

REAL ESTATE PURCHASE CONTRACT

(Duck's Landing - 30 Lot Acquisition)

1. PARTIES

Seller: Moore HL Properties, Inc.

Buyer: JSJ Builders, Inc.

Buyer Address: 1135 Robeson St, Fayetteville, NC 28305

2. PROPERTY

Subdivision: Duck's Landing

Lots Being Purchased (30 Total): 2, 6, 8, 9, 13, 17, 18, 22, 23, 27, 28, 73, 76, 77, 80, 81, 84, 85, 88, 90, 94, 95, 96, 97, 100, 104, 105, 108, 109, 118 as shown on plat recorded in Book of Maps 2025, Page 268, Harnett County. Street addresses to follow once assigned by Harnett County.

Physical Address of Subdivision: 2474 Darroch Road, Harnett County, North Carolina

PIN #: 0527-51-7533-000

3. PURCHASE PRICE

Buyer agrees to purchase and Seller agrees to sell the Property for a total purchase price of \$2,100,000.00, calculated at \$70,000.00 per lot. The purchase price shall be paid as follows:

- Earnest Money Deposit: \$0.00
- Balance Due at Settlement: \$2,100,000.00

4. EARNEST MONEY

Amount Paid: \$0.00

Escrow Agent: Hutchens Law Firm LLP

Deposit Status: No earnest money has been paid as of the execution of this Contract.

5. SETTLEMENT

The closing of the transaction contemplated herein ("Settlement") shall occur on or before June 30, 2025, at the offices of Hutchens Law Firm LLP or at such other place as may be mutually agreed to by the parties. Time is of the essence with respect to the Settlement Date.

6. Buyer's Rights

- a. Buyer shall have the right to list, sell and market their homes.

7. Seller's Obligations

- a. Lot corners shall be staked and marked prior to the Settlement Date.
- b. All lot improvements, including water services, paved streets, street lighting, erosion control, electrical, telephone, cable, and main entrance area landscaping and signage shall be completed prior to the Settlement Date.
- c. Seller warrants that all streets have been constructed to NCDOT standards and agrees to cause such streets to be maintained until such time as Seller applies for and receives NCDOT acceptance.
- d. Seller, as declarant under the declaration of covenants and restrictions for the Subdivision, shall exempt Buyer from paying HOA dues on purchased lots until such time as a house is built and sold to a third party.

8. EXHIBITS AND ATTACHMENTS

The following exhibits are attached hereto and incorporated herein by reference:
- Exhibit C: Recorded Plat (as available)

9. ASSIGNMENT

This Contract is not assignable by either party without the written consent of both parties.

10. ENTIRE AGREEMENT

This Contract contains the entire agreement between the parties. No oral statements or prior written matter shall have any force or effect. This Contract shall only be amended in writing, signed by both parties.

11. GOVERNING LAW

This Contract shall be governed by and construed in accordance with the laws of the State of North Carolina.

12. COUNTERPARTS

This Contract may be executed in counterparts, each of which shall be deemed an original, and all of which together shall constitute one and the same instrument. Electronic or scanned signatures shall be valid for all purposes.

SIGNATURE PAGE

SELLER:

Moore HL Properties, Inc.

By: 

Name: Travis A. Greene

Title: Manager

Date: 05-03-2025

BUYER:

JSJ Builders, Inc.

By: 

Name: Jason S. Johnson

Title: President

Date: 5-7-2025