made payable ar personal check with this offer OR BY DEPOSIT made pay th, official bank check cipal balance and all ast on the Property in Form 2A6-T). The with the attached	ad delivered to I official bank che within five (a within five (a wable and deliver c, wire transfer obligations of a accordance with seller Financing or all of which	Secrow Agent eck wire by days of the red to Escrow or electronic Seller on the the attached g Addendum may be paid
North Carolina Bar Association of North Carolina Association of	ion of REALTORS®, Inc.	PENAL HOUSING CPPORTMARY	STANDARD F	ORM 12-T vised 7/2020 © 7/2020
Buyer initials 50 Will	Seller initials			