

EXHIBIT 'A'



CITY OF GRAND PRAIRIE SALES AGREEMENT 401 WILMINGTON COURT

STATE OF TEXAS

KNOW ALL PERSONS BY THESE PRESENTS

COUNTY OF DALLAS

That Pamela Carroll, whose address is 401 Wilmington Court, Grand Prairie, Texas 75052, hereinafter referred to as "Seller", whether one or more, hereby agrees to sell to the City of Grand Prairie, Texas, 300 West Main Street, Grand Prairie, Texas 75050, a municipal corporation, hereinafter referred to as "City", sell the lot and all improvements located on this lot, upon the following terms and conditions, to-wit:

1. The consideration to be paid by City to Seller is as follows:
SUBJECT PROPERTY ACQUIRED: \$340,000.00
TOTAL CONSIDERATION/ALL CASH AT CLOSING: _____\$340,000.00
2. Seller shall deliver good and indefeasible title.
3. City, at City's expense, will obtain an Owner's Title Insurance Policy from Allegiance Title Company, in Grand Prairie, Texas. City will pay all closing costs. Any Seller requested exception to Titled Insurance must be approved by the City Attorney.
4. Any required title curative matters must be satisfied and approved by the title company prior to closing.
5. Consideration to be paid upon the proper execution and delivery of the SPECIAL WARRANTY DEED, at closing of said purchase. Taxes will be prorated as of the date of closing.
6. Any lien releases, required payments and lien payoffs required by the title company must be released and paid prior to closing.
7. You guarantee you are the current property owner (s) and no sale is currently pending.
8. **You acknowledge the City of Grand Prairie, Texas, is a tax-exempt organization and all property taxes on the fee estate property being conveyed will be pro-rated and property taxes suspended at the time of closing. Those taxes will be deducted from the proceeds and forwarded by the title company to the appropriate taxing authority. After that closing date, the tract will be tax-exempt.**

(ACKNOWLEDGMENT AND SIGNATURES ON NEXT PAGE)

9. Possession of the property will be delivered to the City at the time of closing or within three days of the date of closing, if necessary. All moving expenses will be paid by seller.
10. All utility service accounts must be closed by property owner and service meters removed by utility company. Charges to remove services will be paid by the seller.

The foregoing consideration to be paid to Seller shall be considered full compensation for said property and for any diminution in value of Seller's adjacent property that may be claimed or asserted by virtue of the establishment and construction of the improvements, which the City shall construct, establish or erect.

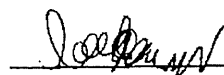
EXECUTED this 14th day of 09, 2022.


PAMELA CARROLL

SOCIAL SECURITY NUMBER FOR PAMELA CARROLL:

STATE OF TEXAS
COUNTY OF DALLAS

This instrument was acknowledged before me on the 14th day of September, 2022, by
PAMELA CARROLL.


Notary Public in and for the State of Texas

