

NORTH CAROLINA

HARNETT COUNTY

CONTRACT TO PURCHASE

This contract, made and entered into this 25th day of September by and between ABJ INVESTMENTS LLC, as SELLER, and FURR CONSTRUCTION AND DEVELOPMENT, 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 LOT(s): 1, 2, 4, 5, & 6

Physical Address -SHADY GROVE RD SPRING LAKE, NC 28390
Description - TR#2 GAVIN VENTURES LLC MAP#2021-504
NOT LOCATED IN A SUBDIVISION

Lots 1, 2, & 4 can be found on Plat Book and Page - 2021 : 504
Lot 5, & 6 can be found on Plat Book and Page - 2021 : 505

1. The Agreed Sales Price is \$500,000 Payable as follows:

Balance of Sales Price (payable at closing): \$500,000

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. Closing to take place within 30 days of executed contract provided all developer responsibilities have been met.

4. 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.

5. Seller to provide the following:

- Water Lateral ran to the lot

IN WITNESS WHEREOF the parties have executed this contract this 25th day of September 2023.

D Brian Raynon

SELLER

Harold G Furr Jr.

BUYER