



**2186 SYLVESTER HWY, SUITE 1  
MOULTRIE, GEORGIA 31768**

**CONTRACT FOR SALE OF REAL PROPERTY**

State of Georgia  
County of Rabun

Property Address: Tract(s): \_\_\_\_\_, Longview Property  
Screamer Mountain

The undersigned Purchaser, \_\_\_\_\_, agrees to buy, and the undersigned Seller, agrees to sell with Weeks Auction Group, Inc., a licensed Real Estate broker, herein referred to as "Broker" acting as Seller's agent, all that tract or parcel of land and all fixtures therein as described in Exhibit "A" attached hereto and made a part of this Contract by reference (the "Property"). Time being of the essence, this sale shall be closed on or before Thursday, August 27, 2020.

The purchase price of said Property shall be \_\_\_\_\_ and NO/100 dollars (\$ \_\_\_\_\_) and is inclusive of the 10% Buyer's Premium (the "Purchase Price"). The Purchase Price shall be payable to the Seller in cash at Closing (as hereinafter defined) in immediately available funds. This Contract is not contingent upon Purchaser's ability to obtain financing of any kind.

Purchaser has paid to Weeks Auction Group, Inc., receipt of which is hereby acknowledged, \$ \_\_\_\_\_ (10% of Purchase Price) certified funds as earnest money to be applied towards the purchase price when the sale is consummated. As procuring cause of this Contract, Broker has rendered a valuable service for which reason Broker is made a party of this Contract to enable Broker to enforce Broker's commission rights hereunder against the parties hereto on the following basis: Seller agrees to pay Broker the full commission as provided in the auction listing contract when the sale is consummated. In the event the sale is not consummated because of Seller's inability, failure, or refusal to perform any of the Seller's covenants herein, then the Seller shall pay the full commission to Broker, and Broker, at the option of the Purchaser, shall return the earnest money to Purchaser. Purchaser agrees that if Purchaser fails or refuses to perform any of the Purchaser's covenants herein, Purchaser shall forthwith pay Broker the full commission; provided that Broker may first apply one-half of the earnest money toward payment of, but not to exceed, the full commission. The Seller may elect to accept the balance of the earnest money deposit as liquidated damages and full settlement of any claim for damages or the Seller may seek to enforce specific performance rights and obligations against the Purchaser under the terms of this Contract. In the event Purchaser fails to make deposit or deposits are not collectible, Purchaser shall be considered to have breached this agreement and Seller shall have the right to re-offer the Property for sale to others and to demand liquidated damages equal to the amount of the deposit or Seller may demand specific performance. The Purchaser in either event shall be liable for Broker's commission, attorney's fees and costs. Prior to disbursing earnest money pursuant to this Agreement, Broker shall give all parties fifteen (15) days written notice by certified mail (to each party's last known address), stating to whom the disbursement(s) will be made. Any party may object in writing to the disbursement, provided the objection is received by Broker prior to the end of the fifteen (15) day notice period. All objections not raised in a timely manner shall be waived. In the event a timely objection is made, Broker shall consider the objection and may do any or a combination of the following: (1) disburse the earnest money as indicated in the notice and so notify all parties; or (2) interplead the earnest money into a court of competent jurisdiction; or (3) hold the earnest money for a reasonable period of time to give the parties an opportunity to resolve the dispute. Broker shall be entitled to be reimbursed from any funds interpleaded for its costs and expenses, including reasonable attorneys' fees incurred in connection with the interpleaded action. The prevailing party in the interpleader action shall be entitled to collect from the other party the costs and expenses reimbursed to Broker. No party shall seek damages from Broker or Escrow Deposit Holder (nor shall Broker be liable for the same) for any matter arising out of or related to the performance of Broker's duties under this earnest money paragraph, and the parties indemnify Broker and Escrow Deposit Holder accordingly.

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Seller(s) initials \_\_\_\_\_; Auctioneer/Broker's initials \_\_\_\_\_; Purchaser(s) initials: \_\_\_\_\_

Seller warrants that Seller presently owns fee simple title to said Property subject to the Permitted Encumbrances (as hereinafter defined). At Closing, Seller agrees to convey title to said property by Limited Warranty deed, as applicable, unless otherwise specified herein, subject only to (1) zoning ordinances affecting said Property; (2) easements, rights-of-way, covenants, restrictions, encumbrances and other matters of record, if any; (3) any easements, rights-of-way, cemeteries or other matters that would be disclosed by an accurate survey or inspection of the Property, (4) taxes for the current year and all subsequent years; and (5) leases, other easements, other restrictions and encumbrances specified in this Contract, if any (collectively, the "Permitted Encumbrances"). In the event leases are specified in this Contract, Purchaser agrees to assume Seller's responsibilities thereunder to the Tenant and to the Broker who negotiated such leases.

The Purchaser shall have 10 days after acceptance of this Contract to examine title of Property and in which to furnish Seller with a written statement of objections affecting the marketability of said title. The title herein required to be furnished by the Seller shall be good and marketable, and that marketability shall be determined in accordance with Applicable Law, as supplemented by the Title Standards of the State Bar of Association of the state in which the Property is located. Any defect in the title which does not impair marketability pursuant to said Title Standards, shall not constitute a valid objection on the part of the Purchaser; provided that the Seller furnishes any affidavits or other documents, if any, required by the applicable Title Standard to cure such defect. In the event curative work in connection with the title is required, Purchaser and Seller agree to and do extend time for closing to a date no more than fifteen (15) days following completion of necessary curative work but in no event shall such extension exceed 120 days from original closing deadline. If title is not marketable at expiration of said period, Purchaser shall have the option of (1) Accepting the title as is, or (2) Demanding a refund of the deposit and this Contract shall be null and void.

Should the Property be destroyed or substantially damaged as a result of a fire, storm or other casualty before the Closing Date, Seller shall immediately notify the Purchaser or Broker, after which the Purchaser may declare this Contract null and void and receive a refund of the earnest money deposited. In the event Purchaser elects not to void this Contract pursuant to this paragraph, then within five (5) calendar days after Seller receives notification of the amount of the insurance proceeds which Seller will receive as a result of said casualty, if any, Seller shall notify Purchaser of the amount of insurance proceeds and the Seller's intent to repair or not to repair said damage. Within five (5) calendar days of Seller's notification, Purchaser may (A) declare this Contract null and void and receive a refund of the earnest money deposited, or (B) proceed to Closing and receive such insurance proceeds as are paid to Seller on the loss resulting from said casualty if Seller has elected not to repair said damage.

Purchaser's earnest money deposit shall not be deposited in Broker's escrow account until such time as this Contract is accepted by all parties.

Neither Seller nor Broker make, nor have made, any warranties or representations as to the status of any oil, gas, or mineral rights pertaining to the Property. The Seller agrees to convey all its interest in any such oil, gas, or mineral rights, if any, to the Purchaser at closing. The conveyance of the Property shall be subject to any prior reservation or sale of such oil, gas, and mineral rights, if any.

Neither Seller nor Broker make, nor have made, any warranties or representations to Purchaser with respect to (i) the existence or nonexistence of any pollutants, contaminants or hazardous waste upon the Property prohibited by federal, state or local law or (ii) the existence or nonexistence of any claims based thereon arising out of the actual or threatened discharge, release, disposal, seepage, migration or escape of such substances at, from, under, onto, or into the Property. Purchaser shall rely upon Purchaser's own environmental audit or examination of the Property, to determine such issues and acknowledges that no representations and warranties have been made by Seller or Broker with regard to such matters. PURCHASER WAIVES AND RELEASES SELLER FROM AND AGREES TO ASSUME ANY PRESENT OR FUTURE CLAIMS ARISING FROM OR RELATING TO THE PRESENCE OR ALLEGED PRESENCE OF HARMFUL OR TOXIC SUBSTANCES IN, ON, UNDER OR ABOUT THE PROPERTY INCLUDING, WITHOUT LIMITATION, ANY CLAIMS UNDER OR ON ACCOUNT OF (I) THE COMPREHENSIVE ENVIRONMENTAL RESPONSE, COMPENSATION AND LIABILITY ACT OF 1980, AS THE SAME MAY HAVE BEEN OR MAY BE AMENDED FROM TIME TO TIME, AND SIMILAR STATE STATUTES, AND ANY REGULATIONS PROMULGATED THEREUNDER, (II) ANY OTHER FEDERAL, STATE OR LOCAL LAW, ORDINANCE, RULE OR REGULATION, NOW OR HEREAFTER IN EFFECT, THAT DEALS WITH OR OTHERWISE IN ANY MANNER RELATES TO, ENVIRONMENTAL MATTERS OF ANY KIND, OR (III) THIS CONTRACT OR THE COMMON LAW. THE TERMS AND PROVISIONS OF THIS PARAGRAPH SHALL SURVIVE CLOSING HEREUNDER.

Purchaser acknowledges that Purchaser has inspected the Property or has had the opportunity to do so and chose not to inspect the Property. Purchaser is relying solely on his own inspection and judgment and not on any representations, warranties or guaranties made by Seller or Broker in purchasing the Property. Further, all parties acknowledge and agree that the Property is being sold "AS IS" with any and all faults. The Seller shall have no obligation to make repairs or replacements noted in any inspection(s) made by or for Purchaser. Such repairs or replacements shall be the sole responsibility of Purchaser. The provisions of this paragraph shall survive closing.

CONTRACT FOR SALE OF REAL PROPERTY

Seller('s) initials \_\_\_\_\_; Auctioneer/Broker's initials \_\_\_\_\_; Purchaser(s) initials: \_\_\_\_\_

Purchaser and Seller acknowledge and agree that the only Broker involved in the transaction contemplated herein as Seller's agent is Weeks Auction Group, Inc. Broker has acted as agent for the Seller in the transaction contemplated herein as disclosed in Exhibit "C" attached hereto. Broker has not acted as agent for the Purchaser.

This Contract shall not be transferred or assigned without the written consent of all parties to this Contract and any permitted assignee shall fulfill all the terms and conditions of this Contract.

Notwithstanding anything contained herein to the contrary, Seller's responsibility in connection with the Property shall cease at Closing, and Closing shall constitute Purchaser's acceptance of the Property unless provision is otherwise made in writing.

Purchaser and Seller agree to comply with and to execute and deliver such certifications, affidavits, and statements as are required at the Closing in order to meet the requirements of Internal Revenue Code Section 1445.

Except as may otherwise be provided for in this Contract, all notices or demands required or permitted hereunder shall be delivered either (A) in person; (B) by overnight delivery service prepaid; (C) by facsimile (FAX) transmission; or by (D) the United States Postal Service, postage prepaid, registered or certified, return receipt requested. Such notices shall be deemed to have been given as of the date and time the same are actually received by Broker or Seller.

Seller and Purchaser hereby instruct the closing attorney to: (A) obtain and distribute to and from the appropriate parties such certifications, affidavits, and statements as are required in order to meet the requirements of Internal Revenue Code 1445 (Foreign/Non-Foreign Sellers), or in the alternative to disburse and hold the sales proceeds in such a manner as may be required to comply with Internal Revenue Code 1445; (B) file with the Internal Revenue Service the IRS Form 1099B documenting this transaction, and comply with any other reporting requirements related thereto, and (C) unless otherwise provided herein, apply earnest money as a credit toward Broker's commission with any excess being paid to Seller at Closing.

This Contract is inclusive of the special conditions of sale contained in Exhibit "B" attached hereto and made a part of this Contract by reference. If special stipulations are in conflict with prior printed context of this Contract, then the special stipulations will govern this Contract.

This Contract and the Exclusive Auction Listing Contract between Broker and Seller constitutes the sole and entire agreement between the parties hereto and no modification of this Contract shall be binding unless attached hereto and signed by all parties to this Contract. No representation, promise, or inducement not included in this Contract shall be binding upon any party hereto.

This contract may be executed without modification in counterparts by the undersigned parties via electronic (scanned) or facsimile signature and, when assembled, shall constitute a single binding agreement.

For all purposes in this Contract, an electronic signature or facsimile signature shall be deemed the same as an original signature; provided, however, that all parties agree to promptly re-execute a conformed copy of this Contract with original signatures if requested to do so by any other party to this Contract.

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[Signatures on the Following Page]

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Seller(s) initials \_\_\_\_\_; Auctioneer/Broker's initials \_\_\_\_\_; Purchaser(s) initials: \_\_\_\_\_

The foregoing offer is ACCEPTED by the Seller on \_\_\_\_\_.

**PURCHASER:**

**PURCHASER:**

\_\_\_\_\_  
Print Name: \_\_\_\_\_

\_\_\_\_\_  
Print Name: \_\_\_\_\_

Title: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_

Address: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_  
Telephone #: \_\_\_\_\_

\_\_\_\_\_  
Telephone #: \_\_\_\_\_

Facsimile #: \_\_\_\_\_

Facsimile #: \_\_\_\_\_

E-mail Address: \_\_\_\_\_

E-mail Address: \_\_\_\_\_

**SELLER:**

\_\_\_\_\_  
A \_\_\_\_\_

By: \_\_\_\_\_ (SEAL)

Print Name: \_\_\_\_\_

Title: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_  
Telephone #: \_\_\_\_\_

Fascimile #: \_\_\_\_\_

E-mail Address: \_\_\_\_\_

**ACKNOWLEDGEMENT OF RECEIPT OF EARNEST MONEY  
BY BROKER OR BROKER'S AFFILIATED LICENSEE:  
Weeks Auction Group, Inc. [GA R.E. Lic. #75323]**

By: \_\_\_\_\_

As its: \_\_\_\_\_ GA R.E. Lic. # \_\_\_\_\_

Date: \_\_\_\_\_

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**Exhibit "A"**

**Legal Description**

A tract of land lying and being situated in Land Lot 1 in the 4<sup>th</sup> Land District of Rabun County, Georgia and being described as tract(s) \_\_\_\_\_ containing \_\_\_\_\_ +/- acres according to an engineer's sketch attached to this contract as Exhibit "A2", and being all or a portion of that tract of land being more particularly described as follows:

**TRACT A:**

All that tract or parcel of land lying and being in Land Lot Number 1 of the Fourth Land District of Rabun County, Georgia and being more particularly described as follows, to wit:

For a full and complete description of the real property being hereby conveyed, reference is hereby had and made to a plat of survey dated December 15, 2003 and last revised March 10, 2005 and prepared by William F. Rolader, Georgia Registered Land Surveyor Number 2042. The real property being hereby conveyed is Lot A containing 0.42 acre. Said plat is of record in Plat Book 54, page 62 in the Office of the Clerk of the Rabun Superior Court. Reference to said plat and the record thereof is for the express purpose of incorporating herein its description of Lot A containing 0.42 acre, as depicted thereon.

**TRACT B:**

All that tract or parcel of land lying and being in Land Lot Number 1 of the Fourth Land District of Rabun County, Georgia and being more particularly described as follows, to wit:

For a full and complete description of the real property being hereby conveyed, reference is hereby had and made to a plat of survey dated December 15, 2003 and last revised March 10, 2005 and prepared by William F. Rolader, Georgia Registered Land Surveyor Number 2042. The real property being hereby conveyed is Lot B containing 0.45. Said plat is of record in Plat Book 54, page 62 in the Office of the Clerk of the Rabun Superior Court. Reference to said plat and the record thereof is for the express purpose of incorporating herein its description of Lot B containing 0.45, as depicted thereon.

**TRACT C:**

All that tract or parcel of land lying and being in Land Lot Number 1 of the Fourth Land District of Rabun County, Georgia and being more particularly described as follows, to wit:

For a full and complete description of the real property being hereby conveyed, reference is hereby had and made to a plat of survey dated December 15, 2003 and last revised March 10, 2005 and prepared by William F. Rolader, Georgia Registered Land Surveyor Number 2042. The real property being hereby conveyed is Lot C containing 0.57. Said plat is of record in Plat Book 54, page 62 in the Office of the Clerk of the Rabun Superior Court. Reference to said plat and the record thereof is for the express purpose of incorporating herein its description of Lot C containing 0.57, as depicted thereon.

**TRACT E:**

All that tract or parcel of land lying and being in Land Lot Number 1 of the Fourth Land District of Rabun County, Georgia and being more particularly described as follows, to wit:

For a full and complete description of the real property being hereby conveyed, reference is hereby had and made to a plat of survey dated December 15, 2003 and last revised March 10, 2005 and prepared by William F. Rolader, Georgia Registered Land Surveyor Number 2042. The real property being hereby conveyed are Lot D containing 0.44, and Lot E containing 0.78 acre. Said plat is of record in Plat Book 54, page 62 in the Office of the Clerk of the Rabun Superior Court. Reference to said plat and the record thereof is for the express purpose of incorporating herein its description of Lot D containing 0.44 and Lot E containing 0.78 acre, as depicted thereon.

**LESS AND EXCEPT:**

All that tract or parcel of land lying and being in land Lot 1 of the Fourth Land District of Rabun County, Georgia and being Lot D, containing 0.536 +/- acre and being more particularly described upon that certain plat of survey dated March 15, 2018, prepared by E. G. (Eddie) Davidson, G. R. L. s . 2586 and being recorded in Plat Book 2019-72, Clerk's office, Rabun Superior Court. Reference to said plat and the record thereof is for the express purpose of incorporating same herein for a full and complete description of the property herein conveyed.

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TRACT N:

All that tract or parcel of land lying and being in Land Lot Number 1 of the Fourth Land District of Rabun County, Georgia and being more particularly described as follows, to wit:

For a full and complete description of the real property being hereby conveyed, reference is hereby had and made to a plat of survey dated August 10, 2004 and last revised March 7, 2005 and prepared by William F. Rolader, Georgia Registered Land Surveyor Number 2042. The real property being hereby conveyed is Lot N containing 0.55 acre. Said plat is of record in Plat Book 54, page 63 in the Office of the Clerk of the Rabun Superior Court. Reference to said plat and the record thereof is for the express purpose of incorporating herein its description of Lot N containing 0.55 acre, as depicted thereon.

TRACT Q:

All that tract or parcel of land lying and being in Land Lot Number 1 of the Fourth Land District of Rabun County, Georgia and being more particularly described as follows, to wit:

For a full and complete description of the real property being hereby conveyed, reference is hereby had and made to a plat of survey dated August 10, 2004 and last revised March 7, 2005 and prepared by William F. Rolader, Georgia Registered Land Surveyor Number 2042. The real property being hereby conveyed is Lot Q containing 0.59 acre. Said plat is of record in Plat Book 54, page 63 in the Office of the Clerk of the Rabun Superior Court. Reference to said plat and the record thereof is for the express purpose of incorporating herein its description of Lot Q containing 0.59 acre, as depicted thereon.

TRACT 5:

All that tract or parcel of land lying and being in Land Lot Number 1 of the Fourth Land District of Rabun County, Georgia and being more particularly described as follows, to wit:

For a full and complete description of the real property being hereby conveyed, reference is hereby had and made to a plat of survey dated May 1, 2002 and last revised July 7, 2004 and prepared by William F. Rolader, Georgia Registered Land Surveyor Number 2042. The real property being hereby conveyed is Tract 5 containing 0.36 acre. Said plat is of record in Condominium Plat Book 2, page 137 in the Office of the Clerk of the Rabun Superior Court. Reference to said plat and the record thereof is for the express purpose of incorporating herein its description of Tract 5 containing 0.36 acre as depicted thereon.

TRACT 6:

All that tract or parcel of land lying and being in Land Lot Number 1 of the Fourth Land District of Rabun County, Georgia and being more particularly described as follows, to wit:

For a full and complete description of the real property being hereby conveyed, reference is hereby had and made to a plat of survey dated July 4, 2002 and last revised March 7, 2005 and prepared by William F. Rolader, Georgia Registered Land Surveyor Number 2042. The real property being hereby conveyed is Tract 6 containing 2.90 acres. Said plat is of record in Condominium Plat Book 2, page 148 in the Office of the Clerk of the Rabun Superior Court. Reference to said plat and the record thereof is for the express purpose of incorporating herein its description of Tract 6 containing 2.90 acres as depicted thereon.

TRACT 1485:

All that tract or parcel of land lying and being in Land Lot 1 of District 4 of Rabun County, Georgia (sometimes referred to as being in Land Lot 5 of the Second Land District), more particularly described as Lot 1485, described upon that certain plat of survey prepared by T. Lamar Edwards, Georgia Registered Land Surveyor No. 1837, which is recorded in the office of the Clerk of Rabun Superior Court in Plat Book 11, page 102. Reference is had and made to said plat and record of the same for a full and complete description of the property herein conveyed.

As depicted on the plat of survey recorded in Plat Book 10, page 123, Clerk's office, Rabun Superior Court, Golden Rod Trail terminates at the boundary line of Kingwood Estates.

Conveyed herewith is a perpetual, non-exclusive easement over and across the subdivision roads to the public road system of Rabun County, Georgia for the purpose of providing road access to all of the above described tracts or parcels of land from the public road system of Rabun County, Georgia.

CONTRACT FOR SALE OF REAL PROPERTY

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NOTE: as depicted on those plats of survey recorded in Plat Book 10, page 123, and Plat Book 11, page 123, aforementioned records, Rotazalia Drive terminates at the boundary line of Kingwood Estates. However, as stated in that certain Warranty Deed dated November 10, 1997 from Frank Sutton to Gary D. Robinson and recorded in Deed Book N-17, page 168, Grantee shall not have access to that portion of Rotazalia Drive extending from the westerly line of Lot 1530 from the southwest corner of the same, South 14 degrees 21 minutes West a distance of 53.0 feet, more or less, to its intersection with the northwesterly line of Lot 1539. Said portion of Rotazalia Drive being for the sole use of Gary D. Robinson, his heirs, successors, transferees and assigns.

TRACT 1488:

All that tract or parcels of land lying and being in Land Lot 1 of District 4 of Rabun County, Georgia (sometimes referred to as being in Land Lot 5 of the Second Land District), more particularly described as Lot 1488, described upon that certain plat of survey prepared by T. Lamar Edwards, Georgia Registered Land Surveyor No. 1837, which is recorded in the office of the Clerk of Rabun Superior Court in Plat Book 11, page 102. Reference is had and made to said plat and record of the same for a full and complete description of the property herein conveyed.

As depicted on the plat of survey recorded in Plat Book 10, page 123, Clerk's office, Rabun Superior Court, Golden Rod Trail terminates at the boundary line of Kingwood Estates.

Conveyed herewith is a perpetual, non-exclusive easement over and across the subdivision roads to the public road system of Rabun County, Georgia for the purpose of providing road access to all of the above described tracts or parcels of land from the public road system of Rabun County, Georgia.

NOTE: as depicted on those plats of survey recorded in Plat Book 10, page 123, and Plat Book 11, page 123, aforementioned records, Rotazalia Drive terminates at the boundary line of Kingwood Estates.

However, as stated in that certain Warranty Deed dated November 10, 1997 from Frank Sutton to Gary D. Robinson and recorded in Deed Book N-17, page 168, Grantee shall not have access to that portion of Rotazalia Drive extending from the westerly line of Lot 1530 from the southwest corner of the same, South 14 degrees 21 minutes West a distance of 53.0 feet, more or less, to its intersection with the northwesterly line of Lot 1539. Said portion of Rotazalia Drive being for the sole use of Gary D. Robinson, his heirs, successors, transferees and assigns.

**Exhibit "A2"**

**CONTRACT FOR SALE OF REAL PROPERTY**

Seller(s) initials \_\_\_\_\_; Auctioneer/Broker's initials \_\_\_\_\_; Purchaser(s) initials: \_\_\_\_\_

Engineer's Sketch

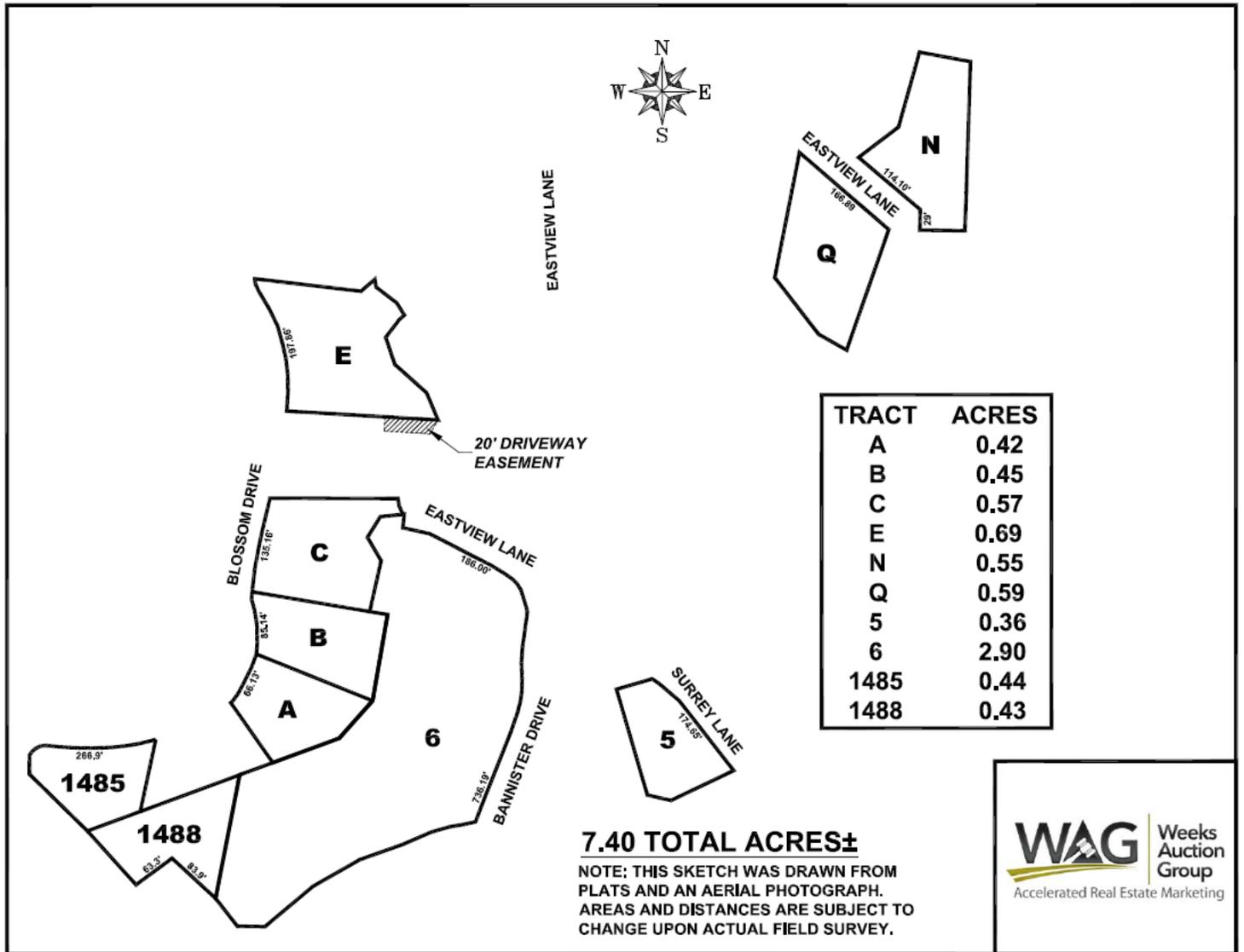


Exhibit "B"

CONTRACT FOR SALE OF REAL PROPERTY

Seller(s) initials \_\_\_\_\_; Auctioneer/Broker's initials \_\_\_\_\_; Purchaser(s) initials: \_\_\_\_\_

### Special Stipulations

1. This sale will be closed by Bruce Russell, Jr. of Russell & Russell, PC located at 30 Chechero Street, Suite 3, Clayton, GA 30525, 706-782-6240, [brussellatty@windstream.net](mailto:brussellatty@windstream.net) or [bruce@russelllawyers.com](mailto:bruce@russelllawyers.com) . The closing attorney will charge the purchaser a closing fee of \$550.00 per cash transaction and \$850.00 per loan transaction. This fee includes conducting the closing, collecting and disbursing the funds and preparing a closing statement. If the purchaser wants a title opinion or other services, the closing attorney will provide them for an additional fee. The seller will pay for the preparation of the Deed only. The purchaser will pay all other closing costs associated with this sale including but not limited to recording, transfer tax, financing expenses, intangible taxes, title fees, title insurance, appraisals and inspection reports. The purchaser will be responsible for any bank wire fees associated with the closing incurred by the receiving or sending of purchaser's earnest money deposits.
2. Notwithstanding any provision to the contrary contained herein, in the event the Closing cannot occur when scheduled due to a COVID-19 related event ("CRE") resulting in the closing attorney, the mortgage lender and/or the Buyer and/or Seller being unable to perform their respective obligations, then the Closing shall be postponed until 7 days after the specific event delaying the Closing has been resolved. If the Buyer or Seller is unable to perform due to a CRE, the affected party shall promptly notify the other party both of the CRE and of its resolution. Buyer or Seller having concerns about attending the Closing or self-quarantining (in the absence of a quarantine or government ordered lockdown that specifically applies to Buyer and/or Seller) shall not excuse Buyer or Seller from attending the Closing either in-person, virtually or through a power of attorney. Buyer or Seller presently having COVID-19 shall excuse Buyer and/or Seller from attending the Closing until the party is no longer at risk of infecting others. However, in all situations where Buyer and/or Seller cannot attend the Closing, Buyer and or Seller shall use their best efforts to fulfill their contractual obligations through a power of attorney. Buyer or Seller experiencing a job loss, reduction in salary or other financial hardship shall not be deemed a CRE. If the CRE causing a permitted delay results in the Closing being delayed by more than 90 days from the original Closing date, then either Buyer or Seller may terminate this Agreement without penalty upon notice to the other party.
3. The property is selling subject to those certain Declaration of Covenants and Restrictions of Longview dated June 21, 2004 and recorded in Deed Book N-26, Page 488, Clerk's office, Rabun Superior Court and the Amended and Restated Declaration of Covenants and Restrictions of Longview dated May 9, 2005 and recorded in Deed Book D-28, Page 259 aforesaid records.
4. The property is being conveyed with those rights and subject to those obligations contained in that certain Road Maintenance Declaration dated November 4, 2002 and recorded in Deed Book Z-24, Page 478, Clerk's office, Rabun Superior Court, that First Amendment to Road Maintenance Declaration dated October 4, 2004 and recorded in Deed Book C-27, Page 47, aforesaid records, and that Second Amendment to Road Maintenance Declaration dated May 9, 2005 and recorded in Deed Book D-28, page 268, aforesaid records.
5. The 2020 Ad Valorem taxes will be prorated between the seller and purchaser as of the date of closing.
6. The property is being sold as-is where-is.
7. This contract excludes all personal property located on the property.
8. This property is being conveyed by Limited Warranty Deed.
9. Possession of the property will be granted at closing.
10. All matters described on that certain Plat of Screamer Mountain Development, Inc. Recorded in Plat Book 11, page 80, Rabun County, Georgia records.
11. Restrictive Covenants by Screamer Mountain Development, Inc., dated January 24, 1972, and recorded January 25, 1972, in Deed Book X-4, page 437, aforesaid records; as amended.
12. This property is sold subject to all outstanding easements on said property for roads, power and telephone lines and the like included but not limited to those listed below and likewise subject to any cemetery or cemeteries that may now exist on this property.

### CONTRACT FOR SALE OF REAL PROPERTY

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13. Easement by C.H. Dotson to Georgia Power Company, dated May 18, 1963, and recorded June 3, 1963, in Deed Book P-3, Page 355, aforesaid records.
14. Easement by C.H. Dotson to Georgia Power Company, dated November 23, 1964, and recorded December 9, 1964, in Deed Book S-3, Page 246, aforesaid records.
15. Easement by C.H. Dotson to Georgia Power Company, dated March 29, 1968, and recorded April 9, 1968, in Deed Book E-5, page 549, aforesaid records.
16. Easement by Curt Dotson to Georgia Power Company, dated June 13, 1968, and recorded June 25, 1968, in Deed Book F-4, page 401, aforesaid records.
17. Easement by Screamer Mountain Development, Inc., to Georgia Power Company, dated October 14, 1972, and recorded November 3, 1972, in Deed Book D-5, page 395, aforesaid records.
18. Right of Way Deed executed by C.H. Dotson to Rabun County, Georgia dated October 2, 1964, and recorded December 3, 1964, in Deed Book S-3, page 313, aforesaid records.
19. Right of Way Deed by C.H. Dotson to Rabun County, Georgia, dated February 18, 1969, and recorded February 18, 1969, in Deed Book I-4, page 388, aforesaid records.
20. Right of Way Deed by C.H. Dotson to Rabun County, Georgia dated February 25, 1969, and recorded February 25, 1969, in Deed Book I-4, page 418, aforesaid records.
21. Right of Way Deed by C. H. Dotson to Georgia Power Company, dated October 21, 1969, and recorded October 30, 1969 in Deed Book MA, page 38, aforesaid records.
22. All other restrictions, covenants, easements, and rights-of-way, if any, appearing of record.

CONTRACT FOR SALE OF REAL PROPERTY

Seller('s) initials \_\_\_\_\_; Auctioneer/Broker's initials \_\_\_\_\_; Purchaser(s) initials: \_\_\_\_\_

**Exhibit "C"**

**AGENCY / TRANSACTION BROKER**

This Exhibit sets forth the relationship of the Broker(s) to Purchaser and Seller for the purchase and sale of real property located at Tract(s): \_\_\_\_\_, Longview Property, Screamer Mountain, Rabun County, GA with an Offer Date of July 28, 2020.

**BROKERAGE AND AGENCY**

Seller and Purchaser acknowledge that if they have entered into a client relationship with a Broker, that Broker has disclosed on a prior basis (1) the types of brokerage relationships offered by the Broker, (2) any other brokerage relationship which would conflict with the client's interest, and (3) the compensation of Broker and whether commissions would be shared with other Brokers.

Seller and Purchaser agree to indemnify and hold Broker harmless against all claims, damages, losses, expenses and/or liabilities arising out of or related to the purchase and sale of the real property listed above, except those arising from Broker's intentional wrongful acts. No Broker shall owe any duty to Purchaser or Seller greater than is set forth in the Brokerage Relationships in Real Estate Transactions Act, O.C.G.A. § 10-6A-1 et seq.

In this Exhibit, the term "Broker" shall mean a licensed Georgia real estate broker and the broker's affiliated licensees.

The relationship of the listing Broker and the selling Broker to the Purchaser and Seller is as specified below. Only the part of this Exhibit that is selected is part of the Offer for the purchase and sale of the real property listed above:

Listing Broker: {Select A or B below. The section not marked shall not be part of this Exhibit}

- A. SELLER AGENCY: Listing Broker has entered into a client relationship with Seller.
- B. DUAL AGENCY: Listing Broker has entered into a client relationship with Purchaser and Seller.

Selling Broker: {Select A, B, C, D, or E below. The section not marked shall not be a part of this Exhibit}

- A. PURCHASER AGENCY: Selling Broker has entered into a client relationship with Purchaser
- B. DUAL AGENCY: Selling Broker has entered into a client relationship with Purchaser and Seller.
- C. SELLER AGENCY: Selling Broker has entered into a client relationship with Seller.
- D. TRANSACTION BROKERAGE: Selling Broker has not entered into a client relationship with Purchaser or Seller.
- E. SELLER SUBAGENCY: Listing Broker has entered into a client relationship with Seller and has appointed Selling Broker as it subagent.

If dual agency or transaction brokerage is selected above, the applicable disclosure below is incorporated herein. Otherwise, the disclosure(s) is not a part of this Exhibit.

**Dual Agency Disclosure**

Seller and Purchaser are aware of Broker's dual agency role and have determined that the benefits of Broker's role outweigh the detriments. Seller and purchaser have been advised (1) that in this transaction the Broker has acted as a dual agent, (2) that the Broker represents two clients whose interests may be different or adverse, (3) that as a dual agent, Broker may not disclose information made confidential by request of either client unless it is allowed or required to be disclosed and (4) that the clients do not have to consent to dual agency. The clients referenced above have voluntarily consented to dual agency and have read and understood their brokerage engagement agreements. The Broker and/or affiliated licensees have no material relationship with either client except as follows: \_\_\_\_\_

\_\_\_\_\_. A material relationship means one actually known of a personal, familial or business nature between the Broker and affiliated licensees and a client which would impair their ability to exercise fair judgment relative to another client.

**Affiliated Licensee Assignment:** The Broker has assigned \_\_\_\_\_ (Selling Licensee) to work with Purchaser and \_\_\_\_\_ (Listing Licensee) to work with Seller. Each shall be deemed to act for and represent exclusively the party to whom each has been assigned.

**Transaction Brokerage Disclosure**

Seller and Purchaser are aware that if they are not represented by a Broker they are each solely responsible for protecting their own interests. Seller and Purchaser acknowledge that the Broker may perform ministerial acts for either party as a Transaction Broker.

Selling Broker's Initials \_\_\_\_\_  
(or Broker's Affiliated Licensee)

Purchaser's Initials: \_\_\_\_\_ / \_\_\_\_\_

Listing Broker's Initials \_\_\_\_\_  
(or Broker's Affiliated Licensee)

Seller's Initials: \_\_\_\_\_ / \_\_\_\_\_

**CONTRACT FOR SALE OF REAL PROPERTY**

Seller(s) initials \_\_\_\_\_; Auctioneer/Broker's initials \_\_\_\_\_; Purchaser(s) initials: \_\_\_\_\_