

**NORTH CAROLINA  
HARNETT COUNTY**

**OFFER TO PURCHASE AND  
CONTRACT OF SALE**

THIS CONTRACT OF SALE, made and entered into this 6th day of April 2021, by and between Lockamy Holdings, Inc. (the “Seller”) and Weaver Homes, Inc, and/or assigns (the “Buyer”).

**W I T N E S S E T H:**

IN CONSIDERATION of the mutual covenants, promises and conditions hereinafter set forth and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged by the parties, the parties hereto agree as follows:

1. **PROPERTY.** Seller agrees to sell to the Buyer and the Buyer agrees to purchase from the Seller the fee simple property lying in Harnett, North Carolina, having a description of Lots 1-5 Atkins Farms Estates, Spring Hill Church Road, Lillington.

2. **PURCHASE PRICE AND DEPOSIT.** Buyer shall pay to the Seller the sum of Four Hundred Thousand and No/100 (\$400,000) Dollars, the “Purchase Price”. The Purchase price shall be paid as follows:

A. Earnest Money Deposit: N/A.

B. \$400,000 due on or before June 1st, 2021.

3. **CONDITIONS TO BUYER’S OBLIGATIONS.** The Buyer’s obligation to purchase the Property pursuant to this Contract is contingent upon the following, all or any of which may be waived by the Buyer:

A. From the Contract date until closing, Seller shall provide to Buyer, its agents, representatives and contractors, the right to enter upon the Property to make investigations, surveys, tests, and studies, and inspections, conducting marketing studies and feasibility studies, relating to the Property.

B. All deeds of trust, liens, and other charges against the Property must be paid and satisfied by Seller prior to or at closing such that cancellation may be promptly obtained following closing. Seller shall remain obligated to obtain any such cancellations following closing.

C. Title must be delivered at closing by General Warranty Deed unless otherwise stated herein, and title must be fee simple marketable title, free of all encumbrances except ad valorem taxes for the current year

(pro-rated as of the day of Closing), utility easements, unviolated restrictive covenants that do not materially affect the value of the Property, zoning ordinances, road rights-of-way of record, other easements, and such other encumbrances as may be assumed or specifically approved by Buyer.

- D. The Seller has complied with and otherwise performed each of the covenants and obligations of the Seller under this Contract.
- E. All representations and warranties of Seller as set forth in this Contract shall be in all respects true and accurate as of the date of the Closing
- F. Buyer, its agents or representatives, at Buyer's expense and at reasonable times during normal business hours, shall have the right to enter upon the Property for the purpose of inspecting, examining, performing soil boring and any other testing and surveying required by Buyer. Buyer assumes all responsibility for the acts of himself, his agents or representatives in exercising his rights under this paragraph and agrees to indemnify and hold Seller harmless from any damages resulting therefrom.

5. CLOSING. Closing shall be on or before June 1, 2021. Possession shall be delivered at Closing, unless otherwise agreed between the parties. At Closing, Seller shall deliver to Buyer a General Warranty Deed, an Owner's Affidavit Regarding Liens, lien waiver forms, and any other documents customarily executed by Seller in similar transactions. Buyer shall deliver the balance of the Purchase price to Seller, giving credit to the Buyer for all Deposits pursuant to the terms of this Contract.

6. PRORATIONS AND CLOSING EXPENSES. Seller and Buyer agree that All real property taxes and property owner's association dues, if applicable, for the current calendar year shall be prorated based on the calendar year as of the date of Closing. Seller shall pay all deferred ad valorem taxes, past due taxes or assessments, any late penalties, and any and all taxes on personal property. Seller shall pay for the deed preparation, revenue stamps, and any other conveyance fees or taxes due from Seller and Buyer shall pay all other expenses for fees and services attributable to Buyer closing.

7. ENVIRONMENTAL STATUS. Seller represents and warrants that it has no actual knowledge or notice of the presence or disposal on the Property of hazardous or toxic waste or substances, which are defined as those substances, materials, and wastes, including, but not limited to, those substances, materials and wastes listed in the United States Department of Transportation Hazardous Materials Table (49 CFR172.101, as amended) or by the Environmental Protection Agency as hazardous substances (40 CFR Part 302, as amended) and amendments thereto, or such substances, materials, and wastes which are or may become regulated under any applicable local, state, or federal law. Seller further states that he has no actual knowledge or notice of any contamination of the Property from such substances as may have been disposed of or stored on neighboring

tracts, and it has no reason to suspect that such use or disposal has occurred, either during or prior to his ownership of the Property.

9. SELLER KNOWLEDGE OR NOTICE. Seller has no knowledge or notice of (a) condemnation proceedings affecting or contemplated with respect to the Property; (b) actions, suits, or proceedings pending or threatened against the Property; (c) changes contemplated in any applicable laws, ordinances or restrictions affecting the Property; or (d) governmental special assessments, either pending or confirmed, for sidewalk, paving, water, sewer, or other improvements on or adjoining the Property. Any confirmed assessments of any kind or nature shall be paid by the Seller, and Buyer shall take title subject to any and all pending assessments, if any, unless otherwise agreed by the parties.

12. COMPLIANCE. To the best of Seller's knowledge and belief, (a) Seller has complied with all applicable laws, ordinances, regulations, statutes, rules and restrictions pertaining to or affecting the Property; (b) performance of this Contract will not result in the breach of, constitute default under or result in the imposition of any lien or encumbrance upon the Property under any agreement or other instrument to which Seller is a party or by which Seller or the Property is bound; and (c) there are no legal actions, suits or other legal or administrative proceedings pending or threatened against the Property, and Seller is not aware of any facts which might result in any such action, suit or other proceeding.

13. SURVIVAL OF REPRESENTATIONS AND WARRANTIES. All representations, warranties, covenants and agreements made by the parties hereto shall survive the Closing and delivery of the deed for one hundred eighty (180) days. The warranties contained in the General Warranty Deed shall supersede those warranties of the Contract. If any provision herein contained which by its nature and effect is required to be observed, kept, or performed after the closing, it shall survive the closing and remain binding upon and for the benefit of the parties hereto until fully observed, kept, or performed.

14. APPLICABLE LAW. This Contract shall be construed under the Laws of the State of North Carolina.

15. TAX-DEFERRED EXCHANGE. In the event that Buyer or Seller desire to effect a tax-deferred exchange in connection with the conveyance of the Property, Buyer and Seller agree to cooperate in effecting such exchange; provided, however, that the exchanging party shall be responsible for all additional costs associated with such exchange, and provided further, that a non-exchanging party shall not assume any additional liability with respect to such tax-deferred exchange. Seller and Buyer shall execute such additional documents, at no cost to the non-exchanging party, as shall be required to give effect to this provision.

16. REIMBURSEMENTS. Seller shall reimburse the buyer for the following items that are to be listed and credited on the CD.

A. \$5,000 for Water Services and septic systems for each lot. (\$25,000 Total)

17. 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 hereto.

18. EXECUTION. This instrument shall become a binding contract when signed by both Buyer and Seller.

IN WITNESS WHEREOF, this Contract is executed under seal in signed multiple Originals, all of which constitute one and the same instrument, with a signed original being retained by each party, and the parties adopt the word "Seal" beside their signatures below.

BUYER:

SELLER:

Charles D Blackwell  
Charles D Blackwell (Apr 6, 2021 18:01 EDT)

(SEAL)

Bryant W Lockamy  
Bryant W Lockamy (Apr 7, 2021 11:18 EDT)

(SEAL)

Weaver Homes, Inc.  
By: Charles D. Blackwell

Date: Apr 6, 2021

Lockamy Holdings, Inc  
By: Bryant W. Lockamy

Date: Apr 7, 2021



**Minor Subdivision Approval**  
 I hereby certify that the development depicted hereon has been granted final approval from Harnett County E-911 Addressing, Environmental Health, Planning, Public Utilities, and the North Carolina Department of Transportation. This Plat is subject to any and all conditions stated below and is eligible for recordation in the Harnett County Register of Deeds within thirty days of the date below.

E-911 Addressing \_\_\_\_\_  
 Public Utilities (Not For Construction) 6" water line on N. Side of Spring Hill Church Rd. No Sewer available  
 NCDOT \_\_\_\_\_  
 Subdivision Administrator [Signature] Date 3/19/21

DEED REFERENCE: DEED BK 3928, PAGE 308  
 MAP REFERENCE: MAP NO. 2021-15

NORTH CAROLINA LEE COUNTY  
 I, Mickey R. Bennett, PLS do certify that this plat was drawn under my supervision (deed description recorded in Book SEE, Page REF., etc.) that the boundaries not surveyed are clearly indicated as drawn from information found in Book SEE, Page REF., that the ratio of precision as calculated is 1:10000; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, registration number and seal this 19 day of March, A.D. 2021.



[Signature]  
 MICKEY R. BENNETT  
 L - 1514  
 I, MICKEY R. BENNETT, DO HEREBY CERTIFY THAT THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND

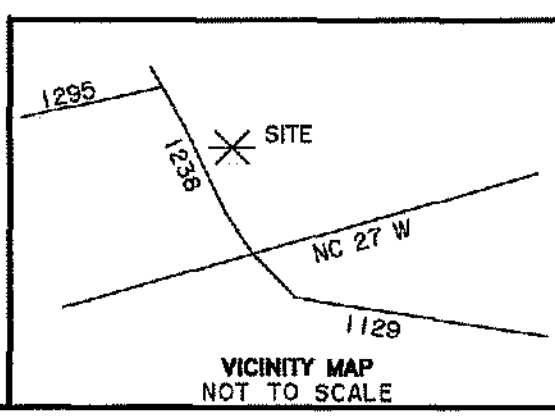
FOR REGISTRATION  
 Matthew S. Willis  
 REGISTER OF DEEDS  
 Harnett County, NC  
 2021 MAR 18 01:48:18 PM  
 BK: 2021 PG: 118-118  
 FE: \$21.00  
 INSTRUMENT # 2021006241  
 SARTIS  
 2021006241

STATE OF NORTH CAROLINA  
 COUNTY OF HARNETT  
 I, Michelle W Temple, REVIEW OFFICER OF HARNETT COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING  
 DATE: 3-19-21 REVIEW OFFICER: [Signature]

NORTH CAROLINA HARNETT COUNTY  
 This Map/Plat was presented for registration and recorded in this office at Map Number 2021-118  
 This 19th day of March 2021.  
 at 1:45 o'clock P.M.  
 Matthew S. Willis Register of Deeds  
 By: [Signature]  
 Assistant/Deputy Register of Deeds

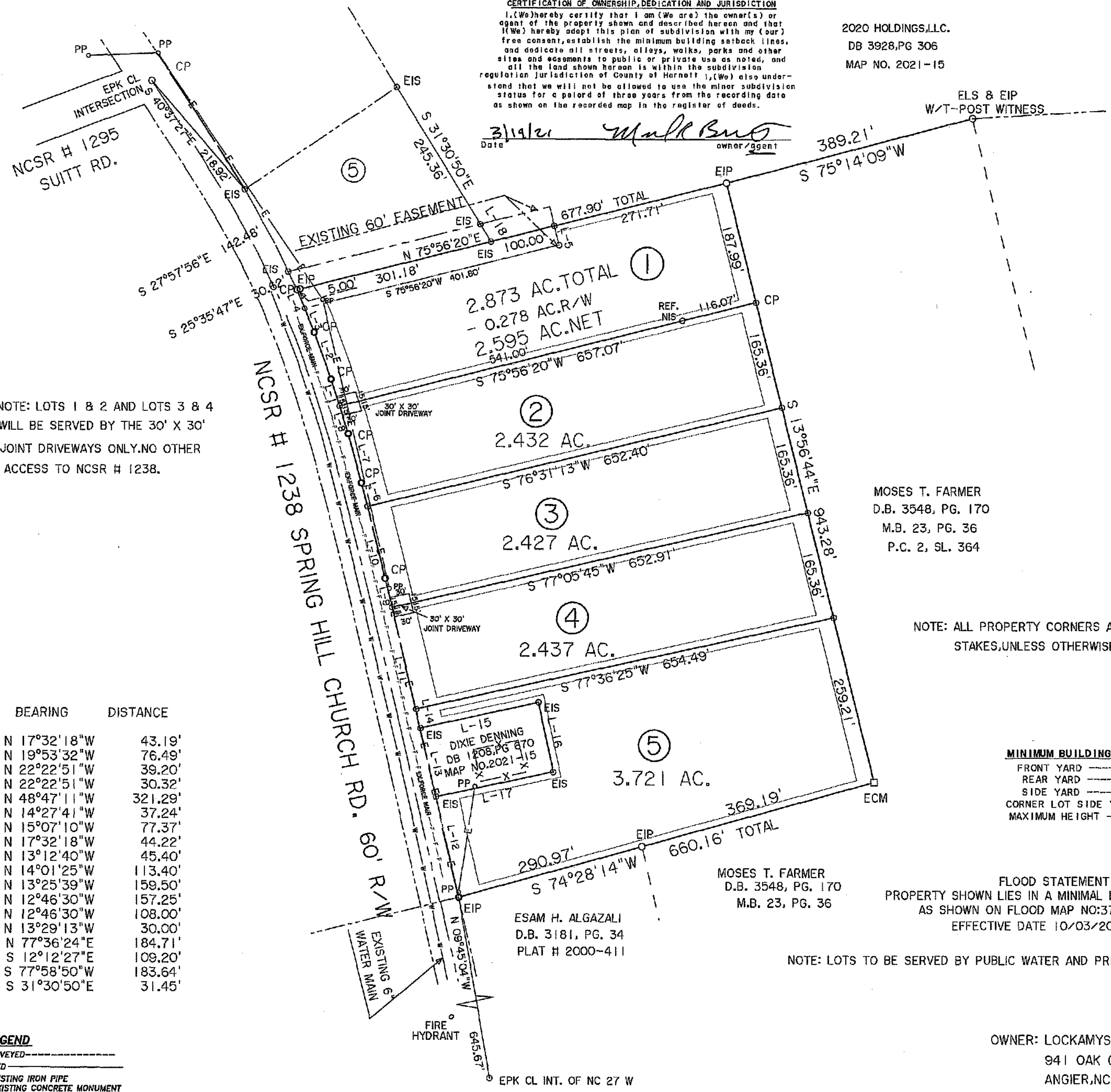
COURSE	BEARING	DISTANCE
L-1	N 17°32'18"W	43.19'
L-2	N 19°53'32"W	76.49'
L-3	N 22°22'51"W	39.20'
L-4	N 22°22'51"W	30.32'
L-5	N 48°47'11"W	321.29'
L-6	N 14°27'41"W	37.24'
L-7	N 15°07'10"W	77.37'
L-8	N 17°32'18"W	44.22'
L-9	N 13°12'40"W	45.40'
L-10	N 14°01'25"W	113.40'
L-11	N 13°25'39"W	159.50'
L-12	N 12°46'30"W	157.25'
L-13	N 12°46'30"W	108.00'
L-14	N 13°29'13"W	30.00'
L-15	N 77°36'24"E	184.71'
L-16	S 12°12'27"E	109.20'
L-17	S 77°58'50"W	183.64'
L-18	S 31°30'50"E	31.45'

**LEGEND**  
 LINES NOT SURVEYED -----  
 LINES SURVEYED \_\_\_\_\_  
 EIP-----EXISTING IRON PIPE  
 ECM-----EXISTING CONCRETE MONUMENT  
 EIS-----EXISTING IRON STAKE  
 EPKN-----EXISTING P.K.NAIL  
 ELS-----EXISTING LIGHTWOOD STAKE  
 NIS-----NEW IRON STAKE NIP-----NEW IRON PIPE  
 PKNS-----P.K.NAIL SET  
 ERRS-----EXISTING RAILROAD SPIKE  
 NRHS-----NEW RAILROAD SPIKE  
 EMN-----EXISTING MAGNETIC NAIL  
 NMN-----NEW MAGNETIC NAIL  
 ECS-----EXISTING COTTON SPINDLE  
 NCS-----NEW COTTON SPINDLE  
 EIP/EIS-----CONTROL CORNERS  
 ECM/PKN/ECS (CONTROL CORNERS)  
 C/L-----CENTER LINE N/F-----NOW OR FORMALLY  
 CP-----CALCULATED POINT  
 CB&D-----CHORD BEARING AND DISTANCE  
 D.E-----DRAINAGE EASEMENT R/W-----RIGHT OF WAY  
 EX-----EXISTING AC-----ACRES T-----TOTAL



MINOR SUBDIVISION-----HARNETT COUNTY  
 CERTIFICATION OF OWNERSHIP, DEDICATION AND JURISDICTION  
 I, (We) hereby certify that I am (We are) the owner(s) or agent of the property shown and described hereon and that I (We) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building setback lines, and dedicate all streets, alleys, walks, parks and other sites and easements to public or private use as noted, and all the land shown hereon is within the subdivision regulatory jurisdiction of County of Harnett. I, (We) also understand that we will not be allowed to use the minor subdivision status for a period of three years from the recording date as shown on the recorded map in the register of deeds.

2020 HOLDINGS, LLC.  
 DB 3928, PG 306  
 MAP NO. 2021-15



NOTE: LOTS 1 & 2 AND LOTS 3 & 4 WILL BE SERVED BY THE 30' X 30' JOINT DRIVEWAYS ONLY. NO OTHER ACCESS TO NCSR H 1238.

MOSES T. FARMER  
 D.B. 3548, PG. 170  
 M.B. 23, PG. 36  
 P.C. 2, SL. 364

NOTE: ALL PROPERTY CORNERS ARE NEW IRON STAKES, UNLESS OTHERWISE NOTED.

**MINIMUM BUILDING SETBACKS**  
 FRONT YARD ----- 35'  
 REAR YARD ----- 25'  
 SIDE YARD ----- 10'  
 CORNER LOT SIDE YARD -- 20'  
 MAXIMUM HEIGHT ----- 35'

FLOOD STATEMENT  
 PROPERTY SHOWN LIES IN A MINIMAL FLOOD RISK (ZONE X) AS SHOWN ON FLOOD MAP NO: 3720050800J. EFFECTIVE DATE 10/03/2006.

NOTE: LOTS TO BE SERVED BY PUBLIC WATER AND PRIVATE SEPTIC.

OWNER: LOCKAMYS HOLDINGS, INC.  
 941 OAK GROVE RD.  
 ANGIER, NC 27501

MINOR S/D - 128 SPRING HILL CHURCH RD. LILLINGTON, NC 27546

SURVEY FOR:		BENNETT SURVEYS F-1304	
ATKINS - LOCKAMY SUBDIVISION		1662 CLARK RD., LILLINGTON, N.C. 27546 (910) 893-5252	
TOWNSHIP UPPER LITTLE RIVER	COUNTY HARNETT	60' 0" 120'	SURVEYED BY: RVB
STATE: NORTH CAROLINA	DATE: March 19 2021	SCALE: 1" = 120'	DRAWN BY: RVB
ZONED RA-30	WATERSHED DISTRICT N/A	PID # 130518 0034	FIELD BOOK FOCUS 30/35
		PIN # 0518-81-1863.000	DRAWING NO. 21120A
		CHECKED & CLOSURE BY: MRB	

NORTH REFERENCE  
 MAP NO. 2021-15