

UNIFORM OFFER TO PURCHASE

Buyers: Chad Sickles Sellers: Lance Lenth

Buyers: \_\_\_\_\_ Sellers: \_\_\_\_\_

The undersigned hereby offer to purchase the property in its present condition located at or know as: \_\_\_\_\_

Lot 38 Sunnyslope second addition to the  
City of Minot North Dakota

Consideration Price: 47,500.00

Terms: Payable on closing

It is understood that a good and marketable title is to be furnished and the transaction is to be closed within 10 days from date of acceptance by owner. At the closing, owner is to deliver warranty deed; together with an up-to-date abstract of title. If the owner cannot furnish marketable title, the earnest money shall be returned to the buyer.

Taxes: \_\_\_\_\_

Minerals: Remain with seller

Rents: \_\_\_\_\_

Insurance: \_\_\_\_\_

Possession to be given: Immediately 4/15/19

Additional Provisions: \_\_\_\_\_

We hereby deposit with \_\_\_\_\_ sum of \_\_\_\_\_ as earnest money, receipt of which is hereby acknowledged, to apply on the purchase price. Said earnest money shall be returned to us upon demand if this offer of purchase is not accepted by the seller within \_\_\_\_\_ days from the date hereof, in the event of refusal or failure of the purchaser to consummate the purchase, the owner may at his or her option, retain the said earnest money paid as liquidated damages for such failure to carry out said agreement of sale.

BUYER: Chad Sickles Address: 421 16th St NW

BUYER: \_\_\_\_\_ Address: Minot ND 58703

Phone: 406-370-4424

ACCEPTANCE

This foregoing offer is hereby accepted by me/us this 11 day of April 2019

SELLER: Lance Lenth Address: 1821 125th St SE

SELLER: \_\_\_\_\_ Address: Minot ND 58701

Phone: (701) 833-1414