

AGREEMENT TO SELL REAL ESTATE

This is a legally binding contract entered this day 10-19-20. Seller or Assignor Garrett Dale White as Representative of White Oak Property Group LLC agrees to Sell the property at APN#9587-32-5132.000 in Harnett County, North Carolina to Buyer/Buyers Armetta Simpson. BUYERS HEREBY ACKNOWLEDGES OF THE SUM OF: Three Hundred Dollars (\$300) in the form of a personal or business check from or Representative thereof (buyer) as a non-refundable deposit on account of the purchase price of the following described property upon the terms and condition stated herein.

DESCRIPTION OF PROPERTY

As stated in County Records APN#9587-32-5132.000 Address: 00 Jessica Court City: Sanford, State: NC Zip: 27332

For the PURCHASE PRICE of Parcel: \$11,999 (Eleven Thousand Nine Hundred Ninety Nine Dollars)

TERMS AND CONDITIONS OF SALE:

Buyer to make a \$300 non-refundable deposit to closing agent/seller within 5 days of signing contract. Escrow will be held with seller.
Make check out to "White Oak Property Group LLC" and mail to PO Box 755, Mount Ulla NC 28125

Buyer to pay buyer's side of closing costs (including Title Insurance and Attorney Fees). Seller to pay no more than \$500 in closing costs.

Buyer cannot advertise or promote the property prior to close.

Possession of said premises will be given to purchaser at the time of closing.

Closing to be held with Tiago National Title or reputable title company or closing agent of sellers choosing.

Taxes, rent, HOA, and/or rent securities shall be prorated at the time of closing and paid by the seller.

Seller agrees to deliver premises at time of closing in an as-is condition.

Said property is being sold and purchased subject to zoning ordinances and regulations; building restrictions; and conditions, restrictions and easements of Public Record.

It is agreed that time is of the essence with respect to all dates specified in the Agreement and any addenda, riders, or amendments thereto. This means that all deadlines are intended to be strict and absolute. If the closing does not occur by the Closing Date at fault of the buyer/assignee, the Agreement is automatically terminated, and the Assignor shall retain any money deposit as liquidated damages.

If seller is unable to obtain clear title that prevents the sale of the property before the closing date, then the buyer shall receive a full refund of any non-refundable money deposits.

Seller agrees to deliver a good and marketable or insurable owner's title to the property above described free and clear of all encumbrances except as herein set forth.

-This transaction shall be closed, the balance of the moneys due shall be paid, and all documents signed by the parties hereto on or before Twenty (20) days after acceptance of offer.

-The parties hereto further agree that this written contract expresses the entire agreement between the parties and that there is no other agreement, oral or otherwise, modifying the terms hereunder.

Buyer to have until 11 p.m. 10-20-20 to sign and return to seller or agreement will be null and void

Date 10/20/20

PURCHASER/buyer Armetta V Simpson

Name Armetta Simpson

Date

Date 10/20/20

Seller White Oak Property Group (Garrett White)

Name White Oak Property Group (Garrett White)