



Department of Real Property Management Property Management and Acquisition Division

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Lisa Kremer, Director

Brian Connolly, Assistant Director • Shauna Bradley, Assistant Director

VIA CERTIFIED MAIL #

9489 0090 0027 6288 0375 50

October 28th, 2021

Attn: Jennifer Cavada
1006 Missouri River Lane
Monroe, North Carolina 82110

WILLING BUYER/WILLING SELLER AMENDMENT I TO CONDITIONAL OFFER TO PURCHASE REAL PROPERTY ASSESSOR'S PARCEL NUMBER: 039-30-201-013 & 039-30-301-009

This amendment to conditional offer to purchase as outlined herein ("Amendment I") is made by and between Clark County for its Desert Conservation Program ("Purchaser") and Jennifer Cavada, Brandy Wharton, Deborah Neilson, Theresa Lurel Lea Wharton, Donald Chris Wharton Jr, William Gary Wharton and Michelle Delila Lee Warton ("Seller") (collectively the Purchaser and Seller are referred to as the "Parties" and individually as "Party").

WHEREAS, the Parties entered into that certain Conditional Offer to Purchase Real Property dated June 16th, 2021 ("Offer") for Five Hundred and Ten Thousand Dollars (\$510,000.00)("Purchase Price") contingent on the an appraisal report stating the fair market value of the Property (as defined in the Offer) was equal or greater than the Purchase Price; and

WHEREAS, the fair market value of the Property as determined by an appraisal dated August 10th, 2021 and completed by Valbridge Property Advisors is Four Hundred and Fourteen Thousand Dollars (\$414,000.00); and

NOW THEREFORE, the Parties agree to as follows:

1. Amount of Offer shall be Four Hundred and Fourteen Thousand Dollars (\$414,000.00)
2. Except as expressly amended in this Amendment I, the Offer shall remain in full force and effect.

[SIGNATURE PAGE TO FOLLOW]

ACCEPTANCE:

The undersigned Seller accepts Purchaser's Conditional Offer as written above. This Agreement embodies all the consideration agreed to between the Purchaser and the undersigned Seller.

Jenny Cavada 10/14/21
By: Jennifer Cavada Date

DECEASED
By: Brandy Wharton Date

DECEASED
By: Deborah Neilson Date

Theresa Laurel Lea Austin 10/5/21
By: Theresa Lurel Lea Wharton Date

Donald Chris Wharton, Jr. 10/5/21
By: Donald Chris Wharton, Jr. Date

William Gary Wharton
By: William Gary Wharton Date

Michelle Delila Lee Warton Date

COUNTY:

Lisa Kremer 9/28/21
By: Lisa Kremer Date
Director of Real Property Management

ACCEPIANCE:

The undersigned Seller accepts Purchaser's Conditional Offer as written above. This Agreement embodies all the consideration agreed to between the Purchaser and the undersigned Seller.

By: Jennifer Cavada Date

By: Brandy Wharton Date

By: Deborah Neilson Date

Theresa Laurel Lea Austria 10/5/21
By: Theresa Lurel Lea Wharton Date

Donald Chris Wharton Jr 10/5/21
By: Donald Chris Wharton, Jr. Date

By: William Gary Wharton Date

Michelle Newton 10-18-21
By: Michelle Delila Lee Warton Date

COUNTY:

Lisa Kremer 9/28/21

By: Lisa Kremer Date
Director of Real Property Management