

NORTH CAROLINA

Harnett County

CONTRACT TO PURCHASE

This contract, made and entered into this 20th day of January 2025, by and between **Creekside Oaks, LLC** as SELLER, and **Caviness Land 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 of LOT/S **496, 501-505** of the Subdivision known as **Creekside Oaks South Phase One** a map of which is duly recorded in Plat Map **2024 Page 593** Harnett County Registry.

Price is **\$75,000.00 per lot**, payable as follows:

Down Payment (payable upon execution of this contract): **\$0.00**

Balance of Sale Price (payable at closing): **\$450,000.00**

1. The LOT/S shall be conveyed by SELLER to buyer by a General Warranty Deed free of all encumbrances other than taxes for the current year, which shall be prorated as of closing. The Deed shall be subject to all Restrictive Covenants, Utility Easements and applicable zoning ordinances on record at the time of closing.
2. Buyer acknowledges inspecting the property and that no representations or inducements have been made by SELLER, other than those set forth herein, and that the Contract contains the entire agreement between the parties.
3. Closing (Final Settlement) is to take place not later than: **2/28/25** at the offices of **Hutchens Law office**. 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.

IN WITNESS WHEREOF the parties have executed this contract this day **20th day of January 2025**



SELLER



BUYER