

**VACANT LAND SALE AGREEMENT**

This agreement for value received dated \_\_\_\_\_ in which **Buyer: National Property Buyer 27 Trust** and or assigns and agrees to purchase from **Seller:** \_\_\_\_\_, the following described real estate, together with all easements contained thereon and all rights included shall be free & clear except for recorded easements if any with insurable title with special warranty deed same as the previous deed, located at:  
ADDRESS / COUNTY / APROX ACRE:  
APN / PARCEL ID:

Seller agrees:

1. The purchase price is to be \$ \_\_\_\_\_ .00
2. The conditions of this Purchase are as follows:
  - a. Property is sold in "AS-IS CONDITION" with no warranties made by the seller. Seller will make the Buyer aware of any known facts that affect the value of the property.
  - b. If property does not pass inspection standards during the feasibility study period or any unknown defaults as determined by the buyer, then the buyer shall be released from any further obligation under this contract. Feasibility study will continue for a period of 90 days or up until the date of closing which ever in sooner
  - c. If Seller cannot provide a clear title or does not allow a feasibility study. Buyer will be released from any further obligation under this contract.
  - d. Seller shall select closing agent and where the Closing will be held. Which shall be **< specified by the buyer >**
3. Buyer to pay all title related charges, closing fees, recording fees, and doc stamps, Buyer to pay prorated Taxes for the current year, seller to pay any **past due taxes \$ fines** at closing out of the proceeds if any is due.
4. Closing date shall be on or before 90 days from the date signed below by Seller. Title is to be free, clear, and unencumbered, free of any county, city, and federal liens. *(see terms sheet for details)*
5. Additional Terms: *(all changes in writing void)*

**Seller 1 (Sign):** \_\_\_\_\_  
Date

**Buyer:** \_\_\_\_\_  
National Property Buyer 27 Trust      **Date**

**Seller 2 (Sign):** \_\_\_\_\_  
Date

**Phone #:** \_\_\_\_\_

**Email Address:** \_\_\_\_\_

**Mailing Address:** \_\_\_\_\_