

**REAL ESTATE CONTRACT FOR CITY OF JONESBORO
OFFER AND ACCEPTANCE**

1. **BUYERS:** The Buyers, **CITY OF JONESBORO, A MUNICIPAL CORPORATION** offer to buy, subject to the terms set forth herein, the following property:

2. **PROPERTY DESCRIPTION:**

Tract 2 of the NEA Humane Society Minor Plat, containing 15.36 acres. ALSO, the NEA Humane Society grants an easement across West 15 feet of Tract 1 of the Humane Society Minor Plat.

3. **PURCHASE PRICE:** The Buyers will pay as total purchase price for said property the sum of \$151,700.00, payable in full at closing.

4. **CONVEYANCE:** Conveyance shall be made to Buyers or as directed by Buyers, by General Warranty Deed, except it shall be subject to recorded restrictions and easements, if any, which do not materially affect the value of the property. Unless expressly reserved herein, such conveyance shall include mineral rights owned by Seller.

5. **ABSTRACT OR TITLE INSURANCE:** The owners of the above property, hereinafter called Seller, shall furnish a policy of title insurance in the amount of the purchase price. The cost of the policy of title insurance shall be divided equally between Seller and Buyer.

6. **PRO-RATIONS:** Taxes and special assessments due on or before closing shall be paid at closing from the proceeds of the sale. Any deposits on rental property are to be transferred to Buyer at closing. Insurance, current general taxes and special assessments, rental payments, and any interest on assumed loans shall be prorated at closing unless otherwise specified herein.

7. **CLOSING:** The closing date which will be designated by Agent, is estimated to be on or about _____. However, any unforeseen delays such as arranging financing or clearing title specifically do not void this contract.

8. **POSSESSION:** Possession shall be delivered to Buyers:

() Upon Buyer's closing date.

THIS IS A LEGALLY BINDING CONTRACT WHEN SIGNED BY BOTH BUYERS AND SELLER.

NEA HUMANE SOCIETY

BY:

P. R. W.

RICHARD WANG, BOARD CHAIRMAN

David Martin

DAVID MARTIN, BOARD MEMBER AND BUILDING COMMITTEE CHAIR

THE ABOVE OFFER IS ACCEPTED
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August 19

2005 AT