



HANKS
REALTY GROUP

BROKERED BY

exp
REALTY

OFFER INSTRUCTIONS

39 Third Street, Cramerton, NC 28032

1. Terms and Definitions:

- Seller: **Joseph Williams and Mary Williams, Married.**
- Will *not* include a manufactured (mobile) home(s).
- Will *not* include an off-site and/or separate septic lot, boat slip, garage, parking space, or storage unit.
- Property Address: 39 3rd Street, Cramerton, NC 28032
- County: **Gaston**
- Legal Description: BURLINGTON /CRAMERTON BLK 4 L 8 16 003A 121 00 000
 - PIN/PID: 195860
 - Plat Book: 008, Page: 032
 - Deed Book: 4818, Page: 2167
- Escrow Agent/Closing Attorney: Knipp Law is preferred... Hanks Realty Group does NOT hold Escrow... Please do not enter TBD.

2. Fixtures and Exclusions:

- Items leased or not owned: None
- Items that do not convey: None

3. Personal property included: *Refrigerator.*

4. Seller Representations:

- a. Ownership: *Has* owned for 1 year.
- b. Lead based paint: Not applicable.
- a. Owners Associations and Dues: Not applicable
- a. Fuel Tanks: There is *not* a fuel tank located on the property.
- b. Leases: The property is *not* subject to any lease(s).

Listing Brokerage & Listing Agent Information:

- Brokerage Name: Hanks Realty Group, brokered by eXp Realty, LLC
- Firm License Number: C29237; C22682 (Please include both)
- Mailing Address: 3440 Toringdon Way, Ste 205, Charlotte, NC 28277
- Listing Agent: Matthew Hanks
- Listing Agent License #: North Carolina, 205626
- Listing Agent Phone: 704-931-5325
- Listing Agent Email: Pending@HanksRealtyGroup.com

Please Email Offers to: Offers@HanksRealtyGroup.com

Receipt of offers will be provided via “reply all” email the moment we see the offer.

Please include Proof of Funds or Pre-Qualification Letter with all offers.

We look forward to working with you!