

NOT AN OFFICIAL DOCUMENT

PURCHASE AGREEMENT

This Purchase Agreement (hereinafter referred to as "Agreement") is entered this 10th day of July, 2022 ("Effective Date"), by and between **Quick Flip Pros, LLC** (hereinafter referred to as "Buyer") and **Distressed Property Solutions, LLC** (hereinafter referred to as "Seller")

In consideration of the mutual covenants set forth herein and other good and valuable consideration, the receipt and sufficiency of which are hereby mutually acknowledged, the parties hereto covenant and agree as follows: *See Attached Exhibit A for legal Description*

- PROPERTY:** Seller is the owner of a parcel of real property, with all improvements thereon, known generally as **3940 W 23rd Ave, Gary IN 46404**, such property being more particularly legally described as parcel number **45-08-18-133-019.000-004**
- (the "**Property**"). The Property includes all of Seller's rights and interests in and to the Leases of the Property, buildings and other improvements on or within the Property or appurtenant thereto, including easements, warranties, guaranties, indemnities, and covenants. Seller wishes to sell and Buyer wishes to purchase the Property on the terms and conditions set forth herein.
- PURCHASE PRICE:** The purchase price for the Property is **\$14,000.00** (the "**Purchase Price**")
- IMPROVEMENTS AND FIXTURES:** The above price includes all improvements permanently installed and affixed, such as, but not limited to, electrical and/or gas fixtures, heating equipment and all attachments thereto, gas grills, incinerators, windows shades, curtain rods, drapery poles and fixtures, awnings, TV antennas, all landscaping, mailbox, garage door opener with control(s), ceiling fans, smoke alarms, mini barns/storage sheds, satellite dish with control(s). The Property has been inspected and accepted by the Purchaser "as is" in its present condition and shall be delivered in such present condition to Purchaser at the time of possession, free of all liens and encumbrances except as otherwise provided herein. Acceptance of this Agreement by the Seller shall constitute a warranty that all of the articles, fixtures, accessories and appliances above described are fully paid for or will be fully paid for by the Seller prior to closing of the transaction.
- METHOD OF PAYMENT: CASH:** The entire purchase price shall be paid in cash, by certified or cashier's check at the time of closing the transaction. No financing is required.
- TIME FOR OBTAINING FINANCING:** N/A
- CLOSING DATE:** Closing date shall be no later than 7/11/2022
- MISCELLANEOUS PROVISIONS:** Conveyance of the property shall be by Quit Claim Deed, unless otherwise agreed to herein.
- TITLE COMPANY FEES:** Purchaser shall pay any closing fees.

GINA PIMENTEL
RECORDER
STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
2022-023103
2:48 PM
2022 Jul 15

25-
CASH
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FILED

JUL 15 2022

**JOHN E. PETALAS
LAKE COUNTY AUDITOR**

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THIS IS A LEGALLY BINDING CONTRACT WHEN SIGNED. IF NOT UNDERSTOOD, SEEK LEGAL ADVICE BEFORE SIGNING.

By signature below the parties verify that they understand and approve this Purchase Agreement and acknowledge receipt of a signed copy.

By: Robert A. Davis - Buyer

Quick Flip pro LLC
PRINTED

SELLER'S RESPONSE TO PURCHASE AGREEMENT

The above terms and conditions are: Accepted Rejected Countered

At _____ (time) 1/1 (date)

John M. Roorda
Seller's Signature

Seller's Signature

John M Roorda – Distressed Property Solutions, LLC

PRINTED

8026 North Dr, Highland IN 46322

Mailing Address

"I AFFIRM, UNDER THE PENALTIES FOR PERJURY THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW."
PREPARED BY: J. M. Roorda

*This instrument prepared by: John M. Roorda
Distressed property Solutions LLC - Mgr*

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Exhibit A Legal Description of Parcel
Lot Number fourteen (14), in Block Number Thirteen (13) as marked and laid down on the recorded plat of Tarrytown Second Subdivision in the City of Gary, Lake County, Indiana, as the same appears of record in Plat Book 30, page 86, in the Recorder's Office of Lake County, Indiana.

Property of Lake County Recorder