

REAL ESTATE CONTRACT

State of Texas
County of Williamson

THIS REAL ESTATE CONTRACT ("Contract") is made by and between BEVERLY TESTON, (referred to in this Contract as "Seller") and the County of Williamson (referred to in this Contract as "Purchaser"), upon the terms and conditions set forth in this Contract.

ARTICLE I
PURCHASE AND SALE

By this Contract, Seller sells and agrees to convey, and Purchaser purchases and agrees to pay for, the tract of land described as follows:

LOT 21, BLOCK 4, NORTHRIDGE ACRES REVISED, A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF FILED IN CABINET A, SLIDE 334, PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS (the "Property").

together with all and singular the rights and appurtenances pertaining to the property, including any right, title and interest of Seller in and to adjacent streets, alleys or rights-of-way (all of such real property, rights, and appurtenances being referred to in this Contract as the "Property"), together with any improvements, fixtures, and personal property situated on and attached to the Property, for the consideration and upon and subject to the terms, provisions, and conditions set forth below.

ARTICLE II
PURCHASE PRICE

Amount of Purchase Price

2.01. The purchase price for the Property shall be the sum of Ten Thousand and no/100 Dollars (\$ 10,000.00.).

Payment of Purchase Price

2.02. The Purchase Price shall be payable in cash at the closing.

ARTICLE III
PURCHASER'S OBLIGATIONS

Conditions to Purchaser's Obligations

3.01. The obligations of Purchaser hereunder to consummate the transactions contemplated hereby are subject to the satisfaction of each of the following conditions (any of which may be waived in whole or in part by Purchaser at or prior to the closing.)