

**AGREEMENT TO SELL AND PURCHASE  
REAL PROPERTY**

THIS AGREEMENT TO SELL AND PURCHASE REAL PROPERTY, hereinafter referred to as this "Agreement," is made and entered into as of this \_\_\_ day of November, 2024, hereinafter referred to as "the date hereof," by and between the **BOARD OF REGENTS OF THE UNIVERSITY SYSTEM OF GEORGIA**, a constitutionally created agency of the State of Georgia, whose address is 270 Washington Street, Seventh Floor, Atlanta, Georgia 30334, Party of the First Part, hereinafter referred to as "Seller," and **LOWNDES COUNTY, GEORGIA**, a political subdivision of the State of Georgia, whose address is P.O. Box 1349, Valdosta, Georgia 31603, Party of the Second Part, hereinafter referred to as "Purchaser".

W I T N E S S E T H T H A T :

WHEREAS, Seller desires to sell certain real property that it currently owns lying and being in Land Lot 61 of the 11<sup>th</sup> Land District, Lowndes County, Georgia, totaling approximately 4.728 acres and more particularly described in Exhibit "A" attached hereto (together with all improvements, structures, and fixtures located thereon, the "Property"); and

WHEREAS, Purchaser desires to purchase the Property from Regents on the terms and conditions set forth below;

NOW, THEREFORE, for and in consideration of the payment by Purchaser to Seller of the sum of TEN DOLLARS (\$10.00) and the mutual covenants and agreements set forth herein, all of which both parties respectively agree constitutes sufficient consideration received at or before the execution hereof, the parties agree as follows:

1.  
USAGE AND DEFINITIONS

1.1 As used in this Agreement, the following words and terms set forth in this section numbered 1 refer to, or mean, or include in their meaning, the following:

1.1.1 The words "State" and "Georgia" shall mean the "State of Georgia."

1.1.2 The words "party" or "parties" are sometimes used herein to refer to either Seller or Purchaser or collectively to Seller and Purchaser, and when expressed words such as herein, hereto or other words of similar import are assumed as though in each case expressed.

1.1.3 The words "execute" or "execution" are used interchangeably herein to mean the signing, sealing and delivery of the called-for deeds, instruments, and documents.

1.1.4 The term "Seller" as used herein shall mean Grantor and shall include the Board of Regents of the University System of Georgia, for and on behalf of the Valdosta State University.

1.1.5 The word "Closing" shall mean the consummation of the sale and purchase of the Property, hereinafter referred to as the "transaction," contemplated by this Agreement by the execution, deliveries and acceptances required by this Agreement.

1.2 All words used in this Agreement include in their meaning the masculine, feminine and neuter gender; singular and plural number; and present, past and future tense; and all appropriate