

02-50003781

COUNTY OF HARNETT LAND USE APPLICATION

Planning Department

102 E. Front Street, Lillington, NC 27546

Phone: (910) 893-7525

Fax: (910) 893-2793

LANDOWNER: Regency Homes, Inc. Address: 6506 Dental Lane Ste 201
City: Fayetteville State: N.C. Zip: 28314 Phone #: 910-424-0455

APPLICANT: Regency Homes, Inc. Address: 6506 Dental Lane Ste 201
City: Fayetteville State: N.C. Zip: 28314 Phone #: 910-424-0455

PROPERTY LOCATION: SR #: 1115 SR Name: Buffalo Lake Rd
Parcel: 03-0587-08-0020-26 PIN: 9587-50-7309 (out of)
Zoning: RAZOR Subdivision: Peachtree Crossing Lot #: 100 Lot Size: 1.46 AC
Flood Plain: X Panel: 0015 Watershed: N/A Deed Book/Page: Offer to Purchase Plat Book/Page: 2000-161A

DIRECTIONS TO THE PROPERTY FROM LILLINGTON: 27 W to Buffalo Lake Rd turn left go to 2nd entrance to Peachtree Crossing turn R go to 1st road on left follow to Water Oak Circle lot on left

PROPOSED USE:

- Sg. Family Dwelling (Size 49 x 51) # of Bedrooms 3 Basement Garage Deck
- Multi-Family Dwelling No. Units _____ No. Bedrooms/Unit _____
- Manufactured Home (Size _____ x _____) # of Bedrooms _____ Garage _____ Deck _____
- Comments: included in total size
- Number of persons per household 2
- Business Sq. Ft. Retail Space _____ Type _____
- Industry Sq. Ft. _____ Type _____
- Home Occupation (Size _____ x _____) # Rooms _____ Use _____
- Accessory Building (Size _____ x _____) Use _____
- Addition to Existing Building (Size _____ x _____) Use _____
- Other _____

Water Supply: County Well (No. dwellings _____) Other _____
Sewer: Septic Tank/ Existing: YES NO County Other _____
Erosion & Sedimentation Control Plan Required? YES NO

Structures on this tract of land: Single family dwellings Manufactured homes _____ Other (specify) _____
Property owner of this tract of land own land that contains a manufactured home w/in five hundred feet (500') of tract listed above? YES NO

Proposed

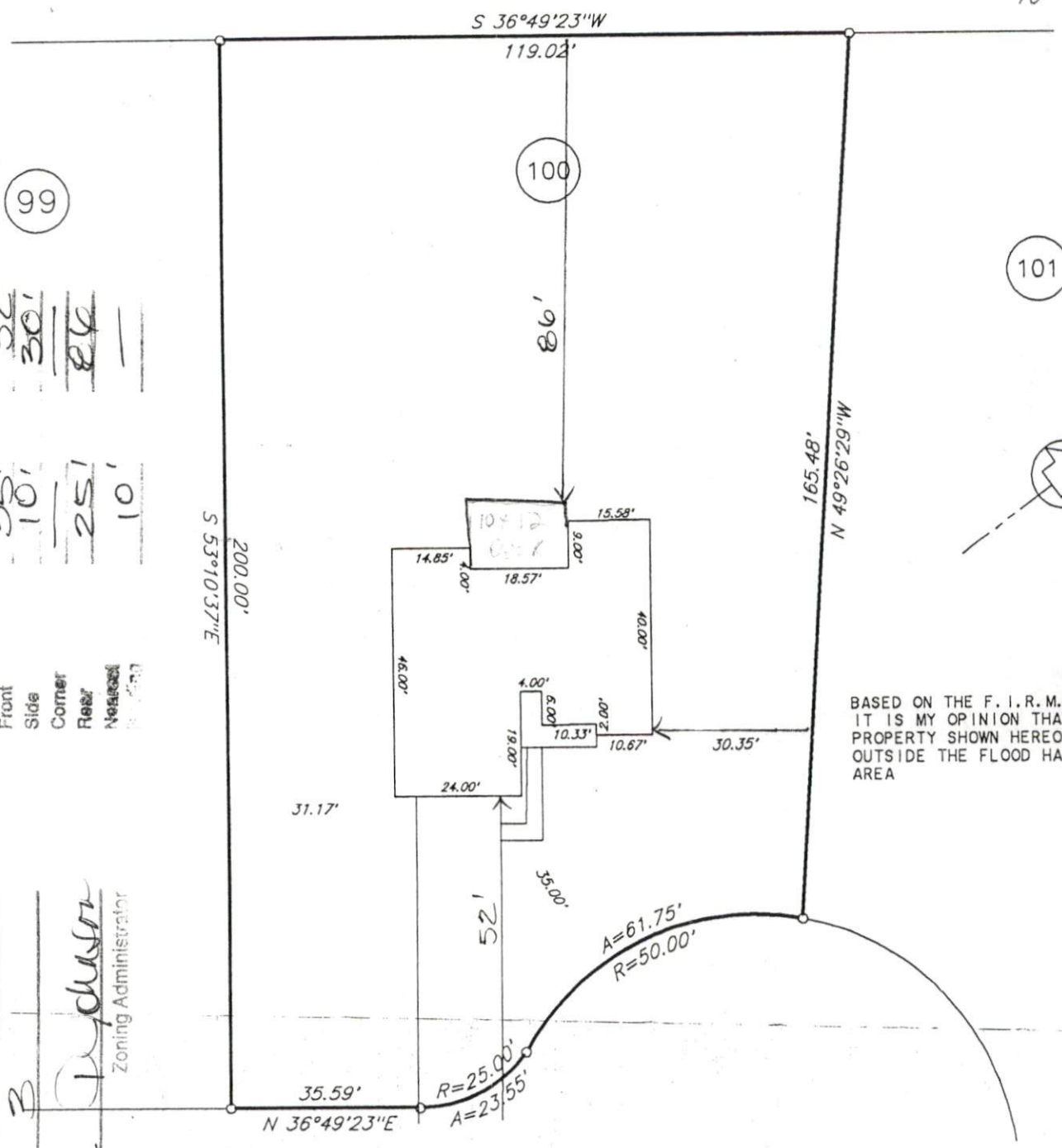
Required Property Line Setbacks:	Minimum	Actual	Minimum	Actual
Front	<u>35</u>	<u>52'</u>	Rear	<u>25</u>
Side	<u>10</u>	<u>36.35</u>	Corner	<u>---</u>
Nearest Building	<u>10</u>	<u>---</u>		

If permits are granted I agree to conform to all ordinances and the laws of the State of North Carolina regulating such work and the specifications or plans submitted. I hereby swear that the foregoing statements are accurate and correct to the best of my knowledge.

[Signature]
Signature of Applicant

15 Jan 02
Date

35 Front
 25 Rear
 10 Side
 10 Side



Required Property Dimensions

Required Property Dimensions	Actual
Front	52'
Side	30'
Corner	86'
Rear	—
Nearest	—

THE PLAN APPROVAL
 DISTRICT RAZOR USE S.E.D.
 #BEDROOMS 3
1-14-CZ
 Zoning Administrator
 Date

BASED ON THE F.I.R.M. PANELS,
 IT IS MY OPINION THAT THE
 PROPERTY SHOWN HEREON IS
 OUTSIDE THE FLOOD HAZARD
 AREA

Water Oak Circle 50'R/W
 Plot Plan

Owner: Regency Construction

Subdivision: Peachtree Crossing, Phase Three

Map Cab: _____ Slide: Map 2000-161-A

Harnett County North Carolina

Scale 1" = 30' Date: 1-11-02 House No. _____

George L. Lott Surveyors



Standard Road

Out this tract

30

40

50

62

(85.78A)
7309



OFFER TO PURCHASE AND CONTRACT

JASON A and Amanda G DAVIS

hereby offers to purchase and Regency Construction, as Buyer, upon acceptance of said offer, agrees to sell and convey, all of that plot, piece or parcel of land described below, together with all improvements located thereon and such fixtures and personal property as are listed below (collectively referred to as "the Property"), upon the following terms and conditions:

1. REAL PROPERTY: Located in the City of Sanford, Harnett County of North Carolina, being known as and more particularly described as: Street Address Water Oak Circle, Zip 27330

Legal Description: Lot 100 Sec III Peachtree Crossing () All () A portion of the property in Deed Reference: Book 1098, Page No. 218, County.)

NOTE: Prior to signing this Offer to Purchase and Contract, Buyer is advised to review Restrictive Covenants, if any, which may limit the use of the Property, and to read the Declaration of Restrictive Covenants, By-Laws, Articles of Incorporation, Rules and Regulations, and other governing documents of the owners' association and/or the subdivision, if applicable.

2. FIXTURES: The following items, if any, are included in the purchase price free of liens: any built-in appliances, light fixtures, ceiling fans, attached floor coverings, blinds, shades, drapery rods and curtain rods, brackets and all related hardware, window and door screens, storm windows, combination doors, awnings, antennas, satellite dishes and receivers, burglar/fire/smoke alarms, pool and spa equipment, solar energy systems, attached fireplace screens, gas logs, fireplace inserts, electric garage door openers with controls, outdoor plants and trees (other than in movable containers), basketball goals, storage sheds, mailboxes, wall and/or door mirrors, and any other items attached or affixed to the Property, EXCEPT the following items:

3. PERSONAL PROPERTY: The following personal property is included in the purchase price: RANGE, DISHWASHER, SFC/S45, MICROWAVE, Garage Door Opener

PURCHASE PRICE: The purchase price is \$ 115,050 and shall be paid as follows: a) \$ 1150.50, EARNEST MONEY DEPOSIT with this offer by cash () Personal check () bank check () certified check () other: ERA PENNINK + STROTHER R.E.

"Escrow Agent" until the sale is closed, at which time it will be credited to Buyer, or until this contract is otherwise terminated. In the event: (1) this offer is not accepted; or (2) any of the conditions hereto are not satisfied, then all earnest monies shall be returned to Buyer. In the event of breach of this contract by Seller, upon Buyer's request, all earnest monies shall be returned to Buyer, but such return shall not affect any other remedies available to Buyer for such breach. In the event this offer is accepted and Buyer breaches this contract, then all earnest monies shall be forfeited upon Seller's request, but receipt of such forfeited earnest monies shall not affect any other remedies available to Seller for such breach.

NOTE: In the event of a dispute between Seller and Buyer over the return or forfeiture of earnest money held in escrow by a broker, the broker is required by state law to retain said earnest money in the broker's trust or escrow account until a written release from the parties consenting to its disposition has been obtained or until disbursement is ordered by a court of competent jurisdiction.

() \$ -0-, ADDITIONAL EARNEST MONEY DEPOSIT to be paid to Escrow Agent no later than TIME BEING OF THE ESSENCE WITH REGARD TO SAID DATE.

() \$ -0-, BY ASSUMPTION OF THE unpaid principal balance and all obligations of Seller on the existing loan(s) secured by a deed of trust on the Property in accordance with the attached Loan Assumption Addendum.

() \$ -0-, BY SELLER FINANCING in accordance with the attached Seller Financing Addendum.

() \$ -0-, BALANCE of the purchase price in cash at Closing.

CONDITIONS: (State N/A in each blank that is not a condition to this contract.) Buyer must be able to obtain a FHA () VA () (attach FHA/VA Financing Addendum) Conventional () Other: () loan at a Fixed Rate

Adjustable Rate in the principal amount of 117,351.00 (plus any financed VA Funding Fee or FHA MIP) for a term of 30 year(s), at an interest rate not to exceed 7% per annum, with mortgage loan discount points not to exceed 0% of the loan amount. Buyer shall apply for said loan within 7 days of the Effective Date of this contract. Buyer shall use Buyer's best efforts to secure the lender's customary commitment letter on or before 02-20-02 and to satisfy all terms and conditions of the loan commitment letter by Closing. After the effective letter date, Seller may request in writing from Buyer a copy of the loan commitment letter. If Buyer fails to provide Seller a copy of the loan commitment letter or a written waiver of this loan condition within five days of receipt of Seller's request, Seller may terminate this contract by written notice to Buyer at any time thereafter. If Seller has not then received a copy of the letter or the waiver, Buyer shall be responsible for all costs with respect to any loan obtained by Buyer, except if Seller pays any of the Buyer's Closing costs (including loan discount points), those costs are as follows: 1% of Sales Price

There must be no restriction, easement, zoning or other governmental regulation that would prevent the reasonable use of the Property for Residential purposes.

The Property must be in substantially the same or better condition at Closing as on the date of this offer, reasonable wear and tear excepted.

All deeds of trust, liens and other charges against the Property, not assumed by Buyer, must be paid and satisfied by Seller prior to or at Closing such that cancellation be promptly obtained following Closing. Seller shall remain obligated to obtain any such cancellations following Closing.

Title must be delivered at closing by GENERAL WARRANTY DEED unless otherwise stated herein, and must be fee simple marketable title, free of all encumbrances except: ad valorem taxes for the current year (prorated through the date of Closing); utility easements and unviolated restrictive covenants that do not materially affect the value of the Property; and such other encumbrances as may be assumed or specifically approved by Buyer. The Property must have legal access to a public right of way.

SPECIAL ASSESSMENTS: Seller warrants that there are no pending or confirmed governmental special assessments for sidewalk, paving, water, sewer, or other improvements on or adjoining the Property, and no pending or confirmed owners' association special assessments, except as follows: NA

If "None" or the identification of such assessments, if any.) Seller shall pay all owners' association assessments and all governmental assessments confirmed through the date of Closing, if any, and Buyer shall take title subject to all pending assessments, if any, unless otherwise agreed as follows:

PRORATIONS AND ADJUSTMENTS: Unless otherwise provided, the following items shall be prorated and either adjusted between the parties or paid at Closing: (a) Ad valorem taxes on real property shall be prorated on a calendar year basis through the date of Closing; (b) Ad valorem taxes on personal property for the current year shall be paid by the Seller unless the personal property is conveyed to the Buyer, in which case, the personal property taxes shall be prorated on a calendar year basis through the date of Closing; (c) All late listing penalties, if any, shall be paid by Seller; (d) Rents, if any, for the Property shall be prorated through the date of Closing; (e) Owners' association dues and other like charges shall be prorated through the date of Closing. Seller represents that the regular owners' association dues, if any, are \$ 0 per 0.

CLOSING EXPENSES: Seller shall pay for preparation of a deed and all other documents necessary to perform Seller's obligations under this agreement, and for recording tax (revenue stamps) required by law. Buyer shall pay for recording the deed and for preparation and recording of all instruments required to secure the balance of the purchase price unpaid at Closing.

FUEL: Buyer agrees to purchase from Seller the fuel, if any, situated in any tank on the Property at the prevailing rate with the cost of measurement thereof, if any, paid by Seller.

EVIDENCE OF TITLE: Seller agrees to use his best efforts to deliver to Buyer as soon as reasonably possible after the Effective Date of this contract, copies of all information in possession of or available to Seller, including but not limited to: title insurance policies, attorney's opinions on title, surveys, covenants, deeds, notes, and records of trust and easements relating to the Property.

LABOR AND MATERIAL: Seller shall furnish at Closing an affidavit and indemnification agreement in form satisfactory to Buyer showing that all labor and materials, if any, furnished to the Property within 120 days prior to the date of Closing have been paid for and agreeing to indemnify Buyer against all loss from any cause arising therefrom.

This form has been jointly approved by the North Carolina Bar Association North Carolina Association of REALTORS®



PROPERTY DISCLOSURE AND INSPECTIONS:

Buyer has received a signed copy of the N.C. Residential Property Disclosure Statement prior to the signing of this Offer to Purchase and Consent to Purchase and has NOT received a signed copy of the N.C. Residential Property Disclosure Statement prior to the signing of this Offer to Purchase and Consent to Purchase and shall have the right to terminate or withdraw this contract without penalty prior to WHICH-EVER OF THE FOLLOWING EVENTS OCCURS FIRST: (1) the end of the third calendar day following receipt of the Disclosure Statement; (2) the end of the third calendar day following the date the contract was made; or (3) Closing or occupancy by the Buyer in the case of a sale or exchange.

- The Property is residential and was built prior to 1978 (Attach Lead-Based Paint or Lead-Based Paint or Lead-Based Paint Hazard Disclosure Addendum.)
- Exempt from N.C. Residential Property Disclosure Statement because (SEE GUIDELINES)
- Property Inspection: Unless otherwise stated herein, or as otherwise provided on an inspector addendum attached hereto, Buyer shall have the option of inspecting or, obtaining at Buyer's expense, inspections to determine the condition of the Property. Unless otherwise stated herein, it is a condition of this contract that: (i) the built-in appliances, electrical systems, plumbing systems, heating and cooling systems, roof coverings (including flashing and gutters), doors and windows, exterior surfaces, structural components (including foundations, columns, chimneys, floors, walls, ceilings and roofs), porches and decks, fireplaces and flues, crawl space and attic ventilation systems (if any), water and sewer systems (public and private), shall be performing the function for which intended and shall not be in need of immediate repair; (ii) there shall be no unusual drainage conditions or evidence of excessive moisture adversely affecting the structure(s); and (iii) there shall be no friable asbestos or existing environmental contamination. Any inspections shall be completed and written notice of Seller's response within _____ days of Buyer's notice. Buyer is advised to have any inspections made prior to incurring expenses for Closing and in sufficient time to permit any required repairs to be completed by Closing.

(c) Wood-Destroying Insects: Unless otherwise stated herein, Buyer shall have the option of obtaining, at Buyer's expense, a report from a licensed pest control operator on a standard form in accordance with the regulations of the North Carolina Structural Pest Control Committee, stating that as to all structures except and containing no indication of visible damage therefrom. The report must be obtained in sufficient time so as to permit treatment, if any, and repairs, if any, to be completed prior to Closing. All treatment required shall be paid for by Seller and completed prior to Closing, unless otherwise agreed upon in writing by the parties. The Buyer is advised that the inspection report described in this paragraph may not always reveal either structural damage or damage caused by agents or organisms other than wood-destroying insects. In new construction, Seller shall provide a standard warranty of termite soil treatment.

(d) Repairs: Pursuant to any inspections in (b) and/or (c) above, if any repairs are necessary, Seller shall have the option of completing them or refusing to complete them. If Seller elects not to complete the repairs, then Buyer shall have the option of accepting the Property in its present condition or terminating this contract, in which case all earnest monies shall be refunded. Unless otherwise stated herein, or as otherwise provided on an inspection addendum attached hereto, any items not covered by (b) (i), (b) (ii), (b) (iii) and (d) above are excluded from repair negotiations under this contract.

(e) Acceptance: CLOSING SHALL CONSTITUTE ACCEPTANCE OF EACH OF THE SYSTEMS, ITEMS AND CONDITIONS LISTED ABOVE IN ITS THEN EXISTING CONDITION UNLESS PROVISION IS OTHERWISE MADE IN WRITING.

11. REASONABLE ACCESS: Seller will provide reasonable access to the Property (including working, existing utilities) through the earlier of Closing or possession prior to Closing. Buyer, to Buyer or Buyer's representatives for the purposes of appraisal, inspection, and/or evaluation. Buyer may conduct a walk-through inspection of the Property prior to Closing.

14. CLOSING: Closing shall be defined as the date and time of recording of the deed. All parties agree to execute any and all documents and papers necessary in connection with Closing and transfer of title on or before 4-04-03 JASON A and Amanda G. DAVIS, at a place designated by Buyer. The deed is to be made to JASON A and Amanda G. DAVIS. In the event possession is NOT to be delivered at Closing, possession shall be delivered at Closing. Unless otherwise provided herein, possession shall be delivered at Closing. OR, a Seller Possession After Closing Agreement is attached.

16. OTHER PROVISIONS AND CONDITIONS: (ITEMIZE ALL ADDENDA TO THIS CONTRACT AND ATTACH HERETO.)

1. Price includes Bonus room being finished.

2. Additional Provisions Addressed.

3. Closing Cost Addressed.

4. FHA/VA Financing Addressed.

5. Buyer will be responsible for Jan 15th to pick color and etc.

6. Buyer's patio instead of deck.

9. PARTIES: This contract shall be binding upon and shall inure to the benefit of the parties i.e., Buyer and Seller and their heirs, successors and assigns. As used herein, words in the singular include the plural and the masculine includes the feminine and neuter genders, as appropriate.

10. SURVIVAL: If any provision herein contained which by its nature and effect is required to be observed, kept or performed, it shall survive the Closing and remain binding upon and for the benefit of the parties hereto until fully observed, kept or performed.

11. ENTIRE AGREEMENT: This contract contains the entire agreement of the parties and there are no representations, inducements or other provisions other than those expressed herein. All changes, additions or deletions hereto must be in writing and signed by all parties. Nothing contained herein shall alter any agreement between a REALTOR® or broker and Seller or Buyer as contained in any listing agreement, buyer agency agreement, or any other agency agreement between them.

12. NOTICE AND EXECUTION: Any notice or communication to be given to a party herein may be given to the party or to such party's agent. This offer shall become a binding contract (the "Effective Date") when signed by both Buyer and Seller and such signing is communicated to the offering party. This contract is executed under seal in signed multiple originals, all of which together constitute one and the same instrument, with a signed original being retained by each party and each REALTOR® broker hereto, and the parties adopt the word "SEAL" beside their signatures below.

YOU DO NOT UNDERSTAND THIS OFFER TO PURCHASE AND CONTRACT OR FEEL THAT IT DOES NOT PROVIDE FOR YOUR LEGAL NEEDS, YOU SHOULD CONSULT A NORTH CAROLINA REAL ESTATE ATTORNEY BEFORE YOU SIGN IT.

Buyer acknowledges having made an on-site personal examination of the property prior to the making of this offer.

Notary Public State of North Carolina
Pima County
Notary Public State of North Carolina
Pima County
Notary Public State of North Carolina
Pima County

18 Dec 01
14 Dec 01
14 Dec 01

JASON A. DAVIS
Amanda G. Davis

Buyer Agent acknowledges receipt of the earnest money and agrees to hold and deposit the same in accordance with the terms hereof.

Firm: _____
By: _____

Acting as Buyer's Agent Seller's Agent Dual Agent
ERIN PENNINK + STROTHER RE, PAT GUSMANO, 910864235
ERIN PENNINK + STROTHER RE, LARRY STROTHER, 910864235

STATE OF ARIZONA
COUNTY OF PIMA

STATE OF ARIZONA
COUNTY OF PIMA

Notary Public - Arizona
Notary Public - Arizona
Notary Public - Arizona

15 day of _____ 2001

This instrument was acknowledged before me this _____ day of _____ 2001

Don Howell
Notary Public - Arizona