

# OPTION TO PURCHASE

KNOW ALL MEN BY THESE PRESENTS:

That LINDA [REDACTED] (hereinafter referred to as "Seller")  
hereby agrees for and in consideration of One Dollars (\$ 1.00 ),  
paid by Guaranty Investment Corp (hereinafter referred to as "Buyer")

AS FOLLOWS:

1. PROPERTY: Seller hereby gives and grants to Buyer and to his heirs and assigns for a period of 30  
days from the date hereon (hereinafter referred to as "First Option Period") the exclusive right and privilege  
of purchasing the following described real property located at:

[REDACTED] 0 Santa Tomas, Peris  
County of Riverside State of CA and more particularly described as follows:  
Lot [REDACTED] 4 Tract No. 4 [REDACTED]

Together with all rights appurtenant thereto or used in connection therewith. (Said real property and improvements, if any,  
shall hereinafter be referred to as "The Property").

2. PRICE. The total purchase price for said property is:  
Seven thousand Five hundred (\$ 7500 ) Dollars,  
payable in lawful money of the United States, strictly within the following times, to-wit. All sums paid of this option and any  
extension thereof as herein provided, shall be first applied on the purchase price, and the balance shall be paid as follows:

Seller to net \$7,500

3. EXTENSION OF OPTION. Upon payment by Buyer to Seller of an additional sum of:  
One hundred (\$ 100 ) Dollars,  
cash or by cashier's check, prior to the expiration of the first option period, this option shall be extended for:

30 days (hereinafter referred to as "Second Option Period").  
Upon Buyer's payment to Seller of a further sum of:

\$100 30 days (\$ 100 ) Dollars,  
prior to the expiration of the second option period, this option shall be extended for a third period of:

30 days (hereinafter referred to as "Third Option Period").

4. EXERCISE OF OPTION. This option shall be exercised by written notice to Seller on or before the expiration of the first option period, or if extended, the expiration of the second or third option periods as the case may be. Notice to exercise this option or to extend the option for a second or third option period, whether personally delivered or mailed to Seller at his address as indicated after Seller's signature hereto, by registered or certified mail, postage prepaid, and postmarked on or before such date of expiration, shall be timely and shall be deemed actual notice to Seller.

5. EVIDENCE OF TITLE.

(a) Promptly after the execution of this option, Seller shall deliver to Buyer for examination such abstracts of title, title policies, and other evidences of title as the Seller may have. In the event this option is not exercised by Buyer, all such evidences of title shall be immediately returned without expense to Seller.

(b) In the event this option is exercised as herein provided, Seller agrees to pay all abstracting expense or at Seller's option to furnish a policy of title insurance in the name of the Buyer.

(c) If an examination of the title should reveal defects in the title, Buyer shall notify Seller in writing thereof, and Seller agrees to forthwith take all reasonable action to clear the title. If the Seller does not clear title within a reasonable time, Buyer may do so at Seller's expense. Seller agrees to make final conveyance by Warranty Deed or Grant Deed in the event of sale of other than real property. If either party fails to perform the provisions of this agreement, the party at fault agrees to pay all costs of enforcing this agreement, or any right arising out of the breach thereof, including a reasonable Attorney's fee.

6. CLOSING ADJUSTMENTS. All risk of loss and destruction of property and expenses of insurance shall be borne by Seller until date of possession. At time of closing of sale, property taxes, rent, insurance, interest and other expenses of property shall be prorated as of date of possession. All other taxes, including documentary taxes, and all assessments, mortgage liens and other liens, encumbrances or charges against the property of any nature shall be paid by Seller except:

Buyer to occupy premises immediately for the purposes of clean up and prevent further damage  
Seller grants permission for buyer to occupy premises and property

7. POSSESSION. Seller agrees to surrender possession of property on or before 5/3/12 days following written notice of the exercising of this option by Buyer.

8. If this option be not exercised on or before the dates specified herein for exercise of same, the option shall expire of its own force and effect and the Seller may retain such option monies as have been paid to the Seller as full consideration for the granting of this option.

IN WITNESS WHEREOF, the Seller has set his hand and seal this May 3, 2012 day of \_\_\_\_\_, 20\_\_\_\_.

SIGNED IN PRESENCE OF:

Linda

(Not a Notary Public)

Seller

Linda

Address of Seller