

Contract for Sale and Purchase of Vacant Land

Parties: _____ Tidwell Place, LLC _____ (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

\$ _____

Payment:

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

\$ _____

- (b) Balance to closed by cash or locally
drawn cashiers check.

\$

III. Effective Date

(a) Date contract is signed _____

(b) Other _____

IV. Financing:

_____ (a) This is a cash transaction with no contingencies for financing

_____ (b) This contract is contingent on Buyer obtaining approval of a
loan (Loan Approval)

V. 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 in Seller in accordance with current title standards adopted.

VI. Closing Date:

This transaction shall be closed and the closing documents delivered on or before _____.

VII. Restrictions: Easements: Limitations:

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

VIII. Closing Procedure/Occupancy:

Closing shall take place at Guarantee Title in Pace, Florida

IX. 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.

X. Road Maintenance Agreement:

- _____(a) NA
- _____(b) see attached

XI. Assignability:

Buyer may not assign this contract.

THIS IS INTENDED TO BE A LEGALLY BINDING CONTRACT.

Buyer(s):

Print name _____
name _____

Signature _____

Signature _____

Date: _____

Address: _____

Seller(s):

Print

Date: _____