

NORTH CAROLINA

HARNETT COUNTY

**CONTRACT TO PURCHASE**

This contract, made and entered into this the 3rd day of February, 2022, by and between Daniel Varner as SELLER, and Benjamin Stout Real Estate Services Inc, 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 Builder to purchase 5 lots in the subdivision known as "Daniel Varner"

- The to be determined Sale Price not to exceed \$ 200,000.00
- Payable as follows:  
Down Payment (payable upon execution of this contract): \$ 5,000.00  
Balance of Sale Price (payable at closing): \$ 195,000.00
- 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.
- 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.
- Closing (Final Settlement) is to take place not later than: TBD 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.

6. Other Conditions:

Restrictive Covenants for subdivisions are recorded in the Office of the Register of Deeds for Harnett County in Book TBD, 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 Matthews Land Surveying.

Additionally:

- Lots to be purchased 45 days after recording of final plat
- Utilities to include power, water taps and cable will be installed at cost of seller
- HOA documents and restrictive covenants to be provided to buyer prior to initial first takedown, if applicable
- Projected closing date is +/-April 2022

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BS

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IN WITNESS WHEREOF the parties have executed this contract this 3rd day of February, 2022

*[Signature]*  
\_\_\_\_\_  
SELLER  
*Bunge*

*Daniel Varner*  
\_\_\_\_\_  
BUYER  
*Seller*

dotloop verified  
02/18/22 4:29 PM EST  
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