FORD BROTHERS, INC.

64 Keavy Road Suite 1, London, Ky 40744
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Sales And Purchase Contract

THIS CONTRACT, made and entered into this _____ day of November, 2020, by and between _____ the seller, and _____, the buyer.

WITNESSETH: That seller_ agrees to sell and convey, as herin provided; and the buyer_ agrees to purchase the following described real estate, together with all improvements thereon, including: _____

no buildings or other improvements

in Clay County, State of Kentucky, to wit:

Description This property is selling in its AS IS condition by the boundary deed description. The acreage is estimated from PVA and a topography map. Actual acreage may vary significantly. This contract is not contingent upon a survey.

(*) The high bid amount of $_____ plus the buyers premium of $_____ equals the purchase price of $_____.

Subject, however, to street, public utilities rights-of-way, building restrictions, driveway easements, party wall agreements, if any, shown of record, for the price and sum of:

_____ $ _____ payable as follows:

_____ $ _____ as earnest money at the signing of the contract, the receipt whereof is hereby acknowledged by the Seller _, and which is deposited in Escrow Account of Ford Brothers, Inc., as a part of the consideration of the sale; the balance to be paid in the following manner: $ _____ cash, on delivery of the deed as herein provided, and balance due in full within 30 days

Possession will be given as follows at closing upon payment in full

The taxes shall be paid by the seller for 2020

Insurance Sellers obligation until closing; buyer's thereafter.

Upon payment of the purchase price the Seller_ shall execute and deliver to the Buyer_ a good and sufficient deed of general warranty conveying said property, free and clear from all liens and encumbrances.

It is understood by and between the parties hereto that any party who breaches this agreement shall be responsible to the other party for all damages incurred including, but not limited to, sales commissions of Ford Brothers Inc. consequential damages such as travel, telephone calls, loss of use of the premises, if applicable, interest and Court costs and attorney fees in the event the matter is referred to an attorney.

We have read the entire contents of this contract and acknowledge receipt of same. We are not relying on verbal statements not contained herein. We further certify that we have examined the property described hereinabove; that we are thoroughly acquainted with its condition and accept it as such.

IN WITNESS WHEREOF, said parties hereunto subscribe their names.

_____ Sellers

_____ Sellers

WITNESSES: _____ Sellers

_____

_____ _____ Buyers

_____ _____ Buyers

_____ _____ Buyers