

NORTH CAROLINA OFFER TO PURCHASE AND CONTRACT-VACANT LOT/LAND

The Parties. This Land Offer to Purchase and Sale contract ("Agreement") shall be effective on October 2, 2021 ("Effective Date") is between:

BUYER: Rickey Tyler JR & Stacy M Tyler ("Buyer") with mailing address of 30 Ray Con Circle, City of Lillington, State of North Carolina who agrees to buy,

AND

SELLER: Brandon Karsen & Sarah Karsen ("Seller") with mailing address of 829 Lennie Smith Road, City of Fuquay Varina, State of North Carolina, who agrees to sell and convey the real property described in Section II. Buyer and Seller shall be collectively known as the "Parties."

Legal Description. The real property is described as vacant land with a total gross area of 2 Acres. The real property is further described as: 2-acre parcel of the mail parcel location property. Parcel ID# 080653 0083 25.

Purchase Price. The Buyer agrees to purchase the 2-acre parcel for \$30000.00 (Thirty thousand).

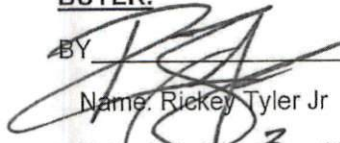
NOW, THEREFORE, for good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, Seller and Buyer hereby agree as follows:

1. Purchase will be contingent on a Perc Test of said 2-acres property.
2. Closing shall commence within 60 days if contingency of the Perc Test is said to be good.


IN WITNESS WHEREOF, each of the undersigned has executed this instrument to be effective as of the date first written above.

BUYER:

BY



Name: Rickey Tyler Jr
Date: October 3, 2021

BY



Name: Stacy M Tyler
Date: October 3, 2021

SELLER:

BY


Name: Brandon Karsen
Date: October 3, 2021

BY


Name: Sarah M Karsen
Date: October 3, 2021