



OFFER INSTRUCTIONS

425 Huffstetler Road,
Gastonia, NC 28056

1A. Seller: Kris Simonds, Ken Nicholson, Karen Warren and Janet Terry, Siblings.

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: *425 Huffstetler Road, Gastonia, NC 28056*
- County: *Gastonia*
- Legal Description: *15 064 019 05 000*
- PIN/PID: *208595; Plat Book: , Page: ; Deed Book: 2024E, Page: 0976*
- 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: **None**.

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: **No**, *not applicable.*
- 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!

