

NORTH CAROLINA

HARNETT COUNTY

CONTRACT TO PURCHASE

This contract made and entered into this 22<sup>nd</sup> day of December 2022 by and between ABJ INVESTMENTS, LLC as SELLER and SIGNATURE HOME BUILDERS, INC, as BUYER.

WITNESSETH

Being all Lots: 17, 18, 52, 53 Williams Farm

1. The agreed Sale Price is \$200,000.00.
2. The LOT/S shall be conveyed by SELLER to buyer by General Warranty Deed free 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 the parties.
4. Closing (Final Settlement) is to take place not later than: 30 DAYS AFTER ACCEPTANCE OF CONTRACT at the offices of BUYER'S CHOICE. 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 TBD Page 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 4D SITE SOLUTIONS.  
 Buyer must submit house plans to SELLER for architectural conformity and Covenant approval prior to breaking ground,

Additionally:

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DocuSigned by:  
*Brian Raynor* 12/22/2022  
 SELLER DCF9A451EC734D9...

DocuSigned by:  
*William L. Daughtry* 12/22/2022  
 BUYER DAFD69BB294444D...