

Reference # 1175919

Michael & Mary Grua
5589 W Camino Cielo
Santa Barbara, CA 93105



5273415
01844

Dear Michael & Mary Grua:

We would like to purchase your land in **Santa Barbara County, CA** as referenced in the enclosed "Purchase Agreement." The source of your ownership record is from the **Santa Barbara County Assessor** and this information is of public record and available to anyone who requests it.

Landpenguin.net is a property investment company that prides itself on quick, professional, easy transactions and seller satisfaction. We are partners with LandPin.com who have been in business for about twenty plus years and have successfully completed tens of thousands of purchases similar to this one.

In many situations, we can deliver a **cashier's check to your door in as little as *three days for the purchase price of the property.*** We will pay transaction including back taxes within reason as Title, Inc. if we choose to complete the transaction. The amount of the cashier's check you will receive.

If you are interested in selling, please complete a photo (take a picture) or send it back to us at the address. You can also visit our website at **Landpenguin.net** for more information.

Feel free to contact me anytime to discuss this property you may own.

Sincerely,

Leonard Sheil

Landpenguin.net

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Purchase Agreement

APN:	153-100-005
Acreage:	0.12
Legal Description:	George Haney Tr Por Of Lot 20

The purchase price of **\$4,801.72** will be paid in full at the time of closing, unless otherwise discussed. We, the buyer, will pay the cost of completing the transaction including any outstanding property taxes within reason.

This offer is contingent upon the following terms:

1. Buyer's confirmation of the legal and physical aspects of the property ownership.
2. Said property is to be sold free and clear of all encumbrances, with good and marketable title and with full possession to said property available to Buyer at date of closing.
3. Seller to provide abstract or prior owners policy, if available.
4. This offer shall remain open until **Saturday November 27, 2021** and if not accepted by then, the offer shall be rescinded, unless otherwise discussed.

Landpenguin.net (BUYER)
10/8/2021