NORTH CAROLINA   HARNETT COUNTY

CONTRACT TO PURCHASE

This contract, made and entered into this **6th** day of **October 2020**, by and between **Kenlan Development CO** as SELLER, and **A&G Residential, 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 LOTs __**54, 56, 57, & 59**__

1. The agreed Sale Price is $ **120,000** , Payable as follows:
   Down Payment (payable upon execution of this contract): $ **0**
   Balance of Sale Price (payable at closing): $ **120,000**

2. The LOT/S shall be conveyed by SELLER to buyer by General Warranty Deed free of all of all encumbrances other than taxes for the current year, which shall be prorated as of the closing. The Deed shall be subject to all Restrictive Covenants, Utility Easements and applicable zoning ordinances on record at the time of closing.

3. 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 parties.

4. Closing (Final Settlement) is to take place not later than: **November 11th** at the offices of **Holden Reaves** . 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.
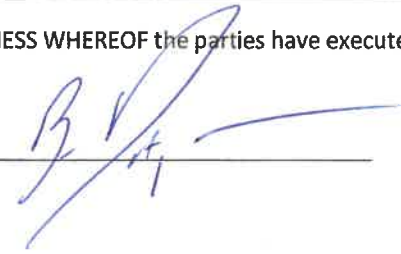
5. Other Conditions:

   Restrictive Covenants for subdivisions are recorded in the Office of the Register of Deeds for _____ __**Harnett**__ County in Book ____Page __, a copy of which has been provided to Buyer.
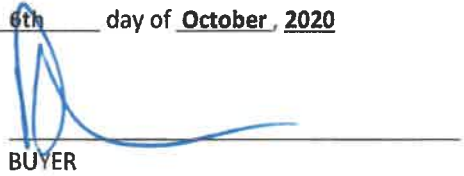
   Building side lines shall be per plat unless otherwise controlled by governmental authority. Property has been surveyed by **4D Site Solutions** .

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

Additionally: __**Seller to provide soil report on all lots.**__

_____

_____

IN WITNESS WHEREOF the parties have executed this contract this ___**6th**___ day of **October, 2020**

_____   _____
SELLER   BUYER