

PURCHASE AGREEMENT

A1N2, LLC

38032 Postal Drive #2582 Zephyrhills, FL 33542

(469) 983-3336

1/23/2024

Dear LAWRENCE REED W & MARY C REED

We have taken the time to evaluate several key attributes of your property – including the size, dimensions, location, surrounding properties, utilities, local amenities and more. Based on these factors, our offer is summarized below:

Total Purchase Price: \$80,000.00

Please disregard this offer if you have no interest; however please realize that **we are offering to pay you CASH and pay all the closing costs.** Unlike most buyers in this market, we are able to make the sale process very easy for the sellers we choose to work with. You will not come out of pocket at all for this transaction and the amount of our offer is the amount you will actually get.

Disclosure: In the event back taxes are owed, or there are liens or judgments against the property, the money owed will come out of your proceeds at closing (you still don't have to come out of pocket up front).

If you would like to accept this offer, please complete the enclosed Purchase and Sale Agreement (page 2) and return it to our office via mail or email (all contact information is listed above). Once we receive it, we will sign the contract, provide you with a completed copy, and forward it to the title company.

PURCHASE AGREEMENT

LAWRENCE REED W & MARY C REED
22 ROARING FORK CIR TX

Buyer A1N2 LLC
38032 Postal Drive #2582
Zephyrhills, FL 33542

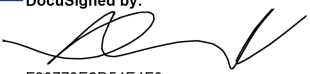
This is a contract for the purchase and sale of the following real estate (Property) located in Grayson County.

Parcel Number/APN #: 349865

Legal Description: ROARING FORK ADDITION, BLOCK A, LOT 1, ACRES .25


The Buyer and Seller agree to the following terms:

1. **PRICE:** Buyer will pay **\$80,000.00**. A1N2, LLC will place a 500.00 deposit to the title company. There is no financing contingency.
2. **PAYMENT:** Buyer will pay the purchase price in cash.
3. **TITLE AND CONVEYANCE:** Seller will transfer marketable title to the Properties by Warranty Deed. All liens and encumbrances will be satisfied at closing by title company.
4. **CLOSING DATE:** Closing to take place on or before _____, [x] 90 days from this executed contract date.
5. **CLOSING:** Buyer to pay all closing costs (back taxes, liens, encumbrances, curative title issues, seller's tax proration adjustment, delinquent hoa dues, or any judgements against the property are excluded if there are any).
6. **CANCELLATION:** Buyer retains the right to terminate this agreement by delivering written notice of cancellation to Seller prior to the closing date for any reason.
7. **DISCLOSURE:** Each party represents itself. Buyer represents itself exclusively and Seller represents itself exclusively. This contract is assignable. If Buyer timely terminates this Agreement, the deposit paid shall be returned to Buyer, thereupon, Buyer and Seller shall be released of all further obligations under this Agreement. Buyer is a for profit company and Seller agrees to grant Buyer permission to market this property as necessary, including but not limited to local and national advertisements, real estate agents, multiple listing services (MLS), and any other venues they may choose. Each party represents itself. Buyer represents itself exclusively and Seller represents itself exclusively.
8. **BINDING AGREEMENT:** This agreement is binding on the heirs, administrators, executors, successors, personal representatives and assigns of Buyer and Seller and supersedes all other agreements, written or oral, regarding the subject matter hereof.
9. **DEADLINE FOR ACCEPTANCE:** The offer of BUYER shall terminate if SELLER has not indicated his acceptance of this Agreement by signing and delivering same or telegraphing acceptance to Buyer or submitting agent before 01/28/2024 11:59pm.

DocuSigned by:

F90773E2D34E4F0...


Buyer Signature

1/24/2024
Date

DocuSigned by:

EE28788DAE86432...

Seller(s) Signature

1/23/2024
Date

DocuSigned by:

E57FCAD3D265403...

Seller(s) Signature

1/23/2024
Date