

SOLID GROUND SALES, LLC



1767 LAKEWOOD RANCH BLVD # 242,
BRADENTON, FL, 34211
PH: (888) 413-6734
EMAIL: SOLIDGROUNDSALES@GMAIL.COM
WEB: WWW.SOLIDGROUNDSALES.COM

April 11th, 2024

Dear: Douglas & Vicki Bratton,

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: \$150,000.00

Please disregard this offer if you have no interest in selling; 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, delinquent HOA fees, or there are liens or judgments against the property, the money owed will come out of your proceeds at closing (you still do not 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.

Please note that this offer must be accepted in writing by 11:59 PM on April 15th, 2024. This is a one-time offer which will *permanently expire* if not accepted within this timeframe.

PURCHASE AND SALE AGREEMENT

DATE: April 11th, 2024

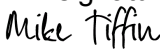
Buyer **Solid Ground Sales, LLC, 1767 Lakewood Ranch Blvd # 242
Bradenton FL 34211, Ph: (888) 413-6734**

Seller **Douglas & Vicki Bratton, Po Box 655, Soap Lake, WA 98851**

This is a contract for the purchase and sale of real estate (Property) located in Grant County, WA.
The Buyer and Seller agree to the following terms:

1. **Reference: 4078129**
Parcel: 160767016
Legal Description: Sesenwsw; Swswnesw 2 21 26
2. **PRICE AND CONSIDERATION:** Buyer will pay **\$150,000.00** and will place a \$500.00 deposit to the title company within thirty (30) days.
3. **PAYMENT:** Buyer will pay the purchase price in cash.
4. **TITLE POLICY:** Seller will transfer marketable title (or good and indefeasible title when applicable) to the property. Seller and Buyer shall execute and deliver all documents required for closing to the title company of buyer's choice. All liens and encumbrances will be satisfied at closing by the title company. In the event there are title defects, the seller agrees to work with the buyer as necessary to clear the title.
5. **CLOSING COSTS:** Buyer to pay all closing costs (property taxes, liens, delinquent homeowner association payments, fines, and judgements are excluded).
6. **CLOSING DATE:** Closing to take place on or before 90 days from the effective date. Closing may take place sooner if the buyer is ready to close early.
7. **DUE DILIGENCE PERIOD:** Buyer may cancel this transaction for any reason within ninety (90) days
8. **DISCLOSURE:** 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, builders, real estate agents, multiple listing services (MLS), and any other venues the buyer may choose. This contract is assignable.
9. **BINDING AGREEMENT:** This agreement is binding on the heirs, administrators, executors, successors, and assigns of Buyer and Seller and supersedes all other agreements, written or oral, regarding the subject matter hereof. Buyer and Seller agree that this agreement shall be interpreted under the laws of the state of Texas. Any legal suit, action, or proceeding arising out of or relating to this agreement shall be instituted in the district court of Kaufman County, Texas.
10. **DEADLINE FOR ACCEPTANCE:** This agreement is submitted to the Seller as an offer to purchase the Property under the terms listed above. This agreement will only be valid if Seller signs this agreement and returns to Buyer via mail, fax or email by **4/15/2024 at 11:59 PM EST**. If Buyer does not receive the executed agreement by that date and time, this offer will automatically expire. The effective date shall be the date of the final

signature below.



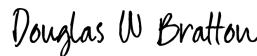
4/11/2024

Buyer: Solid Ground Sales, LLC Date

Name: Mike Tiffin

Title: Managing Member

DocuSigned by:



4/11/2024

Seller: Douglas Bratton Date

C85B060ABEF94E6...



4/11/2024

Vicki Bratton

Date