



OFFER INSTRUCTIONS

2769 Independence Way, Gastonia, NC 28056

1A. Seller: Walter Kimble and Lorene Kimble, Married.

1C. 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: *2769 Independence Way, Gastonia, NC 28056*
- County: *Gastonia*
- Legal Description: *JEFFERSON WOODS BLK G L 47, P/1 BLK H 10 116A 001 63 000*
- *PIN/PID: 148586; Plat Book: 043, Page: 005; Deed Book: 4345, Page: 2093*
- Escrow Agent/Closing Attorney: Knipp Law is preferred...
 - Note: 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 is negotiable.*

4. Seller Representations:

- a) Ownership: *Has* owned for 1 year.
- b) Lead based paint: *No, the house was not built prior to 1978.*
- c) Owners' Associations and Dues: *Yes, see seller disclosures.*
- d) Fuel Tanks: There *is not a fuel tank* located on the property.
- e) 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 No.: 205626 (NC)
- 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!

