

**OFFER TO PURCHASE REAL ESTATE**

Be it known that Clayton Homes of Raleigh, NC of 3912 Fayetteville Rd. Raleigh, N.C. 27603 (Buyer) offers to purchase from JWan and Seddrict Griffin Personal Representatives of the Estate of Robert D. Sneed (Sellers) of property known as 235 Lake Pointe Drive, Fuquay-Varina, North Carolina, 27529, County of Harnett, as Recorded.

Parcel Identification No: 080655-0059- Lot #10

Other Description: Lot #10 Lake Pointe Sub-Division , PC #C/155-B for the price of Twenty Seven Thousand Dollars (\$27000.00).

Buyer will purchase land under the following conditions:

- 1) Land is sold in "AS IS" condition and includes the presence of an abandoned double-wide trailer;
- 2) Buyer will purchase land within 30 days after the effective date of this offer.
- 3) Buyer is responsible for any and all Inspections to be conducted in the interest of purchasing this property.
- 4) A Non-refundable down payment of \$1000.00 (One Thousand Dollars) has been paid as good faith Payment for sellers to accept this offer, under previous contract (159)
- 5) The payoff on this Real Estate is \$27000.00.

Sellers agree to transfer ownership of the abandoned double-wide trailer located on the property to the Buyer at settlement. Buyer can remove the trailer at their own discretion upon purchase of the property.

The parties agree to execute a standard purchase and sales agreement on these Terms. Sellers agree to work with Buyer, lender, and other parties as required to expedite sale of this property.

Said property is to be sold free and clear of all encumbrances, by good and marketable title, with full possession of said property.

*Maryland Wilson GM*  
 Purchaser Clayton Homes of Raleigh Date: 1-1-18  
 CMH HOMES INC

*Jwan S. Griffin* 2/10/18  
*Seddrict V. Griffin* 2/10/18  
 Seller or their representative Date: \_\_\_\_\_  
 Personal Representatives of the Estate of Robert D. Sneed