**SALE AGREEMENT FOR VACANT LAND**

1. Buyer: Megan Hutchinson

4706 George Owens Rd. #95

Ponder, TX 76259

Seller: Premier Property Group, LLC

24165 IH-10 West Ste 217 #301

San Antonio, TX 78257

The Seller and Buyer, above agree to sell and buy on the terms and conditions specified below:

Assessor’s Parcel Number(s): PARCEL 15328 Legal: PINE HARBOR SEC G LOT(S) 184 County: Marion

2. PURCHASE PRICE: $2,190

3. CASH: Buyer will pay cash for the Property with no financing contingency.

4.Non Refundable Earnest Money: $100 due & payable within 24hrs of signing applicable to sales price. This amount will reserve the above property for purchase until the “Closing Date”.

5. CLOSING DATE: \_7/22/23\_Transactions to be closed within 3 business days (or sooner) of receipt of this document. Failure to fund, sign, and close by said date will render the contract null and void and unenforceable.

6. CLOSING PROCEDURE; COSTS: This sale will be closed by:

[ ]Title Company [X]Notary Public. [ ]Buyer [X] Seller: will pay any and all back taxes

[ ]Buyer [X]Seller: Pays all costs of escrow [X]Buyer [ ] Seller: to pay recording fees not to exceed $60

7. TITLE: Seller will convey title to the property by Special Warranty Deed as appropriate to the Seller’s status, being free of all liens, property taxes, and encumbrances of record.

This offer is contingent upon the following terms:

a. Buyer agrees they will perform their own due diligence, independent of the seller.

b. Full possession of said property available to buyer at date of closing-funding.

8. PAYMENT TERMS: CASH, Cashier’s Check, or Electronic Funds due on or before “Closing Date”.  ***Ownership & Deed will not convey until the balance is paid in full.***Contract is null & void and all buyers rights are forfeited if payment terms aren’t met by the due dates, unless otherwise agreed to in writing.

8. ACCEPTANCE: This contract must be accepted and executed within 1 days of receipt or it is null & void. This agreement is binding on the heirs, administrators, executors, personal representatives, successors and assigns of Buyer and Seller. By signing below you confirm the information above is true, you agree to the stated terms of this contract, and that these terms are binding to both parties.

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Buyer(s) Signature

Buyer Phone: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Buyer Email: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

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Seller Signature & Confirmation of receipt of Earnest Money