



**WOLTZ**  
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**INC.**  
BROKERS & AUCTIONEERS

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### REAL ESTATE PURCHASE AGREEMENT

*(This is a legally binding contract; if not understood, seek competent advice before signing.)*

**AGENCY DISCLOSURE: REALTORS ARE REQUIRED BY LAW AND THEIR CODE OF ETHICS TO TREAT ALL PARTIES TO THE TRANSACTION HONESTLY.** The Seller and the Buyer each confirm that disclosure of the agency relationships described below has been made in writing. (Check **either A or B** below.)

- A. \_\_\_\_\_ The Seller and the Buyer confirm that in connection with the transaction under this Agreement, the Listing Firm, the Selling Firm, and its Agents, are acting on behalf of the Seller as Seller's agent.
- B. \_\_\_\_\_ The Seller and the Buyer confirm that in connection with the transaction described by this Agreement, the Listing Firm and its Agents are acting on behalf of the Seller as the Seller's agent, and the Selling Firm and its Agents, by agreement, are acting on behalf of the Buyer as the Buyer's agent.

THIS AGREEMENT OF PURCHASE AND SALE (**Agreement**) made and entered into this 18 day of May, 2026, between Triple H Real Estate, LLC. And/ or Lexington Coal Company, LLC. ("**Seller**"), \_\_\_\_\_, ("**Buyer**"), and Woltz & Associates, Inc. ("**Agent**").

#### W-I-T-N-E-S-S-E-T-H:

**REAL PROPERTY:** Buyer agrees to buy, and Seller agrees to sell the land, all improvements thereon located in the Counties of Van Buren, Sequatchie, Bledsoe, Grundy, & Marion Counties, Tennessee as shown and described on the attached Exhibit A "Property Description" (the "**Property**"). (Complete legal description to be furnished in Deed)

**PURCHASE PRICE:** The Purchase Price (the "Purchase Price") of the Property is \_\_\_\_\_ Dollars (\$ \_\_\_\_\_) ("**Purchase Price**").

**DEPOSIT:** The Buyer has made a deposit of: \_\_\_\_\_ Dollars (\$ \_\_\_\_\_) ("**Deposit**") by \_\_\_\_\_ [**Insert Check, Money Order, Note or Other**] in hand paid on the signing of this Agreement, paid by Buyer to Agent; receipt of which is hereby acknowledged. The Deposit shall be placed in Agent's escrow account until final settlement and may be placed in an interest-bearing account. The Buyer and Seller waive any claim to interest resulting from such Deposit.

**THIS IS A CASH AGREEMENT. THERE IS NO CONTINGENCY FOR BUYER TO OBTAIN FINANCING.** The residue of the purchase price shall be payable as follows: Cash at Settlement on or before July 2, 2026 (the "**Settlement Date**"). If closing does not occur on or before Settlement Date, Buyer shall be in default. Seller may, in its sole discretion, permit closing after this date, and, in such case, shall charge the Buyer interest at the rate of 12% per annum of the total purchase price which shall be due and

payable at closing.

The Seller agrees to convey the said Property with a Special Warranty Deed, same to be prepared at the expense of the Seller. The cost of the Tennessee Realty Transfer tax shall be borne by the Buyer. It is agreed that the Property is being conveyed free and clear of all liens but subject to all rights, reservations, covenants, conditions, easements, rights-of-way, and restrictions of record, as the same may lawfully apply to the Property, and to all matters which would be disclosed by a survey and inspection of the Property.

**FAIR HOUSING:** The Seller and Buyer acknowledge that in the sale, purchase or exchange of real property, all offers shall be presented and considered without regard to race, color, religion, national origin, sex, familial status or disability as well as all classes protected by the laws of the United States, the state of Tennessee, and applicable local jurisdiction.

**MEGAN'S LAW:** Section 2250 of Title 18, United States Code, makes it a federal offense for sex offenders required to register pursuant to the Sex Offender Registration and Notification Act (SORNA), to knowingly fail to register or update a registration as required. State convicted sex offenders may also be prosecuted under this statute if the sex offender knowingly fails to register or update a registration as required, and engages in interstate travel, foreign travel, or enters, leaves, or resides on an Indian reservation.

**SETTLEMENT EXPENSES/RISK OF LOSS:** The expenses of examination of title and recordation shall be borne by the Buyer. All rents, interest, taxes, insurance, and other escrow deposits are to be pro-rated as of settlement. The risk of loss or damage to or destruction of any structure on the premises by any means until the deed of conveyance is delivered is assumed by the Seller.

**DEFAULT:** If Seller or Buyer defaults under this Agreement, the defaulting party, in addition to all other remedies available at law or in equity, shall be liable for the commission referenced in this Agreement as if this Agreement had been performed and for any damages and all expense incurred by non-defaulting party and Agent in connection with this transaction and the enforcement of this Agreement, including, without limitation attorneys' fees and costs, if any. Payment of a commission as the result of a transaction relating to the property which occurs subsequent to a default under this Agreement shall not relieve the defaulting party of liability for any damages and expenses incurred by the non-defaulting party, Agent, or Company in connection with this transaction.

**COMMISSION:** The Seller agrees to pay cash to the Agent for its services, a commission on the Contract Sale Price of the Property pursuant to the terms of the Auction Contract.

**ATTORNEY'S FEES:** In any action or proceeding involving a dispute between the Buyer, the Seller and/or the Agent, arising out of this Agreement, or to collect the Agent's Fee, the prevailing party shall be entitled to receive from the other party reasonable attorney's fees to be determined by the court or arbitrator(s).

**POSSESSION:** Possession of Property to be given on the date of actual settlement.

**TERMS AND CONDITIONS:** This Property is being sold "AS IS, WHERE IS." Buyer agrees to comply with all terms and conditions. The Buyer's decision to purchase is based upon Buyer's due diligence rather than upon any information provided by Agent, its agents, and representatives. Except for the warranty of title in the deed delivered at closing, Seller makes no warranty or representation of any kind, express or implied, as to the condition, quality, or fitness for a particular purpose of the Property or any portion thereof, and in no event shall Seller be liable for any consequential or punitive damages under this Agreement or with respect to the Property. The Property is sold subject to applicable zoning.

**COUNTERPARTS:** This Agreement may be signed in one or more counterparts, each of which is deemed to be an original, and all of which shall together constitute one of the same original. Documents obtained via facsimile machines or email shall also be considered as originals.

**LAND USE ASSESSMENT:** In the event, the Property is taxed under land use assessment, and this sale results in disqualification from land use eligibility, Seller shall pay any rollback taxes assessed. If the Property continues to be eligible for land use assessment, Buyer agrees to make application, at Buyer's expense, for continuation under land use and to pay any rollback taxes resulting from failure to file or to qualify. Notwithstanding anything herein to the contrary, the provisions of this paragraph shall survive settlement and the delivery of the deed of bargain and sale.

**LIKE-KIND EXCHANGE:** Seller and Buyer shall have the right, at the option of either or both, to dispose of or purchase the Property through a transaction that is structured to qualify as a like-kind exchange of property within the meaning of Section 1031 of the Internal Revenue Code of 1986. Each party agrees to execute any necessary documents related to the Seller's or Buyer's affecting a qualifying like-kind exchange, provided that the non-exchanging party shall not incur any additional costs due to the exchange of the other party. In no event shall any like-kind exchange contemplated by this provision cause an extension of the date of closing unless agreed to by all parties to this Agreement, including Agent.

**PARTIES:** This Agreement shall be binding upon and shall inure to the benefit of the parties, *i.e.*, Buyer and Seller and their heirs, successors, and assigns. As used herein, words in the singular include the plural, and the masculine includes the feminine and neuter genders, as appropriate.

**CHOICE OF SETTLEMENT AGENT:** **Buyer has the right to select a settlement agent to handle the closing of this transaction.** The settlement agent's role in closing your transaction involves the coordination of numerous administrative and clerical functions relating to the collection of documents and the collection and disbursement of funds required to carry out the terms of the Agreement between the parties. If part of the purchase price is financed, your lender will instruct the settlement agent as to the signing and recording of loan documents and the disbursement of loan proceeds. No settlement agent can provide legal advice to any party to the transaction except a settlement agent who is engaged in the private practice of law in Tennessee and who has been retained or engaged by a party to the transaction for the purpose of providing legal services to that party. The seller may not require the use of a particular settlement agent as a condition of the sale of the property.

**Escrow, closing and settlement service guidelines:** The Tennessee State Bar issues guidelines to help settlement agents avoid and prevent the unauthorized practice of law in connection with furnishing escrow, settlement or closing services. As a party to a real estate transaction, you are entitled to receive a copy of these guidelines from your settlement agent, upon request.

**ADDITIONAL TERMS AND CONDITIONS:**

- 1) There will be a per tract fee of \$453.00 for title work, collected at closing, which will be at the Buyer's sole expense.
- 2) Seller reserves the right to designate an affiliated entity, successor entity, parent company, subsidiary, or assignee as the conveying entity at closing provided marketable title is conveyed in accordance with the Terms and Conditions of Sale.
- 3) Auction tracts 3-15 are subject to carbon credit restrictions. Auction tracts 10, 12, 14, & 15 will NOT produce income but are still subject to restrictions. Any rights, if any, shall be conveyed from Seller to Buyer.
- 4) If auction tracts 6, 8, 9, & 10 sell to more than one person, there will be a Road Maintenance Agreement (RMA) that will apply. **(Exhibit B)**

- 5) Auction tracts 9, 10, 12, 13, 24, and 25 are subject to ongoing environmental monitoring and maintenance in accordance with requirements from the Tennessee Department of Environment and Conservation.
- 6) Auction tract 24 is subject to an underway biosolids application.
- 7) The ponds on auction tracts 9, 10, 12, 13, & 24 are trust sites. Included are the long-term requirements: treatment, maintenance and testing. Maintenance will require the disposal of material from cleaning the ponds. Rock storage may also be needed. Repair and/or construction may be needed in the future. The seller will maintain this responsibility until all maintenance and mitigation requirements are met. Right of Entry granting Seller permission to continue pond testing, treatment, and maintenance will be included in deed. The Seller will continue to handle these responsibilities after closing and will retain a limited right of entry to the portions of these properties to sample and maintain ponds as needed to complete this work until all obligations are satisfied, and released by regulatory agencies. An Agreement will be in place to outline these arrangements and ensure all obligations are properly fulfilled. Once released by the regulatory agencies there will be a recorded release for the Right of Entry.
- 8) Auction tracts 24 and 25 disclosure: From Nick Lytle, TN Department of Environment and Conservation, Solid Waste Permits Manager. "For Class I and Class II facilities, a description of recommended inspection, monitoring, maintenance activities for long-term custodial care, during the 50-year period beginning upon certification of completion of post-closure to ensure the continued protection of human health and the environment" **Seller will maintain Custodial Care Responsibilities until released from any obligations required by the Division of Solid Waste Management. Right of Entry granting Seller permission to continue monitoring or maintenance activities will be included in Deed.**

**APPLICABLE LAW:** This Agreement shall be construed under the laws of the state of Tennessee.

**MISCELLANEOUS:** This Agreement shall be binding upon and shall inure to the benefit of the parties hereto and their respective successors-in-title, heirs, personal representatives, successors, and assigns. This Agreement may be executed in several counterparts, each of which shall be deemed an original, and all such counterparts together shall constitute one and the same instrument. This Agreement may be executed and delivered by facsimile or other electronic transmission.

"Signature Page to Follow"

WITNESS the following signatures and seals.

\_\_\_\_\_(Seal) \_\_\_\_\_  
Buyer Date

\_\_\_\_\_(Seal) \_\_\_\_\_  
Buyer Date

**SELLER: Triple H Real Estate, LLC.**

By: \_\_\_\_\_ Date \_\_\_\_\_  
Its: \_\_\_\_\_

**SELLER: Lexington Coal Company, LLC.**

By: \_\_\_\_\_ Date \_\_\_\_\_  
Its: \_\_\_\_\_

Deed To: \_\_\_\_\_

Agent: Woltz & Associates, Inc.

By: \_\_\_\_\_  
Its: Agent

Buyer's Address: \_\_\_\_\_  
\_\_\_\_\_

Buyer's Phone: \_\_\_\_\_

Buyer's Email: \_\_\_\_\_

Buyer's choice of settlement services: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

## BROKER PARTICIPATION

Participation Firm: \_\_\_\_\_

Firm Phone No.: \_\_\_\_\_ Fax No.: \_\_\_\_\_

Selling Agent: \_\_\_\_\_

Agent's Phone: \_\_\_\_\_

Agent's Email: \_\_\_\_\_

Agent's Signature: \_\_\_\_\_

## **Exhibit A**

### **Property Description**

Properties located in Van Buren, Sequatchie, Bledsoe, Grundy, & Marion Counties, Tennessee

| <b>Auction Tract</b> | <b>Acreage (±)</b> | <b>County</b>  | <b>Owner</b>                                     | <b>Purchase Price</b> |
|----------------------|--------------------|----------------|--------------------------------------------------|-----------------------|
| 1                    | 22.49              | Bledsoe, TN    | Lexington Coal Company LLC.                      |                       |
| 2                    | 8.32               | Bledsoe, TN    | Lexington Coal Company LLC.                      |                       |
| 3                    | 7.5                | Van Buren, TN  | Triple H Real Estate LLC.                        |                       |
| 4                    | 25                 | Sequatchie, TN | Triple H Real Estate LLC.                        |                       |
| 5                    | 39                 | Bledsoe, TN    | Triple H Real Estate LLC.                        |                       |
| 6                    | 502                | Bledsoe, TN    | Triple H Real Estate LLC.                        |                       |
| 7                    | 7.5                | Sequatchie, TN | Triple H Real Estate LLC.                        |                       |
| 8                    | 442.77             | Bledsoe, TN    | Triple H Real Estate LLC.                        |                       |
| 9                    | 1,449              | Bledsoe, TN    | Triple H Real Estate LLC.                        |                       |
| 10                   | 59.3               | Sequatchie, TN | Triple H Real Estate LLC.                        |                       |
| 11                   | 7.3                | Sequatchie, TN | Triple H Real Estate LLC.                        |                       |
| 12                   | 5.62               | Sequatchie, TN | <b>Sells ABSOLUTE.</b> Triple H Real Estate LLC. |                       |
| 13                   | 99.2               | Sequatchie, TN | <b>Sells ABSOLUTE.</b> Triple H Real Estate LLC. |                       |

|    |        |                |                                                    |  |
|----|--------|----------------|----------------------------------------------------|--|
| 14 | 5.4    | Sequatchie, TN | <b>Sells ABSOLUTE.</b> Triple H Real Estate LLC.   |  |
| 15 | 5      | Sequatchie, TN | <b>Sells ABSOLUTE.</b> Triple H Real Estate LLC.   |  |
| 16 | 0.67   | Sequatchie, TN | <b>Sells ABSOLUTE.</b> Lexington Coal Company LLC. |  |
| 17 | 217.11 | Sequatchie, TN | Lexington Coal Company LLC.                        |  |
| 18 | 91.18  | Sequatchie, TN | Lexington Coal Company LLC.                        |  |
| 19 | 74.76  | Grundy, TN     | Lexington Coal Company LLC.                        |  |
| 20 | 14.2   | Marion, TN     | Lexington Coal Company LLC.                        |  |
| 21 | 4.7    | Sequatchie, TN | Lexington Coal Company LLC.                        |  |
| 22 | 79.86  | Sequatchie, TN | Lexington Coal Company LLC.                        |  |
| 23 | 36.8   | Sequatchie, TN | Lexington Coal Company LLC.                        |  |
| 24 | 322.85 | Marion, TN     | Lexington Coal Company LLC.                        |  |
| 25 | 30.62  | Marion, TN     | Lexington Coal Company LLC.                        |  |
| 26 | 154    | Marion, TN     | Lexington Coal Company LLC.                        |  |
| 27 | 51     | Marion, TN     | <b>Sells ABSOLUTE.</b> Lexington Coal Company LLC. |  |
|    |        |                | <b>Total Purchase Price</b>                        |  |

## **Exhibit B**

### **ROAD MAINTENANCE AGREEMENT**

#### **FOR AUCTION TRACTS 6,8,9&10 VAN BUREN, SEQUATCHIE & BLEDOE COUNTIES, TN**

**\*\*\*Note: If Tracts 6,8,9&10 Sell to more than one person then the RMA will apply. If one Buyer has Tracts 6,8,9&10, then the RMA is non-applicable.**

WITNESSETH:

WHEREAS, the property more particularly described in the attached contract may be situated along a private road which serves as access to and from the State- maintained road and

WHEREAS, the undersigned are advised that various lending institutions require execution of a road maintenance agreement to deal with road maintenance, and they have determined that it is in their best interest to establish a roadway maintenance agreement for purposes of providing for the upkeep and maintenance of said private road.

In order to deal with these issues, the Buyer acknowledges and agrees that:

- 1) The aforesaid private road constitutes the main access to and from its residence or property to the State-maintained road.
- 2) If the property that is the subject of this contract has a private road across it, Buyer acknowledges that an easement for ingress and egress over said private road will be reserved in the deed to Buyer.
- 3) The undersigned covenant and agree that each property owner along said private road shall have unobstructed right of ingress and egress over said private road to and from their respective residence or property.
- 4) Buyer acknowledges that an easement for utilities will be reserved in its deed so that utility lines can be installed and maintained within the area reserved for the private road that crosses its property.
- 5) Buyer agrees that it is in the best interest that said private road shall be maintained in good and passable condition as a gravel/dirt drive and that they will share equally in the cost of maintaining said private road to keep it in a

state of repair that is, at a minimum, as good as the condition of the private road at the time of the closing. An annual fee of \$500.00 (per lot or parcel served by the road) for the first year payable at closing to a designated Escrow Agent, and \$500.00 for each year thereafter will be collected from the undersigned once a year to provide for private maintenance. In the event additional money is needed to maintain or improve the private road, a majority vote of all the owners who use the road must agree in writing of any additional assessment over the \$500.00 annual fee. In the event it is necessary to take legal action to enforce any term of this agreement, the prevailing party shall be entitled to collect reasonable attorney's fees for enforcement of this agreement.

- 6) No gates shall be erected that would block said private road.
- 7) The property owners subject to this RMA will elect a custodian to collect and disburse monies from the road maintenance fee account. The custodian will be a property owner subject to this RMA. Each property owner shall have one (1) vote for each Tract owned. Upon election of the custodian, the funds collected from closings by the escrow agent will be disbursed to the custodian for deposit into the road maintenance fee account.
- 8) The custodian of the road maintenance account will prepare and distribute to the herein affected property owners an annual income and expense report and a year-end balance sheet accounting for all funds received and disbursed.

This agreement is intended to be binding on all parties who own property or residences along said private-road, their heirs and assigns, as well as any future owner.

Buyer acknowledgement:

\_\_\_\_\_  
Buyer

\_\_\_\_\_  
DATE

\_\_\_\_\_  
Buyer

\_\_\_\_\_  
DATE