



AGREEMENT FOR PURCHASE AND SALE OF REAL PROPERTY

THIS AGREEMENT, including any and all addenda attached hereto ("Agreement"), is by and between THE COUNTY OF JACKSON, a body Politic and Subdivision of the State of North Carolina, a(n) ("Buyer"), and MARILYN A. JAMES AND WANDA S. MOSS, a (n) ("Seller").

(NOTE: If the Buyer or Seller is an entity, in order to form a binding agreement and complete a transaction, the entities listed as Buyer or Seller in this Agreement should be validly formed and in good standing with the Secretary of State in the State of formation of the entity.)

FOR AND IN CONSIDERATION OF THE MUTUAL PROMISES SET FORTH HEREIN AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH ARE HEREBY ACKNOWLEDGED, THE PARTIES HERETO AGREE AS FOLLOWS:

Section 1. Terms and Definitions: The terms listed below shall have the respective meaning given them as set forth adjacent to each term.

(a) "Property": (Address) 00 University Heights Rd, Sec B University Heights approx. 4.3+/- acres,

Plat Reference: Lot(s) , Block or Section , as shown on Plat Book or Slide at Page(s) , Jackson County, consisting of 4.3+/- acres.

X If this box is checked, "Property" shall mean that property described on Exhibit A attached hereto and incorporated herewith by reference, Shown on Exhibit A with boundary marked in blue.

(For information purposes: (i) the tax parcel number of the Property is: 7650-31-2558 and a portion of 7650-31-6188 and, (ii) some or all of the Property, consisting of approximately 4.3+/- acres, is described in Deed Book 2344, Page No. 1723 and a portion of Deed Book 2200, Page 1415, Jackson County.)

together with all buildings and improvements thereon and all fixtures and appurtenances thereto and all personal property, if any, itemized on Exhibit A.

\$425,000.00 (b) "Purchase Price" shall mean the sum of four hundred and twenty-five thousand Dollars,

payable on the following terms:

\$5000.00 (i) "Earnest Money" shall mean five thousand Dollars or terms as follows:

The Earnest Money shall be deposited in escrow with Ridenour & Goss, PA (name of person/entity with whom deposited- "Escrow Agent") within five (5) calendar days of the Contract Date, to be applied as part payment of the Purchase Price of the Property at Closing, or disbursed as agreed upon under the provisions of Section 10 herein. Should Buyer fail to deliver the Earnest Money by the date required hereunder, 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 have one (1) banking day after written notice of such dishonor to deliver cash, official bank check, wire transfer or electronic transfer to the Escrow Agent.



This form jointly approved by: North Carolina Bar Association North Carolina Association of REALTORS®, Inc.

STANDARD FORM 580-T Revised 7/2020 © 7/2021

Buyer Initials Seller Initials