



OFFER INSTRUCTIONS

3173 Yosemite Drive,
Gastonia, NC 28056

1A. Seller: Herbert Joseph Martin II and Melissa Ann Martin, 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: *3173 Yosemite Drive, Gastonia, NC 28056*
- County: *Gastonia*
- Legal Description: *VILLAGE AT THE MOUNTAIN LOT 8 PLAT BOOK 091 PAGE 001*
- PIN/PID: *304618; Plat Book: 091, Page: 001; Deed Book: 5255, Page: 1770*
- 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.**

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 property 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!

