

PURCHASE AND SALE AGREEMENT

DATE: May 6th, 2024

Solid Ground Sales, LLC, 1767 Lakewood Ranch Blvd # 242

Buyer

Bradenton FL 34211, Ph: (888) 413-6734

Seller

Richard & Pauline Kim, 16869 SW 65th Ave #143, Lake Oswego, OR 97035

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

1. **Reference: 4094608**
Parcel: 125662150
Legal Description: 711 NW Grand Ridge Dr, Camas, WA 98607
2. **PRICE AND CONSIDERATION:** Buyer will pay **\$250,000.00** 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. *This is a statutory warranty deed subject to said items as are in the real property records.*
5. **CLOSING COSTS:** Buyer to pay all closing costs (property taxes, liens, delinquent homeowner association payments, fines, and judgements are excluded). *Buyer will pay all excise taxes and title insurance.*
6. **CLOSING DATE:** Closing to take place on or before 90 days from the effective date. *5/17/24*
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 **5/17/2024 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.

DocuSign Envelope ID: 38F086191CF4CA
 Mike Tiffin 5/20/2024
 Buyer: Solid Ground Sales, LLC Date
 Name: Mike Tiffin
 Title: Managing Member

[Signature] 5/17/24
 Seller: Richard Kim Date
[Signature] 5/17/24
 Pauline Kim Date

→ Buyer is buying the property "as is," "what is," and "with all faults."
 Buyer releases seller from and against any liability, damages, expenses,
 and claims with respect to the property. This provision survives closing.

SOLID GROUND SALES SELLERS PROPERTY DISCLOSURE

Name: Richard Kim
Property address/legal/or parcel id: 711 NW Grand Ridge Drive, Camas, WA 98607

Federal law requires a seller to disclose to a potential buyer all known facts that materially affect the value of the property being sold and that are not readily observable or known by the buyer. This disclosure form is designed to help you comply with the law. This form may not address every significant issue that is unique to the property. You should think about what you would want to know if you were buying the property today, and if you need more space for additional information, please use the comments section at the bottom of the form.

To the best of your knowledge, are you aware of any of the following items...please answer YES / NO / UNK. Use the comments section to elaborate on any YES answers.

Yes The property is subject to a HOA, CDD, etc. If so, payment amount \$ 177.76 and frequency: UNK

UNK The property has had settling and/or sinkhole issues.

No The property is in a gated community. If so, is there a gate code? What is the code? _____

No The property has wetlands/lowlands.

No The property has a protected species (plants or animals)

Yes The property has legal access via public road, private road, or deeded easement.

UNK Did you use a title company or attorney to acquire this property?

Yes The property is a buildable lot.

No Do you have a survey for this property? If so, please be sure to send us a copy with your paperwork.

No The property is subject to flooding.

No The property has/or is subject to an easement.

No Has your property ever had a structure on it?

Power at site: ^{UNK} ___Y/___N Water Public/ ___ Well on site / ___ Well required.
Sewer: Public/ ___ Septic on site / ___ Septic required

Please use this section to disclose any other material facts or defects that may affect this property or to make any comments on the above questions: _____

[Signature] _____ 5/17/24
Seller Signature Date

[Signature] _____ 5/17/24
Seller Signature Date



SOLID GROUND SALES, LLC

1767 LAKEWOOD RANCH BLVD # 242,
BRADENTON, FL, 34211

PH: (888) 413-6734

EMAIL: SOLIDGROUNDSALES@GMAIL.COM

WEB: WWW.SOLIDGROUNDSALES.COM

May 6th, 2024

Dear: Richard & Pauline Kim,

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: \$250,000.00

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 May 17th, 2024. This is a one-time offer which will permanently expire if not accepted within this timeframe.