



HANKS
REALTY GROUP

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REALTY

OFFER INSTRUCTIONS

7994 Three Top Road, Todd, NC 28684

1. Terms and Definitions:

- Seller: **James E. Holmes & Donna C. Holmes, 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: 7994 Three Top Road, Todd, NC 28684
- County: **Ashe**
- Legal Description: **13.093 A '10 1 A TO 04122-274 (PB 7/608) '11 .348**
 - PIN/PID: 116248
 - Plat Book: Page:
 - Deed Book: 00409, Page: 1777
- Escrow Agent/Closing Attorney: 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 a leased propane 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!