

Peng Zhang
94 Valley Falls Way
St. Johns, FL 32259

Reference #: 12159

Purchase Agreement

APN: [REDACTED]
Acreage: 53
Legal Description: LOT 2 OF NW1/4

The purchase price of **\$57,952** will be paid in full at the time of closing unless otherwise discussed. We, the buyer, will pay the cost of completing the transaction including any outstanding property taxes within reason.

This offer is contingent upon the following terms:

1. Buyer's confirmation of the legal and physical aspects of the property ownership.
2. Said property is to be sold free and clear of all encumbrances, with a good and marketable title, and with full possession to said property available to Buyer at the date of closing.
3. Seller to provide abstract or prior owner's policy, if available.
4. This offer shall remain open until 4/7/2024 and if not accepted by then, the offer shall be rescinded, unless otherwise discussed.

Peng Zhang (BUYER)
2/27/2024

(SELLER)

Owner (sign): _____

Owner (print): _____

Current Address: _____

Phone: _____

Email: _____

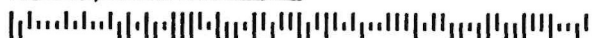
Peng Zhang
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St. Johns, FL 32259

2/27/2024

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000002



Dear 

We would like to purchase your land in **Turner County, SD** referenced in the enclosed "Purchase Agreement." The source of your ownership record is from the **Turner County Assessor** this information is public record, and available to anyone who requests it.

Peng Zhang is a property investment company that prides itself on quick, professional, easy transactions, and seller satisfaction. We have successfully completed many purchases like this one.

In many situations, we can deliver a **cashier's check to your door in as little as *three days for the purchase price of the property***. We will pay *all* the associated costs of completing this transaction including back taxes within reason as well as title and escrow fees with First American Title, Inc. if we choose to complete the transaction in this manner. The price we agree upon is the amount of the cashier's check you will receive.

If you are interested in selling, please complete the attached "Purchase Agreement" and email (take a picture) or send it back to us at the address above or simply call **605-316-7726**.

Feel free to contact me anytime to discuss this contemplated transaction or the sale of any other property you may own.

Sincerely,

Ray Zhang

Peng Zhang
2/27/2024