

**Address**: 255 Golden Gate Av San Francisco CA. 07452, USA.

Email: [quicktimeshare@quicktimesharesales.com](mailto:quicktimeshare@quicktimesharesales.com)

Website: https://quicktimesharesales.com/

# CONTRACT OF SALE & PURCHASE

THIS CONTRACT OF SALE & PURCHASE (herein referred to as the "Agreement") is made and  entered into by and between the following parties:

Buyer: Paul Cameron

Buyer: Cindy Cameron

Address: Calle Real Norte 3

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| APPROVED  INTERNATIONAL  CLOSING SERVICES |

City: Punta Cana Home Ph.:

State: Higuey Work Ph.:

Zip or Postal Code: 23000 Email:

Country: Dominican Republic

(Herein called "Buyer")

AND

Seller:Karen Yanity And Joann Norton

Address:165 Rain Tree Cir

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| --- | --- |
| City:Deland | Home Ph.: (410-940-9607 |
| State:Fl | Work Ph.: |
| Zip or Postal Code:32724 Country: USA | E- mail:dolphin1957b@gmail.com |

Herein called "Seller")

WITNESSETH WHEREAS, Seller is the owner of the specific timeshare membership described as follows (herein referred to as the "Property'):Resort Name:Island Links

|  |  |  |
| --- | --- | --- |
| Units /size:2bedS and 2bathS | Points: N/A |  |
| Week(s): Floating Weeks (Annual) | Starting 2025 | Exchange Program: |

WHEREAS, the Seller wishes to sell to the buyer, and the Buyer wishes to purchase the property from the seller on the terms and conditions contained herein.

NOW, THEREFORE, for and in consideration of the mutual promises and covenants contained herein and the purchase price to be paid, the parties agree as follows:

1. Purchase and sell the property.

Seller agrees to sell the Property to Buyer, and Buyer agrees to purchase the Property from Seller at a price and upon the terms and conditions described in this Agreement. The buyer is to assume all current and future association, membership, assessment fees, and similar fees associated with being a membership owner at Island Links Resort. Once the transaction is completed, the Seller has no further obligation for future payments related to this membership.

1. Purchase price. The purchase price for the Property is (US$22,000.00), which will be paid once the closing is completed. QUICK TIMESHARE SALES(CLOSING AGENCY) acknowledges receipt of a security deposit of five thousand dollars (US$5,000).
2. Closing.
3. Time and Place. This transaction shall be closed, and all closing documents and funds will be delivered on or before November 24th, 2025, fifteen (15) business days after the Effective Date (once both parties sign the agreement). Unless otherwise agreed by the parties, this transaction shall be closed by mail, e-mail, electronically, and other delivery services.
4. Adjustments. The Seller or the closing agent shall be obligated to bring current as of the closing date all regime fee/maintenance fees, ad valorem tax assessments, and all other charges concerning the Property.
5. Closing Costs. Buyers shall pay all closing costs related to this transaction, including recording fees and document preparation costs. The closing cost will not exceed the amount of Four thousand eight hundred dollars (US$ 4,800.00).
6. Seller's obligations at closing. As part of the closing process, the seller is responsible for paying the title search fee, deed transfer fee, and legal representation fee, which amounts to One Thousand Five Hundred Dollars (US$ 1,500.00), including the appraisal fee. These fees must be paid at the start of the closing. If the closing is not finalized by November 24th, 2025, this agreement will be terminated automatically, and ICS will fully refund the seller's legal expenses.
7. Seller's default. If Seller shall fail to perform its obligations under this Agreement to make full settlement following the terms hereof, the Buyer may, as its sole and exclusive remedy, require the closing agency to return the Deposit to the Buyer as the case may be.
8. Buyer's default. If the buyer does not fulfill their obligations to make a full settlement according to this Agreement's terms or cannot fulfill the contract, their Deposit will be forfeited. The seller will receive 100% of any out-of-pocket expenses.
9. Please be fully aware. If the seller paid any additional amounts (including foreign sales taxes) in advance or during the closing process to complete this transaction. Those funds will be reimbursed to the seller within fifteen (15) business days.
10. The closing agent shall deliver a fully executed Warranty Membership to the Buyer, conveying the P the buyer free and clear of all mortgage encumbrances. At the end of closing, the Buyer shall delive o the Seller the balance of the Purchase Price, if any, and all additional amounts described above.
11. Title evidence. Buyer may obtain a title search or a title insurance commitment at seller's expense and, after closing, an owner's policy of title insurance insuring title to the Property.
12. Singular: gender. In this Agreement, the singular shall include the plural; the plural shall include the singular and reference to gender.
13. In any litigation, including breach, enforcement, or interpretation, arising out of this Agreement, the prevailing party in such litigation, which, for purposes of this provision, shall include Seller, Buyer, Agent, and Closing Agent, shall be entitled to recover from the non-prevailing party reasonable attorney's fees, costs, and expenses.
14. Governing law. This agreement will be interpreted and governed by the laws of the state where the closing agent is located. However, if the property is situated in different locations, this agreement will be interpreted and governed by the laws of the state or country where the buyers reside. If any foreign sales taxes apply or if any funds are withheld, the seller will be held responsible.
15. The undersigned agrees to the terms above, and by signing this contract, verbal agreements not put in writing have been nullified. As BUYER and SELLER, we understand that any additional terms need to be addressed in an addendum to this contract, attached and made a part hereof.

Both parties shall execute this contract on or before November 22th, 2025.





Buyer Seller



Date of Agreement Date of Agreement

On this day of 20

Before me personally appeared

assignee/s who duly

Acknowledge that INTERNATIONAL CLOSING SERVICES

(ICS)

Executed the said Instrument for the purposes therein contained.

NOTARY PUBLIC