

# PURCHASE AGREEMENT

Seller Peggy S Anderson Davidson  
115 Muirfield Dr Graford TX

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

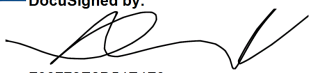
This is a contract for the purchase and sale of the following real estate (Property) located in Palo Pinto County.

**Parcel Number/APN #:** R000012519

**Legal Description:** Acres: 0.318, CLIFFS PHASE II LOT 170 G#C0250-02-01700-000-00-0

The Buyer and Seller agree to the following terms:

1. **PRICE:** Buyer will pay **\$6,000.00**. A1N2, LLC will place a 100.00 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] 60 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 **April 9<sup>th</sup>, 2024 11:59pm**.

DocuSigned by:  
  
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**Buyer Signature**

4/3/2024  
\_\_\_\_\_

**Date**

DocuSigned by:  
 Peggy S Anderson Davidson  
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**Seller(s) Signature**

4/3/2024  
\_\_\_\_\_

**Date**

\_\_\_\_\_  
**Seller(s) Signature**

\_\_\_\_\_  
**Date**