

CONTRACT OF SALE

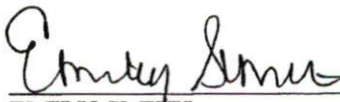
THIS CONTRACT OF SALE (the "Contract") dated this 16th day of April, 2020, is by and between Johnnie Barry Smith and Alene Smith ("Seller"), and Emily Smith and husband, Justin Smith, ("Buyer").

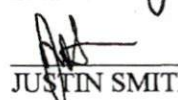
WITNESSETH:

Seller agrees to sell and Buyer agrees to purchase upon the terms and conditions herein a tract of land, and all improvements thereon, 3.24 acres of Parcel # 021505 0200, Harnett County, located in Dunn NC, and outlined on Exhibit A attached, including Seller's rights, title and interest in adjacent streets and all rights-of-way and easements benefiting the land, (the "Property").

1. Purchase Price. The purchase price for the Property is One Dollar (\$1.00). The purchase price for the Property shall be paid at the closing, subject to the closing adjustments provided herein.
2. Seller's Closing Obligations. Seller shall deliver to Buyer or to such person or corporation as Buyer may nominate a special warranty deed, conveying good and marketable fee simple title to the Property to Buyer, free and clear of all encumbrances, defects, restrictions, conditions, easements or other agreements not approved by Buyer pursuant to Paragraph 3, with all dower rights, if any, released.
3. Closing Adjustments. All real estate taxes shall be prorated as of the closing date, unless the parties enter into an escrow agreement, whereupon such taxes shall be prorated as of the date Seller delivers full possession of the Property to Buyer as required by such escrow agreement.
4. This Contract constitutes the entire agreement between Seller and Buyer, and there are no other covenants, agreements, or conditions, either oral or written, between them concerning the Property other than those set forth herein. No subsequent change, deletion or addition to this Contract shall be binding unless in writing and signed by both parties.
5. All of the provisions of this Contract shall be binding upon the personal representatives, heirs, successors and assigns of both parties hereto.
6. In addition, the Seller and Buyer agrees to execute and deliver such further instruments of conveyance, sale, assignment or transfer and take or cause to be taken such other or further action as the other party shall reasonably request at any time or from time to time in order to convey, vest, confirm or evidence in the Buyer title to all or part of the Property and/or to in any other manner effectuate the terms, conditions and provisions of this Contract.

BUYERS:

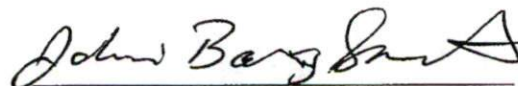


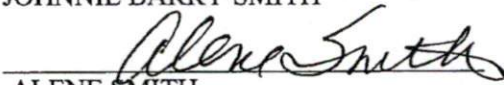
EMILY SMITH


JUSTIN SMITH

4/16/2020

SELLERS:



JOHNNIE BARRY SMITH


ALENE SMITH