

## **OFFER TO PURCHASE AND CONTRACT**

**COUNTY OF STOKES**, as Buyer, hereby offers to purchase and **THE UNDERSIGNED HEIRS OF HASSELL AND NANCY LEWIS, TOGETHER WITH THEIR SPOUSES**, as Sellers, upon acceptance of said offer, agree to sell and convey, all of that plot, piece or parcel of land described below, together with all improvements located thereon and such fixtures and personal property as is listed below (collectively referred to as "the Property"), upon the following terms and conditions:

**1. REAL PROPERTY:** Located in the Stokes County, NC, and being designated as Tax Parcel 6955-13-0705, consisting of 1.50 acres, and being more particularly described in Deed Book 283 Page 273 Stokes County Register of Deeds.

**2. FIXTURES:** N/A

**3. PERSONAL PROPERTY:** N/A:

**4. PURCHASE PRICE AND TERMS OF PURCHASE:** The total sales price is Eighteen Thousand Five Hundred Dollars (\$18,500.00). **No earnest money deposit shall be required.**

(a) The Buyer will have ninety (90) days from and after the execution of this Agreement to determine if the site is acceptable for the Buyer's intended use. During said period the Buyer shall have the right of access to the property for the purposed of determining if the site is suitable for Buyer's use. If Buyer determines, within its sole uncontrolled discretion, that the site is not suitable for Buyer's use, then Buyer shall notify Seller of such prior to the expiration of the ninety day period. If the site is not suitable for Buyer's use, then this contract shall terminate. If the site is suitable for Buyer's use, then Buyer shall close on the purchase within 30 days after the expiration of the ninety day period.

(b) The Buyer agrees to pay all costs for the title work, deed preparation, recording fees, and revenue stamps. Title shall be delivered by the Sellers at closing by General Warranty Deed, free and clear of any encumbrances or assessments. There must be no restriction, easement, zoning or other governmental regulation that would prevent the reasonable use of the real property for Buyer's intended use. All deeds of trust, liens and other charges against the Property must be paid and satisfied by Sellers prior to or at closing such that cancellation may be promptly obtained following closing. Sellers shall remain obligated to obtain any such cancellations following closing. The Property must have legal access to public right-of-way.

(f) The Sellers warrant that there are no governmental special assessments, either pending or confirmed, for sidewalk, paving, water, sewer or other improvements on or adjoining the Property, and no owner's association special assessments.

(g) Unless otherwise provided, the following items shall be prorated and either adjusted between the parties or paid at closing: (a) Ad valorem taxes on real property shall be prorated on a calendar year basis through the date of closing; (b) Ad valorem taxes on personal property for the entire year shall be paid by the Seller unless the personal property is conveyed to the Buyer, in which case, the personal property taxes shall be prorated on a calendar year basis through the date of closing; (c) All late listing penalties, if any, shall be paid by Seller; (d) Rents, if any, for

**BUYER:**

**County of Stokes**

By: \_\_\_\_\_ DATE \_\_\_\_\_

**SELLER:**

Angie Hill 8/6/20 DATE Greg Hill 8-20-20 DATE  
Angie Hill Greg Hill

Sandra Conaway 8/17/20 DATE Dean Hall 8/17/20 DATE  
Sandra Conaway Dean Hall

Kathy Wood DATE 8-20<sup>th</sup> 2020 Larry Wood DATE  
Kathy Wood Larry Wood

Deborah Price 8-11-20 DATE Ted Price 08/11/20 DATE  
Deborah Price Ted Price

STATE OF NORTH CAROLINA

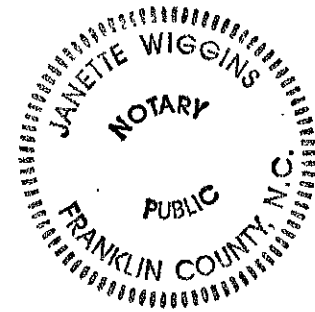
Franklin COUNTY

I, Janette Wiggins, Notary Public of the County and State aforesaid, certify that  
Neborah Price the property owner(s) personally appeared before me this day and  
acknowledged the execution of the foregoing purchase agreement

Witness my hand and official seal this 11 day of August, 2020.

Notary Public

My commission expires August 27, 2021



STATE OF NORTH CAROLINA

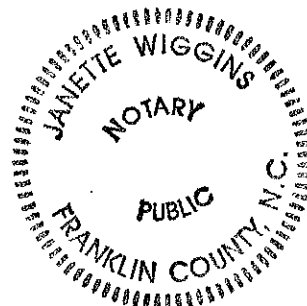
Franklin COUNTY

I, Janette Wiggins, Notary Public of the County and State aforesaid, certify that  
Ted Price the property owner(s) personally appeared before me this day and  
acknowledged the execution of the foregoing purchase agreement

Witness my hand and official seal this 11 day of August, 2020.

Notary Public

My commission expires August 27, 2021



STATE OF NORTH CAROLINA

Stokes COUNTY

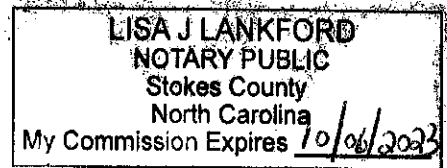
I, Lisa J Lankford Notary Public of the County and State aforesaid, certify that

Sandra Conaway the property owner(s) personally appeared before me this day and  
acknowledged the execution of the foregoing purchase agreement

Witness my hand and official seal this 17 day of August, 2020.

Notary Public

My commission expires 10/06/2023



STATE OF NORTH CAROLINA

Stokes COUNTY

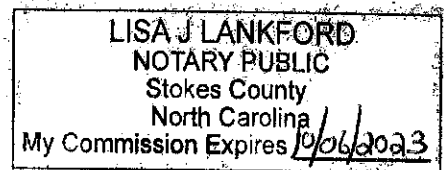
I, Lisa J Lankford, Notary Public of the County and State aforesaid, certify that

Dean Hall the property owner(s) personally appeared before me this day and  
acknowledged the execution of the foregoing purchase agreement

Witness my hand and official seal this 17 day of August, 2020.

Notary Public

My commission expires 10/06/2023



STATE OF NORTH CAROLINA

Forsyth COUNTY

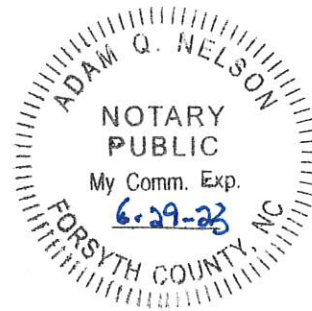
I, Adam Q. Nelson, Notary Public of the County and State aforesaid, certify that

Angie Hill the property owner(s) personally appeared before me this day and  
acknowledged the execution of the foregoing purchase agreement

Witness my hand and official seal this 20<sup>th</sup> day of August, 2020.

Notary Public

My commission expires June 29, 2023



STATE OF NORTH CAROLINA

Forsyth COUNTY

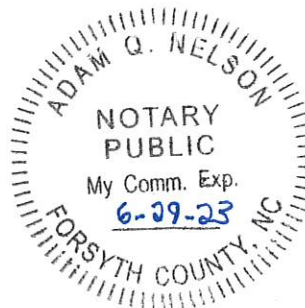
I, Adam Q. Nelson, Notary Public of the County and State aforesaid, certify that

Greg Hill the property owner(s) personally appeared before me this day and  
acknowledged the execution of the foregoing purchase agreement

Witness my hand and official seal this 20<sup>th</sup> day of August, 2020.

Notary Public

My commission expires June 29, 2023



STATE OF NORTH CAROLINA

Forsyth COUNTY

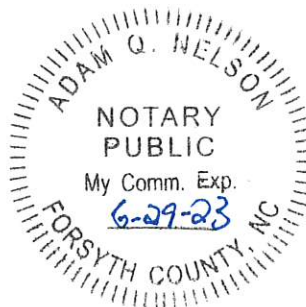
I, Adam Q. Nelson, Notary Public of the County and State aforesaid, certify that

Kathy Wood the property owner(s) personally appeared before me this day and  
acknowledged the execution of the foregoing purchase agreement

Witness my hand and official seal this 20<sup>TH</sup> day of August, 2020.

Notary Public

My commission expires June 29, 2023



STATE OF NORTH CAROLINA

Forsyth COUNTY

I, Adam Q. Nelson, Notary Public of the County and State aforesaid, certify that

Larry Wood the property owner(s) personally appeared before me this day and  
acknowledged the execution of the foregoing purchase agreement

Witness my hand and official seal this 20<sup>TH</sup> day of August, 2020.

Notary Public

My commission expires June 29, 2023

