

OFFER TO PURCHASE: CASH SALE

- I. Subject to approval, acceptance, and confirmation by the Guilford County Board of Commissioners, the undersigned Offeror (hereinafter, referred to as "undersigned"), hereby offers and agrees to purchase the following described real property belonging to Guilford County ("County"):
  - A. County Property #: 7800796718 Parcel #: 0176535
  - B. Address of property: 524 Radford Street, High Point, NC
- II. The undersigned, City of High Point, agrees to pay for the sum of \$10,676.28 for the afore-referenced real property, payable as follows: at closing handled by buyer's representative.
- III. The real property is being sold subject to tax liens and special assessments and taxes thereon. Therefore, all real property taxes, personal property taxes, assessments, tax liens, and special assessments against the real property will be the responsibility of the buyer.
- IV. **The above-referenced real property was acquired by the County through a Commissioner's Deed via foreclosure proceedings or other means. The County will not provide a warranty deed on this real property and the property is being sold as is, including, but not limited, to any taxes, assessments, liens, easements, rights-of-way, and conveyances of record.** *PLM* Initials
- V. Other conditions affecting the purchase of the property will depend on any additional designations or conditions imposed by the Guilford County Board of Commissioners.
- VI. Upon approval, acceptance, and confirmation of this offer by the County, the undersigned, City of High Point, directs the County to draw the deed in the following name:  
City of High Point a body politic
- VII. This offer shall be irrevocable for one hundred twenty (120) days from the date of execution; and unless failure by the County to accept this offer within one hundred twenty (120) days shall render this offer null and void. Upon acceptance of this offer within the prescribed one hundred twenty (120) day period, the County agrees to provide at least sixty (60) days from the date of this offer for the undersigned, , to tender the full purchase price to the County in full settlement for the transfer of the real property. If the undersigned, City of High Point, fails to make such settlement by the within the sixty (60) day period, the undersigned, City of High Point, agrees that any payment deposited as earnest money shall be forfeited by the undersigned, City of High Point, and shall automatically convert to an option fee which shall be retained by the County.
- VIII. PROJECTED CLOSING DATE: June 13, 2016 The undersigned, City of High Point, acknowledges that the recording fee in the amount of twenty-six dollars and 00/100 (\$26.00) will not be covered by the County and that the undersigned will be required to present the recording fee via cash or check directly to The Guilford County Register of Deeds.

IN WITNESS WHEREOF, the parties have set their hands and seals, all pursuant to authority duly granted, as of the day and year first above written, subject to the terms and conditions as outlined herein this Offer to Purchase in Paragraphs I -VIII

OFFER:

ATTEST:

Randy E. McCarlin 5/10/16  
Date

Jim A. Verling 5-10-2016  
 Secretary or  Witness Date

City of High Point  
P O Box 230  
High Point NC 27261



No Corporate Seal Exists \_\_\_\_\_  
Initials

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ACCEPTANCE:

ATTEST:

GUILFORD COUNTY

\_\_\_\_\_  
COUNTY MANAGER Date

\_\_\_\_\_  
Clerk to Board Date

(COUNTY SEAL)