

NORTH CAROLINA

Harnett COUNTY

CONTRACT TO PURCHASE

This contract made and entered into this 15<sup>th</sup> day of Mar. 2021 by and between David Wayne + Hazel B. McLamb as SELLER, and Danny E. Harris as BUYER.  
dba Craftsmen Const.

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 2 of Subdivision known as 612 Core Rd. Dunn, Nc. 28334

A map of which is duly recorded in Book of Plats Map 2015 Page 116 County Registry.

Price is \$ 27,000.00, payable as follows:

Due Diligence made payable and delivered to Seller \$ \_\_\_\_\_

Initial Earnest Money deposit (To be held by Lynn Matthews Law Group) \$ \_\_\_\_\_

Balance due at closing \$ 27,000.00

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 Mar. 24, 2021 at the offices of Lynn Matthews. 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.
3. (a) Cumberland Homes has agreed to pay all of the sellers closing costs in regards to the settlement of this property.