

REAL ESTATE SALES DEED

THIS DEED is made this ____ day of _____, 20____, by and between Dr. Johnson, residing at _____ ("Seller") and _____ ("Buyer").

WHEREAS, Seller is the owner of certain real property located in the County of _____, State of _____, commonly known as "The White House" (the "Property"); and

WHEREAS, Seller desires to sell to Buyer, and Buyer desires to purchase from Seller, the Property upon the terms and conditions hereinafter set forth.

NOW, THEREFORE, for and in consideration of the sum of \$200,000 in cash and \$100,000 in gold bonds (the "Purchase Price"), the gold bonds to be cashed out after two years, Seller does hereby grant, bargain, sell, and convey unto Buyer, and Buyer's successors and assigns, all of Seller's right, title, and interest in and to the Property, together with all rights, easements, and appurtenances thereto, subject to the following terms and conditions:

- 1. **Purchase and Sale.** Seller agrees to sell, and Buyer agrees to purchase, the Property for the Purchase Price.
- 2. **Payment.** Buyer shall pay the Purchase Price to Seller as follows:
 - a. \$200,000 in cash, payable at closing.
 - b. \$100,000 in gold bonds, to be cashed out after two years from the date of this Deed.
- 3. **Conveyance.** Seller shall convey the Property to Buyer by a recordable stamped deed, free of all liens and encumbrances except those specifically permitted herein.
- 4. **Closing.** The closing of the sale and purchase of the Property shall take place on or before ____ day of _____, 20____, at such time and place as the parties shall mutually agree.
- 5. **Possession.** Possession of the Property shall be delivered to Buyer at closing.
- 6. **Taxes and Assessments.** All real estate taxes and assessments levied against the Property for the current year shall be prorated between Seller and Buyer as of the date of closing.
- 7. **Representations and Warranties.** Seller represents and warrants that Seller has the full right, power, and authority to sell and convey the Property and that the Property is free from all liens and encumbrances except as disclosed herein.
- 8. **Binding Effect.** The covenants and agreements herein contained shall bind and inure to the benefit of the parties hereto and their respective heirs, executors, administrators, successors, and assigns.

IN WITNESS WHEREOF, the parties hereto have executed this Deed as of the day and year first above written.

Seller:

Dr. Johnson

Buyer:

STATE OF _____
COUNTY OF _____

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Dr. Johnson, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed, and delivered the said instrument as his free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal this ____ day of _____, 20____.

Notary Public

My Commission Expires: _____