

AGREEMENT TO PURCHASE REAL ESTATE

To: Central Nine Career Center, Buyer

Date: 7-15-13

From: Knollwood Farms, Inc., Seller

The undersigned (hereinafter called "Seller") offers to sell, upon the terms and conditions set forth below, the Real Estate in Johnson County, Indiana whose legal description is:

Lot 533 in Knollwood Farms Subdivision, Section 5D, Franklin, Indiana 46131;
in the county of Johnson. More commonly known as 4062 Magnolia Drive, Franklin,
Indiana 46131

TERMS AND CONDITIONS

The terms and conditions of this Agreement are as follows:

1. Purchase Price and Terms. The purchase price shall be Ten Thousand Dollars and no cents, \$10,000.00, for the lot. To be paid in cash on the day of the closing.
2. Taxes and Assessments. Buyer shall assume and pay the taxes upon the Real Estate due and payable in May, 2014, and all subsequent taxes. If the tax rate is not finalized, the last rate and value shall be used in this computation. Seller shall pay any assessments or charges upon or applying to the Real Estate for public or municipal improvements or services which on the date of this Agreement are constructed or installed on or about the Real Estate or are serving the Real Estate.
3. Possession. Possession of the Real Estate shall be delivered to Buyer on date of closing.
4. Use. Buyer represents that his intended use of the Real Estate is for the construction of a residence, and on the date of closing the Real Estate shall be in a district permitting such use. The residence shall be constructed in accordance to the City of Franklin ordinances and the Covenants which prevail over the subdivision.
5. Acceptance. If this offer is accepted, it shall constitute an agreement between Buyer and Seller, binding and inuring to the benefit of them and their respective heirs and assigns.
6. Other Terms: The real estate shall be unencumbered except for real estate taxes that Buyer has agreed to pay and except for the subdivision covenants and restrictions of record.
7. Insurance of Title. Prior to closing Seller shall furnish at Seller's expense a properly prepared Commitment of Title Insurance for the Real Estate, continued to a date after the date of this Agreement, disclosing a marketable title in Seller. Buyer shall have the right to have the title insurance commitment examined without causing reasonable delay. Seller will have a reasonable time to meet such requirements, if any, as may be necessary to render marketable his title to the Real Estate according to the Standards of Marketability of the insured Title as adopted by the Indiana Bar Association.

8. Closing. This transaction shall be closed as soon as title to the Real Estate meets necessary legal requirements. At closing, Buyer shall make payment of the purchase price as provided in Section 1 above, and Seller shall deliver to Buyer a properly prepared and executed General Warranty Deed, conveying the Real Estate and all improvements thereon in the same condition they now are, usual wear and tear excepting. The deed shall be accompanied by a Closing Affidavit. This will be an insured closing. Seller will pay Closing fee, Title Insurance and Warranty Deed, Affidavit and Disclosure. Buyer will pay County recording and transfer fees and loan commitment fees. Seller shall assume the risk of loss or damage to the Real Estate and all improvements thereon until the delivery of the General Warranty Deed. In the event the Real Estate and all improvements thereon cannot be conveyed or contracted to Buyer in substantially their present condition, usual wear and tear excepting, this Agreement, at Buyer's election, shall not be binding upon Buyer, and earnest money deposited hereunder shall be returned to Buyer without delay.

9. Miscellaneous. Buyer has personally inspected and examined the Real Estate and makes this offer in good faith. All the terms and conditions are stated herein, there being no verbal agreements. Headings are inserted for convenience only and do not constitute a part of this Agreement. Whenever necessary and where the context admits, the singular terms "Buyer" and "Seller" and their related pronouns include the plural, the masculine, and the feminine.

Acceptance By Seller

The undersigned Buyer accepts the above offer and agrees with its terms and conditions.

BUYER: Central Nine Career Center

By: _____

Central Nine Career Center
1999 S. U.S. 31
Greenwood, Indiana 46143

Federal ID# _____

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SELLER: Knollwood Farms, Inc.

By: Kathleen Meyer Ashworth

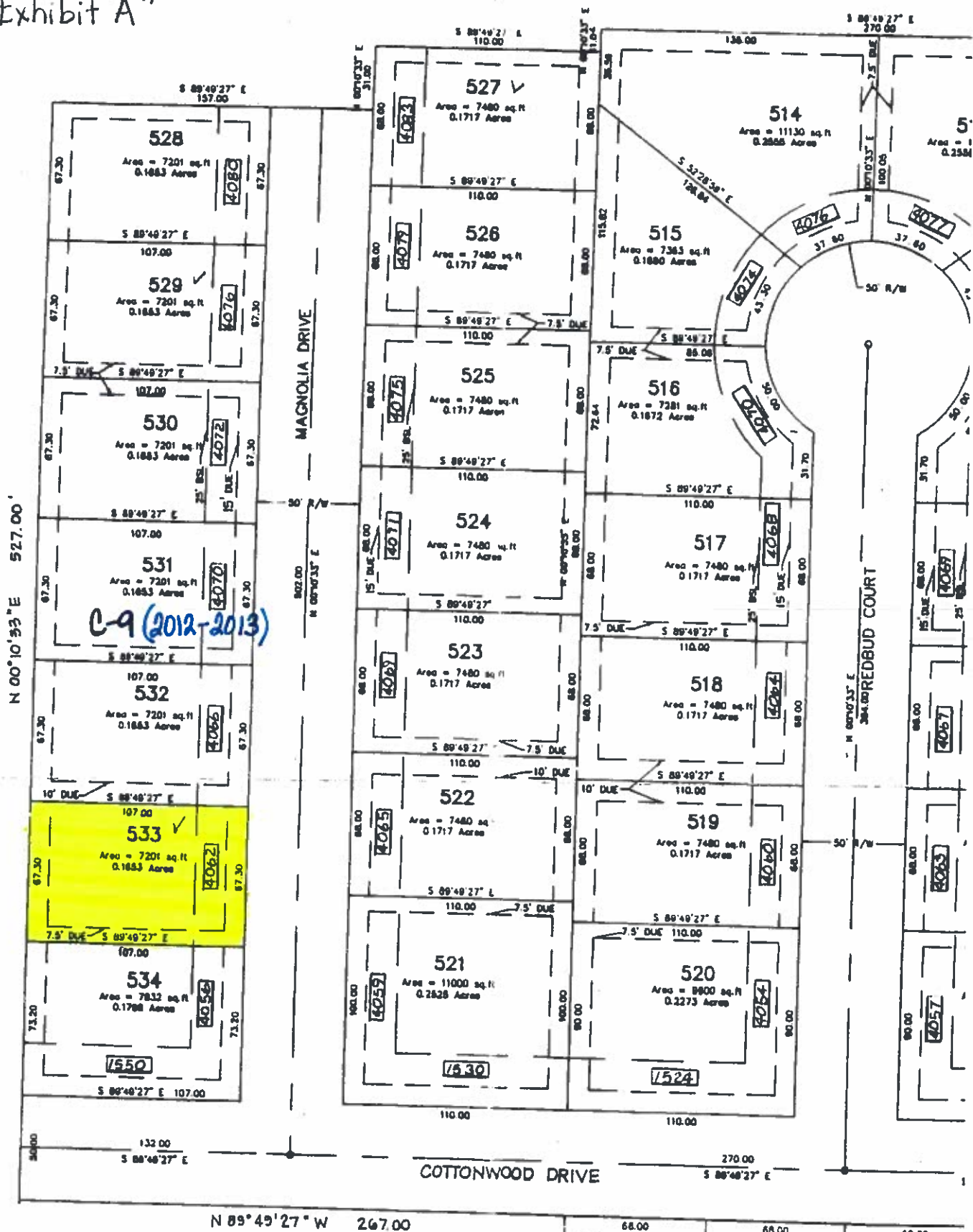
Kathleen Meyer Ashworth, President
1648 U.S. 31 South
Greenwood, Indiana 46143
317-882-1565

Federal ID# 35-1917567

Addendum: Exhibit A Lot Plans

Exhibit B Covenants Knollwood Farms Subdivision (if requested)

Exhibit "A"



Knollwood Farms Subdivision
 Lot 533 Section 5, Part D

68.00 1527 541 Area = 7480 sq ft 0.1717 Acres	68.00 1527 542 Area = 7480 sq ft 0.1717 Acres	68.00 1515 543 Area = 7480 sq ft
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**Request for Taxpayer
Identification Number and Certification**

Give Form to the
requester. Do not
send to the IRS.

Print or type
See Specific Instructions on page 2.

Name (as shown on your income tax return)
Knollwood Farms, Inc.

Business name/disregarded entity name, if different from above

Check appropriate box for federal tax classification:
☐ Individual/sole proprietor ☐ C Corporation ☒ S Corporation ☐ Partnership ☐ Trust/estate
☐ Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=partnership) ▶ ☐ Exempt payee
☐ Other (see instructions) ▶

Address (number, street, and apt. or suite no.)
1648 U.S. 31 South

City, state, and ZIP code
Greenwood IN 46143

List account number(s) here (optional)

Requester's name and address (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on the "Name" line to avoid backup withholding. For individuals, this is your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the Part I instructions on page 3. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN* on page 3.

Note. If the account is in more than one name, see the chart on page 4 for guidelines on whose number to enter.

Social security number								
				-			-	

Employer identification number								
3	5	-	1	9	1	7	5	6

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me), and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding, and
3. I am a U.S. citizen or other U.S. person (defined below).

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions on page 4.

Sign Here	Signature of U.S. person ▶ <i>Cathy M. Ashworth</i>	Date ▶ 7/15/13
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General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Purpose of Form

A person who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) to report, for example, income paid to you, real estate transactions, mortgage interest you paid, acquisition or abandonment of secured property, cancellation of debt, or contributions you made to an IRA.

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN to the person requesting it (the requester) and, when applicable, to:

1. Certify that the TIN you are giving is correct (or you are waiting for a number to be issued),
2. Certify that you are not subject to backup withholding, or
3. Claim exemption from backup withholding if you are a U.S. exempt payee. If applicable, you are also certifying that as a U.S. person, your allocable share of any partnership income from a U.S. trade or business is not subject to the withholding tax on foreign partners' share of effectively connected income.

Note. If a requester gives you a form other than Form W-9 to request your TIN, you must use the requester's form if it is substantially similar to this Form W-9.

Definition of a U.S. person. For federal tax purposes, you are considered a U.S. person if you are:

- An individual who is a U.S. citizen or U.S. resident alien,
- A partnership, corporation, company, or association created or organized in the United States or under the laws of the United States,
- An estate (other than a foreign estate), or
- A domestic trust (as defined in Regulations section 301.7701-7).

Special rules for partnerships. Partnerships that conduct a trade or business in the United States are generally required to pay a withholding tax on any foreign partners' share of income from such business. Further, in certain cases where a Form W-9 has not been received, a partnership is required to presume that a partner is a foreign person, and pay the withholding tax. Therefore, if you are a U.S. person that is a partner in a partnership conducting a trade or business in the United States, provide Form W-9 to the partnership to establish your U.S. status and avoid withholding on your share of partnership income.