

REAL ESTATE PURCHASE AGREEMENT

Buyer(s) _____ agree(s) to purchase the Property described below and hereby delivers to Mayo Auction & Realty, as a non-refundable deposit, in the amount of \$5,000.00 in the form of [] Cashiers Check [] Personal Check [] Cash [] Credit Card [] Wire Transfer - Received by Mayo Auction & Realty on 10/16/2020. Deposited with: _____ (Mayo Auction and Realty if left blank).

Seller: **JR and DP Investments LLC**

PROPERTY(S): **SEC 27 TWN SHP 49 RNG 32 PT E 1/2 NW 1/4 DAF, B EG ON SWLY LI U S HWY 40 AT PT 8' DUE W OF N & S CEN TH CONT N 47 DEG 10' W ALG SD SWLY HWY LI A DIST OF 110', TH S 42 DEG 51' W DIST OF 2 00', TH S 47 DEG 43.18' TH N47 10' W 218' TH N 42 60' E 180' POB DIST 218' TH N 42 DEG 50' E A DIST 180' TO POB**

Also described **12323 E US 40 Hwy** of **Independence** County of **Jackson** State of **Missouri** (the "property")

Included Items: Unless excluded herein, this sale includes the following items if presently attached to the Property: plumbing, heating, air conditioning, fixtures and equipment; water heater; built-in appliances; light fixtures and bulbs; bathroom fixtures; curtains, draperies and rods; window and door screens; storm doors and windows; window blinds; awnings; permanently affixed carpets; automatic garage door opener and accompanying transmitter(s); fencing; and trees and shrubs. And N/A _____

Excluded Items: N/A _____

The property is being sold "AS IS, WHERE IS" without warranty or guarantee of any kind. Buyer has been given ample opportunity and encouraged to perform his/her own independent inspections, investigations, inquiries and due diligence concerning the described property before bidding on the property.

Buyer(s) Initials _____

PURCHASE PRICE. The total purchase price for the property is:

\$ _____ (a) Winning bid

\$ _____ (b) Buyers premium (10% of the winning bid)

\$ _____ (c) Total purchase price: *Total of lines (a) and (b)*

Method of payment - The purchase price will be paid as follows:

\$ **5,000.00** (d) Non-refundable deposit: Buyer authorizes Mayo Auction & Realty to disburse the non-refundable deposit to the Seller if buyer does not close on the property by **11/16/2020**.

Buyer(s) Initials _____

\$ _____ (e) Balance: *Line (c) less line (d)* to be paid by certified funds on or before closing

Additional closing fees to **Stewart Title Company** Buyer & Seller will be responsible for customary closing costs issued by the title company.

If the buyer(s) obtain secondary financing, the buyer(s) is responsible for payment of any closing costs, title policy, recording fees.

