

OFFER TO PURCHASE AND CONTRACT - VACANT LOT/LAND
[Consult "Guidelines" (Form 12G) for guidance in completing this form]

NOTE: If seller is selling less than the entire parcel of land owned, then compliance with subdivision regulation and/or an adequate legal description of the land being sold must be considered. This contract should not be used to sell property by reference to, exhibition of, or any other use of a plat showing a subdivision of the property before the plat has been properly approved and recorded with the register of deeds as of the date of the contract. If a preliminary plat has been approved, this contract may be used if an addendum drafted by a North Carolina real estate attorney addressing certain statutory requirements is attached. See NC General Statutes Section 160D-807 for more details and possible exceptions. If Buyer is contemplating a subdivision of the land as a condition of purchase, Buyer should first consult with an NC real estate attorney.

NOTE FOR NEW CONSTRUCTION: If Seller is Buyer's builder or has engaged a builder and the sale involves the construction of a new single-family dwelling prior to closing, use the standard Offer to Purchase and Contract—New Construction (Form 800-T) or, if the construction is completed, use the Offer to Purchase and Contract (Form 2-T) with the New Construction Addendum (Form 2A3-T).

For valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, Buyer offers to purchase and Seller upon acceptance agrees to sell and convey the Property on the terms and conditions of this Offer To Purchase and Contract and any addendum or modification made in accordance with its terms (together the "Contract").

1. **TERMS AND DEFINITIONS:** The terms listed below shall have the respective meaning given them as set forth adjacent to each term.

(a) **"Seller":** Ryan Alexander Sasser and Angela Hass Sasser

(b) **"Buyer":** Jayson T Morse

(c) **"Property":** The Property shall include all that real estate described below together with all appurtenances thereto including the improvements located thereon.

The Property will will not include a manufactured (mobile) home(s). (If a manufactured home(s) is included, Buyer and Seller should include the Manufactured (Mobile) Home provision in the Additional Provisions Addendum (Standard Form 2A11-T) with this offer.)

Street Address: 51 Bourbon St
City: Fuquay Varina Zip: 27526
County: Harnett, North Carolina

NOTE: Governmental authority over taxes, zoning, school districts, utilities and mail delivery may differ from address shown.

Legal Description: (Complete ALL applicable)
Plat Reference: Lot/Unit _____, Block/Section _____, Subdivision/Condominium Captains Landing
_____, as shown on Plat Book/Slide _____ at Page(s) _____

The PIN/PID or other identification number of the Property is: 0613-74-8472.000

Other description: 1 LOT #60 BLK 4 CAPTAINS LANDING 105X2

Some or all of the Property may be described in Deed Book _____ at Page _____

(d) **"Purchase Price":**
\$ 25,000.00
\$ 1,000.00

\$ 0

paid in U.S. Dollars upon the following terms:
BY DUE DILIGENCE FEE made payable and delivered to Seller by the Effective Date by cash personal check official bank check wire transfer
 electronic transfer (specify payment service: _____)
BY INITIAL EARNEST MONEY DEPOSIT made payable and delivered to Escrow Agent named in Paragraph 1(f) by cash personal check official bank check wire transfer, electronic transfer within five (5) days of the Effective Date of this Contract.



This form jointly approved by:
North Carolina Bar Association's Real Property Section
North Carolina Association of REALTORS® Inc



STANDARD FORM 12-T
Revised 7/2022
© 7/2022

Buyer initials JTM Seller initials TRS DS

For Registration Matthew S. Willis
Register of Deeds
Harnett County, NC
Electronically Recorded
2021 Jul 26 04:02 PM NC Rev Stamp: \$ 0.00
Book: 4019 Page: 471 - 472 Fee: \$ 26.00
Instrument Number: 2021017231

HARNETT COUNTY TAX ID #
050613 0228

07-26-2021 BY: ED

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$0.00

Parcel Identifier No. 050613 0228 Verified by _____ County on the ___ day of _____, 20____
By: _____

Mail/Box to: Mail to: Grantee

This instrument was prepared by: Pope & Pope, Attorneys at Law, P.A. (File No. 21.387)

Brief description for the Index: Lot 60, Block 4, Captain's Landing S/D

THIS DEED made this 26 day of July, 2021, by and between

GRANTOR	GRANTEE
David L. Waddell and wife, Gail C. Waddell 543 Old Buies Creek Road Lillington, NC 27546	Ryan Alexander Sasser and wife, Angela Haas Saaser 54 Bourbon Street Fuquay-Varina, NC 27526

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot, parcel of land or condominium unit situated in the City of _____, Buckhorn _____ Township, _____ Harnett _____ County, North Carolina and more particularly described as follows:

Property Address: 51 Bourbon St., Fuquay-Varina, NC 27526

BEING all of Lot 60, Block 4, Captain's Landing Subdivision, as shown on map recorded in Book of Maps 21, Page 52, Harnett County Registry, reference to which is hereby made for greater certainty of description.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2253, Page 196

All or a portion of the property herein conveyed includes or does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book 21 page 52.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

1. 2021 Harnett County ad valorem taxes and subsequent years are not yet due and payable.
2. This property is sold subject to all restrictions, easements, rights-of-way, covenants, and other such matters of record.
3. Declaration of Covenants and Agreement recorded in Book 597, Page 176, as amended in Book 3437, Page 542, Harnett County Registry.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

By: _____ (Entity Name) David L. Waddell (SEAL)
 Print/Type Name: David L. Waddell

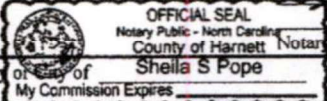
By: _____ Gail C. Waddell (SEAL)
 Print/Type Name: Gail C. Waddell

By: _____ (SEAL)
 Print/Type Name: _____

By: _____ (SEAL)
 Print/Type Name: _____

State of North Carolina - County or City of Harnett

I, the undersigned Notary Public of the County or City of Harnett and State aforesaid, certify that David L. Waddell and Gail C. Waddell personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 16 day of July, 2021.

My Commission Expires: 4/23/2025 (Affix Seal)  Sheila S Pope Notary Public
 Notary's Printed or Typed Name: _____

State of _____ - County or City of _____
 My Commission Expires _____

I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____ personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this _____ day of _____, 20_____.

My Commission Expires: _____ (Affix Seal) _____ Notary Public
 Notary's Printed or Typed Name: _____

State of _____ - County or City of _____

I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____ personally came before me this day and acknowledged that he is the _____ of _____, a North Carolina or _____ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this _____ day of _____, 20_____.

My Commission Expires: _____ (Affix Seal) _____ Notary Public
 Notary's Printed or Typed Name: _____