

REAL ESTATE PURCHASE AGREEMENT

Katrina May Littlejohn & Jerry Evans ("Buyer") agrees to buy, and Linda Faye Alvarez ("Seller") agrees to sell, the real and personal property described below (the "Property"):

1. Description. The Property is described as follows:

Street Address: 501 NE LFA O.E. Owens Rd. Angier, NC 27501
Tax Parcel Information: 040682-0141
Legal Description: 2.00 acreage

Personal property included with the real estate being sold:

None

2. Purchase Price. The purchase price is \$ 27,000.00, which shall be paid in cash at the closing. The earnest money described below shall be a credit against the purchase price.

3. Closing Agent. The closing agent shall be Vantage Point Title. The closing agent shall disburse the earnest money at the closing and perform any other duties agreed in writing among Buyer, Seller, and the closing agent. The closing agent shall not be liable, except for gross negligence or intentional misconduct, for any matter related to the performance of duties in connection with this Agreement.

4. Earnest Money. Buyer has paid to the closing agent a deposit of \$ 0.00 toward the purchase price. If this earnest money has been paid by a check that is not honored by the bank upon which it is drawn, Buyer shall have 48 hours after written notice from the closing agent to deliver good funds to the closing agent. If Buyer does not do so, Seller shall have the right to terminate this Agreement upon written notice to Buyer.

5. Closing. This transaction shall be closed on _____ at _____ a.m./p.m. at the office of the closing agent. Any extension of this date and time must be agreed in writing by Buyer and Seller. Real estate taxes, rents, dues, fees, and expenses relating to the Property for the year in which the sale is closed shall be prorated as of the date of closing. Taxes for prior years shall be paid by Seller.

6. Closing Costs. Seller shall pay all existing loans affecting the Property; the cost of a title search or abstract and any owner's title policy; the fees of Seller's attorney; and the fee for preparation of the deed. Buyer shall pay all transfer taxes and recording fees on the deed and any deed of trust; the fees of Buyer's attorney; and the costs of obtaining and closing a loan.

7. Warranty Deed. At the time of closing, Seller shall convey the Property by general warranty deed, subject only to the following on the date of closing: (a) governmental zoning and other ordinances and regulations; (b) utility, sewer, drainage, and other easements and stipulations; (c) subdivision and condominium covenants, conditions, declarations, and other restrictions; and (d)

rights of tenants or claims of tenants in possession under oral, or written but unrecorded, leases or other agreements. If title examination, mortgage loan inspection, boundary line survey, or other information discloses a material defect, Buyer may accept the Property with the defect or require the Seller to attempt to remedy the defect within 15 days after its discovery. If not remedied within that period, Buyer may elect to rescind this Agreement and receive a refund of the earnest money. The deed shall be made in the name(s) of _____

Katrina May Littlejohn & Jerry Evans

Date: 12-2-2021

[Signature]
~~Seller~~ Buyer

Date: 12-2-2021

Lynda Faye Alvarez
~~Buyer~~ Seller