|  |  |
| --- | --- |
| ODOT RE 220-L | CSR |
| Rev. 10/2024 | State |

**Contract For Sale And Purchase Of Real Property**

Without Building(s)

PARCEL(S): \*List All Parcels\*-\*Suffix(s)\*

\*CTY-RTE-SEC\*

 This Agreement is by and between the State of Ohio, Department of Transportation [“Purchaser”] and \*Name of Seller(s)\* [“Seller”; “Seller” includes all of the foregoing named persons or entities]. Purchaser and Seller are collectively referred to as the “Parties.”

 In consideration of the mutual promises, agreements and covenants herein, the Parties contract as follows:

**1. Price and Consideration**

 Purchaser shall pay to Seller the sum of $\*Amount\*, the entire amount of compensation due Seller for: (a) the real property to be conveyed, including all fixtures; (b) all damages to any residual lands of Seller; (c) Seller’s covenants set forth herein; (d) all supplemental instruments reasonably necessary to transfer the title of the property; and (e) \*other items\*.

Seller shall be exclusively responsible for all delinquent taxes and assessments, including penalties and interest, and for all other real estate taxes and assessments that are a lien when this Agreement closes. The taxes and assessments for the current calendar year shall be prorated on an estimated basis to the date of acquisition of title or date of possession, whichever is earlier. Seller shall be responsible for all future installments of special assessments levied and assessed against the real property, whether or not the assessment has been certified to the county auditor for collection, provided that such installments of special assessments shall be a lien on the property as of the transfer of title. Purchaser may withhold in escrow a sufficient amount of the purchase money to satisfy the foregoing items to be paid by Seller; any balance remaining after such taxes and assessments are discharged and shall be paid to Seller. Any deficiency shall be the responsibility of Seller.

**2. Estate Sold and Deed to Transfer**

 Seller, upon fulfillment of all the obligations and terms of this Agreement, shall sell and convey to Purchaser, its successors and assigns, the property described in Exhibit A, together with all improvements now located thereon and all fixtures of every nature now attached to or used with said land and improvements including, but not limited to, driveways, signs, utility fixtures, shrubbery and trees.

 If the rights, titles and interests described in Exhibit A are in fee simple, then such sale and conveyance by Seller shall be by general warranty deed with, if applicable, full release of dower. If the rights, titles, and interests described in Exhibit A are less than fee simple, then such sale and conveyance by Seller shall be by deed or other instrument regularly and ordinarily used to transfer such lesser rights, titles and estates with, if applicable, full release of dower.

**3. Limited Access Parcels - Waiver of Abutters’ Rights**

 If the property described in Exhibit A is designated by Purchaser as a limited access parcel, then Seller shall release to Purchaser, its successors and assigns, all abutters’ rights, including access rights, to any remaining lands of Seller from which the property is being severed.

**4. Supplemental Instruments**

 Seller shall execute all supplemental instruments or documents necessary to vest Purchaser with the rights, titles and interests described in Exhibit A.

**5. Warranty of Title**

 Seller warrants the property described in Exhibit A is free and clear from all liens and encumbrances except: (a) easements, restrictions, conditions and covenants of record; (b) legal highways; (c) zoning and building laws, ordinances, rules and regulations; and (d) taxes and assessments not yet due and payable.

**6. Elimination of Others’ Interests**

 Seller shall reasonably assist to procure and deliver to Purchaser releases and cancellations of all other rights, titles and interests in the property described in Exhibit A, including, but not limited to, those belonging to tenants, lessees, mortgagees or others in possession or otherwise occupying the property, and all assessment claims against said property.

 If a mortgagee of Seller or of a predecessor in title fails to cooperate with the efforts to obtain a release of that mortgagee’s lien secured by the property described in Exhibit A, then this Agreement shall be null and void and the Parties shall be discharged and released from all obligations of this Agreement. The term “fails to cooperate” shall include a demand or request by a mortgagee for a fee to release that mortgagee’s lien that Purchaser deems excessive.

**7. No Change in Character of Property**

 Seller shall not change the existing character of the land or alter, remove, destroy or change any improvement on the property described in Exhibit A. If, before possession of the property is surrendered to Purchaser, the property suffers any damage, change, alteration or destruction then, and without regard to the cause, Seller shall restore the property to its condition when Seller executed this Agreement; in the alternative, Seller may accept the purchase price less restoration costs. If Seller refuses to either restore the premises or accept the decreased consideration, then Purchaser, after discovery or notification of such damage, change, alteration or destruction, may terminate and cancel this Agreement upon written notice to Seller.

**8. Offer to Sell**

 If Seller executes this Agreement prior to Purchaser, then this Agreement shall be an Offer to Sell by Seller that shall remain open for acceptance by Purchaser for a period of 20 days after Seller delivers the Agreement to Purchaser. Upon Purchaser’s acceptance and execution of this Agreement within 20 days, this Agreement shall be a valid Contract for Sale and Purchase of Real Property that is binding upon the Parties.

**9. Designation of Escrow Agent**

 Seller agrees that Purchaser may designate an escrow agent to act on behalf of the Parties in connection with the consummation and closing of this Agreement.

**10. Closing Date**

 The consummation and closing of this Agreement shall occur at such time and place as the Parties may agree, but no later than 10 days after Purchaser notifies Seller in writing that Purchaser is ready to consummate and close this Agreement. Provided, however, in no event shall such consummation and closing occur more than 120 days after the last execution of this Agreement.

**11. Physical Possession of Land and Improvements**

 Seller shall surrender physical possession of the land and improvements to Purchaser by the date Purchaser tenders the purchase price to Seller.

**12. Control of Property Occupied by Seller’s Tenant(s**)

 Control of property occupied by Seller’s tenant(s) shall be assumed by Purchaser when Purchaser tenders the purchase price to Seller. From that date forward, Purchaser may collect and retain as its own funds all rental payments. Any prepaid rents shall be prorated to the date the purchase price is tendered by Purchaser.

**13. Binding Agreement**

 This Agreement shall bind and benefit the Parties and their respective heirs, executors, administrators, successors and assigns.

**14. Multiple Originals**

 This Agreement may be executed in two or more counterparts, each of which will be deemed an original, but all of which together shall constitute but one and the same instrument.

**15. Entire Agreement**

 This instrument contains the entire agreement between the Parties, and it is expressly understood and agreed that no other promises, provisions, terms, warranties, conditions or obligations express or implied, shall bind the Parties.

**16. Amendments and Modifications**

 No amendment or modification of this Agreement shall be valid or binding upon the Parties unless made in writing, cites this Agreement, and signed by the Parties.

 In Witness Whereof, the Parties have executed this Agreement on the date(s) indicated immediately below their respective signatures.

* **UNPROTECT FORM TO USE QUICK PART BUTTON FOR ACKNOWLEDGEMENT FORMS RE 244-C THROUGH RE 249-C FOR THE CORRECT FORM OF THE SIGNATURE BLOCK FOR EACH OWNER, AND INSERT AS NEEDED**
* **DELETE THESE INSTRUCTIONS UPON FORMATTING EACH OWNER’S**

Choose a acknowledgement form.

Choose a acknowledgement form.

|  |  |
| --- | --- |
|  | STATE OF OHIODEPARTMENT OF TRANSPORTATION |
|  |  |
|  |  |  |
|  |  Pamela Boratyn, Director Director |  |
|  |  |
|  | Date: | \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ |  |
|  | By: | \*Type Name of ODOT Signer\* |
|  | \*Type Title of ODOT Signer\* |