

## REAL ESTATE PURCHASE AND SALE CONTRACT

526 Frederica Street Owensboro, KY 42301 Office: 270.926.2727 Fax: 270.926.2505

info@ucrealestateconsultants.com www.owensboroky-realestate.com

THIS PURCHASE AND SALE CONTRACT, r	nade and entered into this 19 day of June	, 20 <u>17</u> .
By and between		
Virginia Thompson	1462 Roundhill Road Hartford,	Ky 42347
NAME	ADDRESS	
hereinafter referred to as "SELLER" and		
NAME	ADDRESS	
, F		
NAME	ADDRESS	
hereinafter referred to as "BUYER"		
WITNESSETH:		
	er agrees to purchase and pay for the following descr	ibed real estate situated in Ohio
	together with all improvements thereon,	
	acres and improvements	
and being the same property recorded in Deed B Hartford, Ky	ook No. WB 7 , Page No. 252	County Clerk's Office at
The Buyer agrees to pay therefore the sum of	<del></del>	
\$, to be paid as follow	vs:	
	of which is hereby acknowledged, and which is de	eposited in United Country Real Estate
Consultants Escrow Account and, \$		· ·
\$ , due with deed, to b	e prepared and delivered on or before July	y 19th, 2017
	the seller agrees to furnish the Buyer a good and su	
possession of said real estate at closing	with passing of deed	
Seller agrees to pay all taxes due and payable_	till closing	
Buyer agrees to pay all taxes from closing		
	to buy" until such time as the agreement is executed	
	ountry Real Estate Consultants will use diligence to cally be liable in the event all of Seller's signatures ca	
	any be hable in the event an of Sener's signatures can agents are acting as agent only in bringing together B	
	either party for the performance of any term or cover	
non-performance thereof.	,	The same and a second of the same second
If Buyer defaults in any of the Buyers obligation	tions hereunder, all sums paid hereunder may be reta	ined by Seller and United Country Real
	eement, as liquidated damages and not as a penalty,	
	hall be retained by United Country Real Estate Consu	ltants. Either party may demand specific
performance of this agreement.		
	ne contents thereof, and acknowledge receipt of same on, it is subject to all announcements made at the au	
	d zoning regulations and any restrictions that exist. V	
	thoroughly acquainted with its conditions, and acce	
	er components of this property sell on an "AS IS BA	
	s) built before 1978, then the buyer hereby agrees th	
	. The Sellers have no knowledge of the existence or the	
	d to provide testing and/or removal in regard to lead-	-
	The buyers hereby waive their rights to the 10 days p	ost sale inspection period for lead-based
paint.  Any nethonal phonetty tema	ining alter alating bacomes property	t al southalant at
my pessonal property rema	ining after closing becomes property	1 of purchaser
Witness these signatures this day and year first a	above written at City of Hartford	, State of Ku
Seller	_	3
Seller		
Seller_	Buyer_	
United Country Real Estate Consultants By	Witness	



Seller

United Country Real Estate Consultants By

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www.owensboroky-realestate.com THIS PURCHASE AND SALE CONTRACT, made and entered into this 19 day of June , 20 17 By and between Virginia Thompson 1462 Roundhill Road Hartford, Ky 42347 NAME **ADDRESS** hereinafter referred to as "SELLER" and NAME **ADDRESS ADDRESS** NAME hereinafter referred to as "BUYER" WITNESSETH: That Seller agrees to sell and convey and Buyer agrees to purchase and pay for the following described real estate situated in Ohio County, State of together with all improvements thereon, more particularly described as follows: КУ Tract #3 Containing 63.74 acres and described as the remainder tract and being the same property recorded in Deed Book No. WB 7, Page No. 252 County Clerk's Office at Hartford, Ky The Buyer agrees to pay therefore the sum of \_\_, to be paid as follows: , Cash, the receipt of which is hereby acknowledged, and which is deposited in United Country Real Estate Consultants Escrow Account and, \$ , due with deed, to be prepared and delivered on or before July 19th, 2017 Upon fulfilment of this contract by the Buyer, the seller agrees to furnish the Buyer a good and sufficient Warranty Deed, and to give full possession of said real estate <u>at closing with passing of deed</u> Seller agrees to pay all taxes due and payable till closing Buyer agrees to pay all taxes from closing and thereafter This agreement shall constitute only an "offer to buy" until such time as the agreement is executed by all of the parties owning any interest in and to the above described property. United Country Real Estate Consultants will use diligence to complete this transaction by obtaining the signatures of the Seller but shall not be individually be liable in the event all of Seller's signatures cannot be obtained. Both parties agree that United Country Real Estate Consultants and its agents are acting as agent only in bringing together Buyer and Seller, and that United Country Real Estate Consultants will not be held liable to either party for the performance of any term or covenant to this agreement or for damages for non-performance thereof. If Buyer defaults in any of the Buyers obligations hereunder, all sums paid hereunder may be retained by Seller and United Country Real Estate Consultants in accordance with their agreement, as liquidated damages and not as a penalty, without affecting any of Seller's further remedies. Any interest earned on escrow funds shall be retained by United Country Real Estate Consultants. Either party may demand specific performance of this agreement. We have read this contract, understand fully the contents thereof, and acknowledge receipt of same. We are not relying on verbal statements not contained herein, except, if sale is an auction, it is subject to all announcements made at the auction. This property sells subject to any easements, rights of way, applicable planning and zoning regulations and any restrictions that exist. We further clarify that we have examined the property described hereinabove, that we are thoroughly acquainted with its conditions, and accept it as such. All the components of all improvements on this property as well as all other components of this property sell on an "AS IS BASIS" with no warranties whatsoever. If this contract involves residential structure(s) built before 1978, then the buyer hereby agrees that they have had available the pamphlet "Protect your Family From Lead in Your Home". The Sellers have no knowledge of the existence or the absence of any lead-based paint in this home. The sellers or auctioneers are not required to provide testing and/or removal in regard to lead-base paint. The lead based paint rules do not and can not invalidate the sales agreement. The buyers hereby waive their rights to the 10 days post sale inspection period for lead-based Hartford Witness these signatures this day and year first above written at City of , State of KY Seller Seller Buyer

Buyer

Witness



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United Country Real Estate Consultants By\_

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v t	
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WITNESSETH:	
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	together with all improvements thereon, more particularly described as follows:
and being the same property recorded in Deed F	Book No, Page No County Clerk's Office at
and being the same property recorded in Deed E Hartford, Ky	Book F 261
The Buyer agrees to pay therefore the sum of	•
\$, to be paid as follow	vs:
-	of which is hereby acknowledged, and which is deposited in United Country Real Estate
Consultants Escrow Account and,	*
\$	
	the college agrees to figure the Private agreed and sufficient Warranty Dood and to give full
possession of said real estate 30 days after	the seller agrees to furnish the Buyer a good and sufficient Warranty Deed, and to give full
Seller agrees to pay all taxes due and payable	
Buyer agrees to pay all taxes from closing	
	r to buy" until such time as the agreement is executed by all of the parties owning any interest
in and to the above described property. United C	Country Real Estate Consultants will use diligence to complete this transaction by obtaining the
signatures of the Seller but shall not be individu	ally be liable in the event all of Seller's signatures cannot be obtained. Both parties agree that
	agents are acting as agent only in bringing together Buyer and Seller, and that United Country
	either party for the performance of any term or covenant to this agreement or for damages for
non-performance thereof.	
	tions hereunder, all sums paid hereunder may be retained by Seller and United Country Real
	reement, as liquidated damages and not as a penalty, without affecting any of Seller's further shall be retained by United Country Real Estate Consultants. Either party may demand specific
performance of this agreement.	man be retained by Officed Country Real Estate Consultants. Either party may demand specific
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	The buyers hereby waive their rights to the 10 days post sale inspection period for lead-based
All components of home sel	'l on an as is basis. LP tank is included. All personal property
	in date becomes property of purchaser.
Witness these signatures this day and year first	
Seller	
Seller	Buyer
Seller	Ruyer

Witness