

Contract for Sale of Real Estate
245 Old True Temper Road ♦ Anderson, S.C. 29624 ♦ 864.712.9566



Seller: Estate of Shirley Harris Farmer c/o Carol Roberson, Personal Representative

Buyer No# () Buyer(s): _____

Property: 3075 Sycamore Rd, Royston, GA., 30662 – Elbert County – TMS# 005-059

Fixtures: NONE

Bid Price: \$ _____ **Auction Fee (10 percent)** \$ _____

Total Contract Sales Price: _____ (\$ _____)

Earnest Money Deposit: _____ (\$5000.00)

Balance in Cash due at Closing: _____ (\$ _____)

Deposit Held by: James M. Johnson, BIC - ASL Realty - Auction Services Ltd.

This deposit is held until the sale is closed; at which time it will be credited to the buyer. If the buyer breaches this contract, the deposit monies shall be forfeited upon Seller's request, but receipt of these monies shall not affect any other remedies available to the seller. If Seller breaches this contract, all monies shall be returned to the buyer. (See Supplement A)

Conditions: none, as-is, where-is sale. No financing or other contingencies are a part of this sale.

Title: Title delivered at closing will be a **Warranty Deed** for non-tax properties & a **Quit Claim Deed** for tax deed properties. Subject to ad valorem taxes for the current year (pro-rated at closing); utility easements and restrictive covenants of record.

Prorations & Adjustments: Property taxes shall be pro-rated as of date of closing. Purchaser is responsible for any roll back taxes.

Closing Expenses: Seller shall provide the deed and pay revenue stamps required by law. Buyer pays all other costs in this transaction.

Property Disclosure & Inspection: Property offered is being sold, "AS-IS" – WHERE IS. All inspections to this property were made prior to entering into this agreement.

Lead Based Paint Addendum: - see supplement

CL-100 (Termite Letter): - see supplement

Closing and Possession: Possession of the property shall be the date of Closing, which is on or before 30 days from the date of contract, which should be: November 22nd 2025 or sooner. Time is of the essence.

The designated closing location will be at the office of attorney _____

Other: Please refer to - General Auction Terms & Supplement "A" of this contract

This is a legally binding contract

Date: _____

Date: _____

Buyer: _____

Seller: _____

Buyer: _____

Seller: _____

Address: _____