

SALE AGREEMENT FOR VACANT LAND

1. **Date:** On this day 11 of November 2024

PARTIES: This agreement is made between Seller(s): Sandeep Testing and Buyer(s): Sandy Testing and or assigns, as Buyer. Seller agrees to sell and Buyer agrees to purchase subject property listed below on the terms and conditions specified. The property is situated in the county of Testing County, State of Test State described as:

Assessor's Parcel Number: 14678756432

Legal Description: Lot 12, Block 7, Green Acres Subdivision, as recorded in Plat Book 5, Page 34, of the County Records

2. **PURCHASE PRICE: \$120000** (Net to Seller), payable by Buyer in U.S. funds. All funds paid at closing must be paid by cashier's check or wire transfer.
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 Nov 18, 2024, unless extended by other provisions of this contract. Failure to close by said date will render the contract null and void and unenforceable by either party. Buyer retains the right to cancel 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, if any, to said expenses and Buyer agrees to indemnify and hold Seller harmless from any such charges incurred by Buyer.
 - (b) Buyer is buying the subject properties "as is" based upon Buyer's or Buyer's representative's sole examination and judgment.
 - (c) This sale will be closed by a title company or mobile notary. Provided however if closing without Title Company, the deeds evidencing the deeds of conveyance shall be notarized, and sealed by a Notary Public.
 - (d) 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 Dec 11, 2024 at 5:00 pm (Mountain),** if not accepted within that time. This offer may only be accepted by Seller in writing if postmarked by 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

MS Partners LLC

Date