



REAL ESTATE AUCTION PURCHASE CONTRACT

This Contract of sale made and entered this 20th day of June 2024, by and between
Tiffany Ferguson hereinafter called the Seller(s) and
_____ hereinafter called the Buyer(s):

The Buyer hereby agrees to purchase, the Seller hereby agrees to sell this property in “As is” condition
(except conditions stated in statement of sale and Terms & Conditions)

Located at and commonly known as: 1714 Rodeo Rd. in the City of Durant County of Bryan and
State of Oklahoma

Legally described as: 0000-07-07S-09E-4-006-00 - SEC 07-07S-09E A TRACT IN SE/4 BEGINNING AT SE/C THEN S890026W
A DISTANCE OF 481.57 FT THEN N005934W A DISTANCE OF 1763.41 FT AS POB THEN S891229W A DISTANCE OF 471.48
FT THEN N002740W A DISTANCE OF 471.48 FT THEN N891229E A DISTANCE OF 471.48 FT THEN S002740E A DISTANCE
OF 471.48 FT TO POB

Buyer herewith agrees to deposit with Modern Abstract & Title Company, Inc., \$ 15,000 dollars as
non-refundable earnest money deposit, and the balance of the purchase price will be due on delivery of
clear title.

Seller(s) agrees to furnish a Warranty Deed with insurable title. Free from all encumbrances, and an
Owners Title Insurance Policy at closing. If the seller is unable to convey clear and marketable title the
buyer’s down payment can be refunded.

Seller will furnish the buyer with an Owners Policy of Title Insurance at closing.

Real Estate Taxes: Will be pro-rated to date of closing.

Closing shall take place on or before July 19, 2024 and shall take place at the office of Modern
Abstract & Title Company

The buyer will pay the closing fee.

Possession is to be given day of final closing.

Buyer agrees to pay all cost of obtaining a loan to include preparing and recording Deed & note, Title
Opinion if desired.

Title is to be conveyed subject to all restrictions, easement and covenants of record, subject to zoning
ordinance or laws of any governmental authority. These premises are to be in the same condition as
they are as of the date of this contract, ordinary wear and tear excepted. Seller is expected to bear risk
of loss through the date of deed. In the event the premises are wholly or partially destroyed before the
consummation of the transaction or delivery of the final papers, the Buyer shall elect or choose whether
or not he will go through with the transactions, and in the event he chooses to go through with it, all
insurance damages collectible as a result of the damage or destruction shall be assigned to him, the



Coffey Realty & Auction

PROMISSORY NOTE

1714 Rodeo Rd.
Bryan County, Durant, Oklahoma

\$ _____
Amount

6/20/2024
Date

FOR VALUE RECEIVED, the undersigned promises to pay by wire transfer to the Order of:
Modern Abstract & Title Company, Inc.
??? Address ???
??City??, ??State, Zip??

The Sum of _____ -----dollars

(\$ _____), as a deposit for the purchase of real estate described in Contract of even date herewith and attached hereto executed the undersigned, payable at the closing of said Contract.

This promissory note shall bear no interest until the date of closing of the Contract; thereafter it shall bear interest at the highest rate allowable by law.

This Note shall become null and void if and when the undersigned shall complete all requirements for closing as set out in the attached Contract. If said requirements are not fulfilled this Note shall be fully enforceable at law.

If this Note is placed in the hands of an attorney for collection, by suite or otherwise, the undersigned agree to pay all costs of collection and litigation together with a reasonable attorney's fee.

Signature

_____, 2024
Date

Signature

_____, 2024
Date