

NORTH CAROLINA

Harnett COUNTY

CONTRACT TO PURCHASE

This contract made and entered into this 6th day of September, 2017 by and between Pierce Development LLC as SELLER, and TMD Residential Properties, LLC as BUYER.

WITNESSETH

THAT SELLER hereby contracts to sell and convey to BUYER, and BUYER hereby contracts to purchase from SELLER, the following described residential building lot/s, to wit:

Being all of LOT/S 16 of Subdivision known as The Reserve

A map of which is duly recorded in Book of Plats Map 2016 Page 161 County Registry.

Price is \$ 45,000.00, payable as follows:

Due Diligence made payable and delivered to Seller \$ _____

Initial Earnest Money deposit \$ _____

Balance due at closing \$ 45,000.00

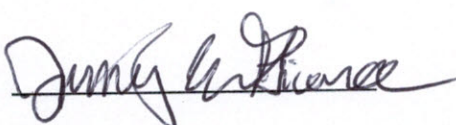
1. The LOT/S shall be conveyed by SELLER to buyer by a General Warranty Deed free of all encumbrances other than taxes for the current year; which shall be prorated as of closing. The Deed shall be subject to all Restrictive Covenants, Utility Easements and applicable zoning ordinances on record at the time of closing.
2. Buyer acknowledges inspecting the property and that no representations or inducements have been made by the SELLER, other than those set forth herein, and that the Contract contains the entire agreement between the parties.
3. Closing (Final Settlement) is to take place no later than October, 6th at the offices of Matthews Law Group. Should BUYER fail to close, the SELLER, at his option, may retain sum paid as a Down Payment upon the Purchase Price as Liquidated damages and declare this Contract null and void and may proceed to resell the LOT/S to a subsequent Buyer.
4. Other Conditions:
Restrictive Covenants for subdivision are recorded in the Office of the Register of Deeds for _____ County in Book _____ Page _____ or _____,
A copy of which has been provided to Buyer.

Building side lines shall be per plat unless otherwise controlled by governmental authority. Property has been surveyed by _____.

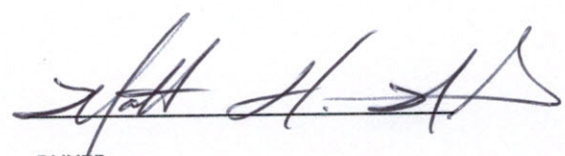
Buyer must submit house plans to SELLER for architectural conformity and Covenant approval prior to breaking ground.

Additionally: _____ will be closed when sediment ponds and or/dirt storage are removed _____

IN WITNESS WHEREOF the parties have executed this contract this day 6th of September, 2017.



SELLER



BUYER