***Contract for Sale and Purchase of Vacant Land***

 **Parties​:** \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_ \_ \_

 (​Seller).

 \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

 (Buyer)

 agree to sell and buy, on the terms and conditions specified below, the following described Real Property (Property).

 **I. Description:**

\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**II. Purchase Price:** \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**III. Payment:**

 (a) Deposit, 10% of purchase price, non-refundable,

 made payable to Tidwell Place, LLC \_\_ \_\_\_\_\_\_\_\_

(b) Balance to be closed by cash or locally drawn cashier’s check. \_\_\_\_\_\_ \_\_\_\_

**IV. Effective Date:**

\_\_\_ \_(a) Date contract is signed \_\_\_\_\_\_\_\_\_ \_

\_\_\_\_\_(b) Other \_\_\_\_\_\_ \_\_\_\_

 **V. Financing:**

 (a) This is a cash transaction that has no contingencies for financing

**VI. Title Evidence:**

Seller will convey marketable title to the Property by statutory warranty deed to Seller’s status. Title evidence will show legal access to the Property and marketable title of record to Seller in accordance with current title standards adopted.

 **VII. Closing Date:**

This transaction shall be closed, and the closing documents delivered on or before \_\_\_ , *30 days after signing of contract.*

**VIII. Restrictions: Easements: Limitations:**

There are recorded restrictions on all parcels that convey and stay in effect, see provided restrictions.

**IX. Closing Procedure:**

Seller will deliver to an agreed upon closing.

**X. Closing Expenses:**

 (a) Seller agrees to pay one-half of survey, doc. stamps, and title search and/or title insurance

 (b) Buyer agrees to pay one-half of survey, doc. stamps, and title search and/or title insurance

 (c) Prorations: The taxes will be prorated as of the day before closing.

**XI. Road Maintenance Agreement:**

\_\_\_\_\_ \_(a) NA

\_\_\_\_\_\_\_(b) see attached

Road subject to all maintenance claims of Santa Rosa County.

**XII. Assignability:**

Buyer may not assign this contract.

*THIS IS INTENDED TO BE A LEGALLY BINDING CONTRACT.*

**Buyer(s):**

Print Name: \_\_\_\_\_\_ \_\_\_\_

Signature: \_\_\_\_\_\_\_ \_\_ \_ Signature: \_\_\_\_\_\_\_\_\_ \_

Date: \_\_\_\_\_\_\_\_ \_\_

Phone: \_\_\_\_\_\_ \_\_\_\_

Address: \_\_\_\_\_\_\_ \_\_\_

 \_\_\_\_\_\_\_\_ \_\_

 **Seller(s)**

Print Name: \_\_\_\_\_\_\_ \_\_\_

Signature:\_\_\_\_\_ \_\_\_\_\_

Tidwell Place, LLC