

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 "Offeror")

Titus Land Holdings, LLC by T. Kyle Bryant, managing member,
hereby offers and agrees to purchase the following described real property belonging to Guilford County ("County"):

Parcel #: 0107761 Deed Book: 8143 Page: 3033

Address: 6303 22 Quincy Lane, Gibsonville, NC

- II. The Offeror, agrees to pay for the sum of \$ 6,000⁰⁰ for the afore-referenced real property, payable as Certified Funds to the County at the Date of Closing.
- 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. This property is being sold as-is, where-is with no warranties, guarantees or representations of quality or condition.** KB Offeror 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 Offeror directs the County to draw the deed in the following name:

Titus Land Holdings, LLC

- 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 Offeror to tender the full purchase price to the County in full settlement for the transfer of the real property. If the Offeror fails to make such settlement by the within the sixty (60) day period, the Offeror agrees that any payment deposited as earnest money shall be forfeited by the Offeror and shall automatically convert to an option fee which shall be retained by the County.

Offeror Initials: KB

VIII. Projected Closing Date: January, 2, 2020
(or sooner)

IX. The Offeror 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.

X. Offeror has included a Certified Check for the 5% minimum, or greater, Security Deposit for the amount of \$ 300.00.

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 – X.

OFFEROR:

[Signature]

Offeror Date

Address: 1940 Fountain View Dr. # 3063

Houston, TX 77057

Phone: 713-376-4224

Email: Kyle@Landingprospect.com

ATTEST:

[Signature]

Secretary ☐ or Witness ☐ Date 10/24/19

(Corporate Seal)

☒ No Corporate Seal Exists KB
Initials

ACCEPTANCE:

GUILFORD COUNTY

ATTEST:

COUNTY MANAGER Date

Clerk to the Board Date

(COUNTY SEAL)

Offeror Initials: KB