Clawson
INVESTMENTS

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10.24.23

Adna Swinford and Additional Heirs of Eusemay Randolph
580 Galloway Rd NE,
Bolivia, NC 28422

Subject: Offer to Purchase Property with 82.31 Acres of Land

Dear Heirs of Eusemay Randolph

I hope this letter finds you in good health and high spirits. I am writing to express our sincere interest in purchasing your property located at *580 Galloway Rd NE*, Parcel -- 12400007 consisting of 82.31 acres of land. After careful consideration, I am impressed with the unique features and potential that this property holds, making it an ideal investment opportunity for our real estate portfolio.

We have thoroughly researched the area and the property itself, and I am confident that its size and location make it a valuable asset. I am prepared to make an offer to purchase the property for the amount of **$595,000** dollars, subject to further negotiations and a formal inspection. This offer is valid until **November 7th, 2023**, giving you ample time to consider the proposal.

Additionally, I am open to discussing a flexible closing timeline that accommodates your needs.

Here are the key terms of our offer:

- **Offer Amount:** $**595,000** dollars
- **Earnest Deposit:** I am willing to provide a refundable earnest deposit of **$5,000** dollars within [**10**] after the acceptance of this offer. To be held with closing attorney.
- **Financing:** This offer is not contingent upon securing financing. the necessary funds are available to complete this transaction.
- **Due Diligence:** I request a period of [**60 days**] to conduct due diligence, including property inspections, environmental assessments, and any other necessary investigations.

- **Closing**: The closing date will be on or before **Jan, 24th, 2024**, subject to the completion of due diligence to our satisfaction.

I am open to discussing the terms further to reach an agreement that is mutually beneficial. Our goal is to make this process as smooth and straightforward as possible. I have enclosed my contact information, and I am available at your earliest convenience to discuss this offer in more detail. Please feel free to reach me via phone or email to arrange a meeting.

Thank you for considering my offer. I am excited about the prospect of acquiring your property and am looking forward to the opportunity to work with you.

Best,
Sheri Clawson

Enclosures:
Office Number 404-382-0298