

January 2, 2024

Dear Gwendolyn,

First of all, let me thank you for responding to our initial letter and contacting us regarding your property in Fairfield County, OH.

After doing research on your property, analyzing the specific characteristics (i.e. location, size, access, utilities availability, improvements, etc.) as well as taking into consideration our investment needs, I am willing to offer you the following for your property:

Net Amount paid to Seller:	\$11,160.00
Outstanding Back Taxes:	\$0.00
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Buyer estimated total cost of Purchase:	\$11,160.00

As you review my offer, **please keep in mind that I will cover all outstanding back taxes, if any, as well as 100% of the closing costs**, including title insurance, recording fees, document courier charges, notary fees, etc. There are no hidden fees for you "the Seller."

We strive to make the sale process very easy for our clients. You simply need to sign the attached Sale Agreement and mail it back to me.

Sincerely,

Eitan Gerson
Clear Path Land Trades LLC
Phone: 6236003848
www.clearpathlandtrades.com

P.S. You can scan/email the signed Sale Agreement to egerson@clearpathlandtrades.com with the subject line of "I accept your offer" , or you can mail it back to us at:

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