

REAL ESTATE SALE AGREEMENT

Buyer Name (1):		SELLER: <i>Blue Skies Land, LLC</i> PO Box 407 2733 N. Power Rd., Ste. 102 Mesa, AZ 85215
Buyer Name (2):		
Phones:		
Address:		
City, State:		
Zip Code:		
E:mail:		
APN#:		Effective Date:
Legal Description:		Purchase Price:
Situs Address:		
County:		
City, State:		
Zip:		
		Paid in Full:
		Purchase Price:

REAL ESTATE SALE AGREEMENT- PAID IN FULL

- 1 **Real Property.** The Real Property (APN: _____) legally described on Page 1, pursuant to the terms of this agreement. The terms of this Agreement constitute the entire agreement between the parties, and the parties represent that there are no oral or collateral agreements between the parties. Time is of the essence in this agreement and every term, condition, and provision hereof.
- 2 **Conveyance.** Seller shall convey title to the real property to buyer by warranty deed, not later than thirty (30) days after the fulfillment of Buyer's obligations to Seller under the provisions of this Agreement. Seller hereby grants the right, title and interest of Seller in the Real Property.
3. **Notices.** Copies of all notices and communications concerning this Agreement shall be mailed to the parties at the addresses shown above if not present at time of sale. For all documents mailed to persons in the continental United States, any time period shall begin running on the day of mailing. For documents mailed to persons outside the continental United States, the time period begins to run ten (10) days following the date of mailing. Any change of address shall be immediately communicated to the other party in writing.
4. **Succession of Benefits.** The provisions of this Agreement shall inure to the benefit of and be binding upon the parties hereto, their heirs, personal representatives, conservators, and permitted assigns. This Agreement shall not be assignable without the written permission of the other party.
5. **Jurisdiction and Venue; Choice of Law.** The jurisdiction and venue shall be the _____ County Court, _____, Arizona
6. **Modification.** No modification of this Agreement shall be binding unless evidenced by an agreement in writing and signed by both parties.
7. **Payment of Purchase Price.** Simultaneously with the execution of this Agreement, Buyer has delivered to Seller the sum of \$3200.00 (Total Due=Purchase Price upon approval of Deed and Affidavit), receipt of which is hereby acknowledged. The purchase price shall be paid as per provisions of this agreement and may be paid in cash, by credit card, debit card, cashier's check, wire transfer, or by personal check with proper identification. Pay Pal or Zelle also accepted. (Debit or credit cards and PayPal add 3% fee.)
8. **Taxes and Assessments.** Taxes will be current at or before time of sale and transferred along with title to buyer.
9. **Possession.** Upon the payment in full of the Purchase Price, including the clearing by the issuing bank of any personal checks used to pay the balance. Buyer shall be delivered a warranty deed and affidavit of property value to the property (APN: 327-06-388) and shall have the right to immediate possession and use of the Real Property. _____, _____, _____ Buyer(s) Initial Here
10. **Indemnification.** Neither party shall hold the other responsible for 3rd party issues.

11 Credit Report. Not Applicable

IN WITNESSETH WHEREOF, the parties have executed this Agreement as of the date opposite their respective signatures below.

SELLER:

Blue Skies Land, LLC
PO Box 407
2733 N. Power Rd., 102
Mesa, Arizona 85215

Seller Printed Name

Seller Signature

Date

BUYER:

Buyer Printed Name

Buyer Printed Name

Buyer Signature

Date

Buyer Signature

Date