

**AGREEMENT TO PURCHASE REAL ESTATE**

To: Central Nine Career Center, Buyer

Date: \_\_\_\_\_

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 408 in Knollwood Farms Subdivision, Section 4 (II), Franklin, Indiana 46131;  
in the county of Johnson. More commonly known as 4264 Sycamore CL, 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 Fifteen Thousand Dollars and no cents, \$15,000.00, 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, 2017, 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: *[Signature]*  
Central Nine Career Center  
1999 S. U.S. 31  
Greenwood, Indiana 46143

Federal ID# 35-1178803

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SELLER: Knollwood Farms, Inc.

By: \_\_\_\_\_  
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)



SYCAMORE COURT, MAY 1978

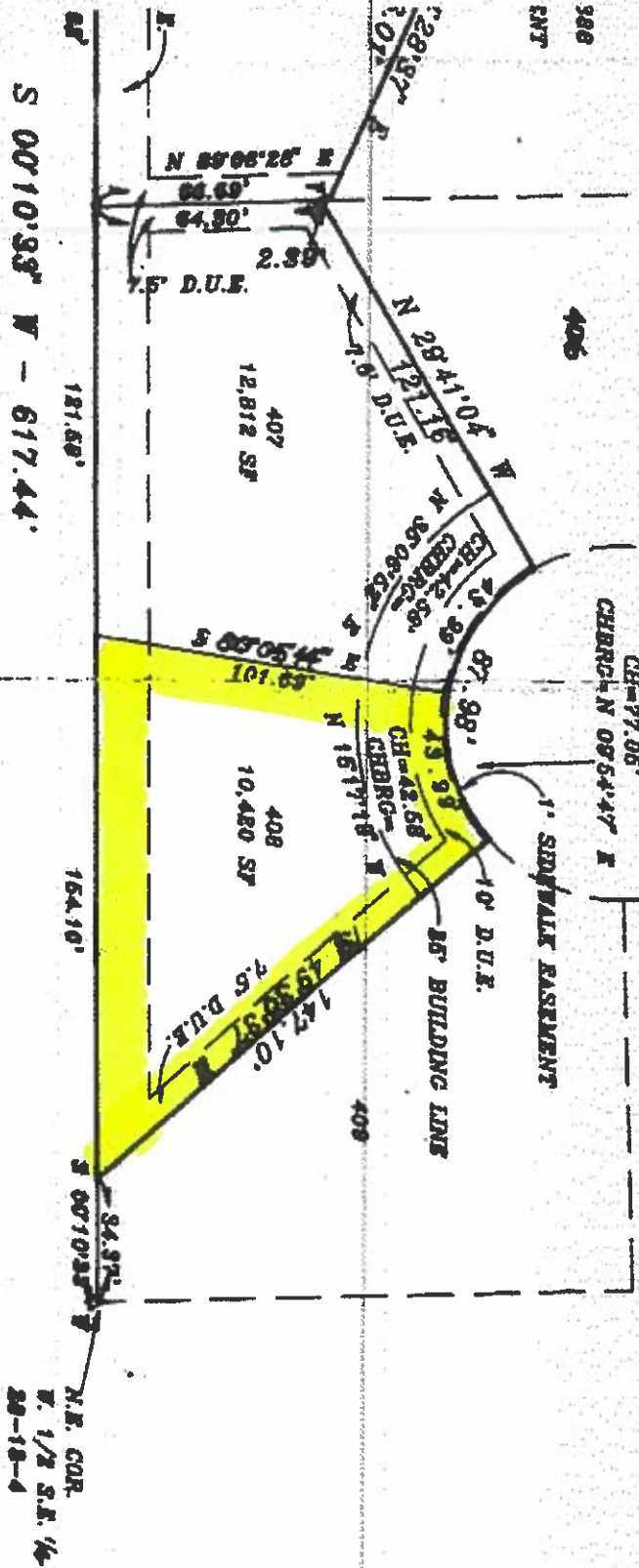
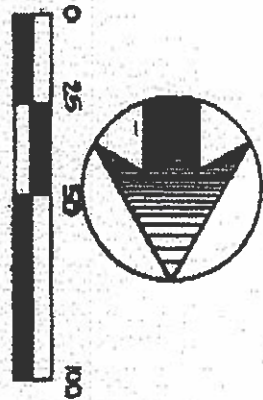
ARTIST:

*John A. McCord*  
John A. McCord, Civil Engineer

LEGEND

D.U.R. DRAINAGE & UTILITY ESWT.  
SF SQUARE FEET  
CH CHORD  
CHRC CHORD BEARING

SYCAMORE COURT



SECTION 25 SECOND W 1/4  
the Point of Beginning  
Subdivision Section 4  
Tobacco County, then  
with a distance of 417.  
along the boundary line  
1) (same)  
2) (same)  
3) (same)  
4) (same)  
5) (same)  
6) (same)  
7) (same)  
8) (same)  
Point of Beginning can  
and easements of record

1. Daniel L. A  
of the State of  
on 11/11/11.  
is not more than  
with the prov

(317) 738-714