

SALE AGREEMENT FOR PROPERTY

January 3, 2024

1. SELLER:

Gwendolyn Shahan
406 Hawthorne Ave
Lancaster, OH 43167

BUYER:

Clear Path Land Trades LLC and/or Assignees
4904 S Power Rd, Ste 103-468
Mesa, AZ 85212

The Seller and Buyer, above agree to sell and buy on the terms and conditions specified below, the property situated in the County of Fairfield, State of OH described as:

Assessor's Parcel Number: 0533172400

Legal Description: (See Exhibit "A")

2. PURCHASE PRICE: \$11,160.00 (Net to Seller), payable by Buyer in U.S. funds. All funds paid at closing must be paid by cashier's check.

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

4. CLOSING DATE; OCCUPANCY: This contract will be closed and the deed and possession delivered on or before 07/01/2024, unless extended by other provisions of this contract. Failure to close by said date will render the contract null and void and unenforceable. Buyer retains the right to cancel the sale agreement any time for any reason.

5. CLOSING PROCEDURE; COSTS:

(a) Buyer will pay all costs of escrow, taxes, recording fees, and title insurance policy to said property.

(b) This sale will be closed by: a reputable Title Company, or a Notary Public.

(c) Buyer has the right to market property in any way.

6. TITLE: Seller will convey marketable title to the property by statutory Warranty/Grant Deed or Trustee, Personal Representative, or Guardian Deed as appropriate to the Seller's status, being free of all liens and encumbrances of record, except for unpaid taxes.

7. OFFER AND ACCEPTANCE: This offer shall automatically expire on 01/13/2024 at 5:00 pm

(Eastern Standard Time), if not accepted within that time. This offer may only be accepted by Seller in writing if postmarked by the above date.

This agreement is binding on the heirs, administrators, executors, personal representatives, successors and assigns of Buyer and Seller. By signing below, each party accepts this offer.

Seller

Date

Seller

Date

Eitan Gerson, Manager of Clear Path Land Trades
LLC

Date