

OFFER TO PURCHASE AND CONTRACT

[Consult "Guidelines" (Form 2G) for guidance in completing this form]

For valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, Buyer offers to purchase and Seller upon acceptance agrees to sell and convey the Property on the terms and conditions of this Offer To Purchase and Contract and any addendum or modification made in accordance with its terms (together the "Contract").

1. **TERMS AND DEFINITIONS:** The terms listed below shall have the respective meaning given them as set forth adjacent to each term.

(a) **"Seller":** JACKSON COUNTY, NORTH CAROLINA

(b) **"Buyer":** JAMES K. NATIONS

(c) **"Property":** The Property shall include all that real estate described below together with all appurtenances thereto including the improvements located thereon and the fixtures and personal property listed in Paragraphs 2 and 3 below.

BEING ALL OF THAT 1.15 ACRE TRACT DESCRIBED IN BOOK 2017, PAGE 223 OF THE JACKSON COUNTY REGISTRY; SAID LANDS BEING LOCATED IN BARKER'S CREEK TOWNSHIP, JACKSON COUNTY, NORTH CAROLINA AND BEING THE SAME LANDS DESCRIBED IN BOOK 760, PAGE 388 OF THE JACKSON COUNTY REGISTRY.

The PIN/PID or other identification number of the Property is: 7610-38-2022

Some or all of the Property may be described in Deed Book 2017 at Page 223

(d) **"Purchase Price":**

\$ 5,500

\$ 750

\$ _____

paid in U.S. Dollars upon the following terms:

BID BOND made payable and delivered to Seller contemporaneous with this contract. BY INITIAL EARNEST MONEY DEPOSIT made payable and delivered to Escrow Agent named in Paragraph 1(f) by cash personal check official bank check wire transfer, electronic transfer, EITHER with this offer OR within five (5) days of the Effective Date of this Contract.

\$ _____

BY SELLER FINANCING in accordance with the attached Seller Financing Addendum (Standard Form 2A5-T).

\$ _____

BY BUILDING DEPOSIT in accordance with the attached New Construction Addendum (Standard Form 2A3-T).

\$ 4,750

BALANCE of the Purchase Price in cash at Settlement (some or all of which may be paid with the proceeds of a new loan)

Should Buyer fail to deliver either the Due Diligence Fee or any Initial Earnest Money Deposit by their due dates, or should any check or other funds paid by Buyer be dishonored, for any reason, by the institution upon which the payment is drawn, Buyer shall

Buyer Initials JKN Seller Initials _____