REAL ESTATE PURCHASE CONTRACT

This Agreement, Made and entered into this 14th day of JUNE, 2020, by and between PENGUIN PROPERTIES, LLC, party of the First Part, hereinafter referred to as "Seller", whether one or more, and MVRNA MUNI 12 & Carlos Padge, party of the Second Part, hereinafter referred to as "Buyer", whether one or more.

WITNESSETH: That for and in consideration of the mutual promises, covenants and payments hereinafter set out, the parties hereto do hereby contract to and with each other, as follows:

1. The Seller does hereby agree to sell and convey to the Buyer by a good and sufficient warranty deed the following described real property, situated in [redacted] County, State of Kansas, to wit:

   [redacted] (property address and legal description)

2. The Buyer hereby agrees to purchase, and to pay to the Seller, as consideration for the conveyance to Buyer of the above described property, the sum of $45,000 Dollars.

3. The Seller agrees to furnish to the Buyer an Owner's Policy of the Title Insurance, to the above described real property, certified to date showing a merchantable title, vested in the Seller, subject to easements, restrictions and special assessments of record, if any.
   a) Title Insurance shall be ordered from ALPHA TITLE, LLC.
   b) Title evidence shall be delivered to Buyer and Seller.
   c) It is agreed between Seller and Buyer that the cost of title insurance shall be paid at 50% by the Seller and 50% by the Buyer. Buyer shall pay for any Lender's/Mortgagee's/Instrument holder's title insurance coverage, if any.
   d) Closing fee payable to ALPHA TITLE, LLC, shall be split 50% by Seller and 50% by the Buyer.

4. A duly executed copy of the Purchase Agreement shall be delivered to the parties hereto.

5. The Buyer agrees to and does hereby deposit with ALPHA TITLE, LLC the sum of $500 Dollars, as earnest money, in the form of [redacted].

   As a guarantee that the terms and conditions of the contract shall be fulfilled by the Buyer, said deposit to be applied on the purchase price upon acceptance of title by the Buyer and delivery of deed by the Seller. In the event the Buyer shall fail to fulfill the obligations hereunder, the Seller may, at Seller's option, cancel this agreement, and thereupon the aforementioned deposit shall become the property of the Seller, not as a penalty buy as liquidated damages. Provided, however that, in the event the Seller is unable to furnish merchantable title, the earnest money deposit shall be returned to the Buyer, and this Agreement shall be null and void and no further force and effect.

6. It is further agreed that all rentals, homeowner's association dues and interest, if any, shall be adjusted and prorated as of the date of closing of this transaction. Taxes shall be prorated for the current year on basis of taxes levied or for prior year.
7. The Seller further agrees to convey the above-described premises with all the improvements located thereon and deliver possession of the same in the same condition, as they are not, reasonable wear and tear excepted.

8. Time is of the essence, closing of the contract shall occur, on or before 7/14/20 (Date).

9. Possession to be given to Buyer on CLOSING (Date).

10. $15,000 DOWN PAYMENT
    30,000 FINANCED OWNER CARRY
    5% RS
    NO PENALTY FOR EARLY PAYOFF
    $40.00 LATE FEE AFTER 5 DAYS

Executed this 14 day of June 2020

Buyer's Signature

Social Security Number

Seller's Signature

Social Security Number

Email Address

Contact Phone Number