

CONTRACT TO PURCHASE

This contract, made and entered into this 18TH day of JULY 2023, by and between RALPH HUFF HOLDINGS AND/OR ASSIGNS as SELLER, and A&G RESIDENTAL, LLC, as BUYER.

WITNESSETH

THAT SELLER hereby contracts to sell and convey to BUYER, and BUYER hereby contracts to purchase from SELLER, the following described:

FOLLOWING LOTS IN TURLINGTON ACRES 2, 3, 4, 5, 6, 7, 8, 10, 11, 19, 20,21,23,24

- 1. The agreed Sale Price is \$ 845,000, Payable as follows: Down Payment (payable upon execution of this contract): \$ 25,000 Balance of Sale Price (payable at closing): \$ 820,000

- 2. The PARCEL 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 parties.
4. Closing (Final Settlement) is to take place not later than: 60 DAYS AFTER EXECUTION OF CONTRACT at the offices of SINGLE SOURCE. 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 Book Page, 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 ECLS.

Additionally: 1) LOTS 10 AND 11 WILL BE COMBINED INTO ONE LOT WITH BUYER CLOSING ONCE RECORDED. BUYER WILL CLOSE ON ALL OTHER LOTS IF RECOMBINATION IS NOT COMPLETE AT TIME OF CLOSING 2) SEPTIC EVALUATION TO BE PROVIDED 3) SELLER TO PROVIDE WATER CERTIFICATION 4) DUKE TO COMPLETE ELECTRIC 5) CABLE/INTERNET TO BE INSTALLED BY SELLER

IN WITNESS WHEREOF the parties have executed this contract this 18TH day of JULY, 2023

[Signature of D. Ralph Huff] SELLER

[Signature] BUYER

SELLER