

North Carolina

Herritt County

Contract to Purchase

This contract, made and entered into this 8 day of MARCH, 2019, by and between _____ as Seller, and Prick Homes 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 96/99 of the Subdivision know as Market Place, Section _____, Part _____ a map of which is duly recorded in Book of Plats _____ Page _____, Part _____, _____ County Registry.

- The agreed Sale Price is \$ \$68,000.00, payable as follows:
 Down Payment (payable upon execution of this contract): \$ 0
 Balance of Sale Price (payable at Closing): \$ 68K @ closing
- The Lot/s shall be conveyed by Seller to buyer 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.
- Buyer acknowledges inspection of the property and that no representations or inducements have been made by Seller, other than those set forth herein, and that the Contract contains the entire agreement between the parties.
- Closing (Final Settlement) is to take place not later than: 3/8/20, 20____ at the offices of Steve Bunce. Should buyer fail to close, the Seller, at his option, may retain the 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.
- Other Conditions:
 Restrictive Covenants for subdivision are recorded in the Office of the Register of Deed for _____ County in Book _____ Page _____, or _____, a copy of which has been provided to the buyer.
 Building side lines shall be per plat unless controlled by a governmental authority. Property has been surveyed by Bennet Surveying.
 Buyer must submit house plans to seller for architectural conformity and Covenants approval prior to breaking ground.

Additionally: _____

In Witness Whereof the parties have executed this contract this 8 day of March, 2019.

Tamara White
Seller

Prick Homes
Buyer