

**PERMIT APPLICATION / MANUFACTURED HOME INSTALLATION APPLICATION**

**For Office Use Only** (Revised 7-1-15)      Zoning Official \_\_\_\_\_ Building Official \_\_\_\_\_

AP# 53433      Date Received \_\_\_\_\_ By MG      Permit # \_\_\_\_\_

Flood Zone \_\_\_\_\_ Development Permit \_\_\_\_\_ Zoning \_\_\_\_\_ Land Use Plan Map Category \_\_\_\_\_

Comments \_\_\_\_\_

---

FEMA Map# \_\_\_\_\_ Elevation \_\_\_\_\_ Finished Floor \_\_\_\_\_ River \_\_\_\_\_ In Floodway \_\_\_\_\_

Recorded Deed or  Property Appraiser PO     Site Plan     EH # \_\_\_\_\_     Well letter OR

Existing well     Land Owner Affidavit     Installer Authorization     FW Comp. letter     App Fee Paid

DOT Approval     Parent Parcel # \_\_\_\_\_     STUP-MH \_\_\_\_\_     911 App

Ellisville Water Sys     Assessment paid     Out County     In County     Sub VF Form

Property ID # 20-35-17-05182-102      Subdivision Oak Forest Landing      Lot# 2

▪ New Mobile Home \_\_\_\_\_ Used Mobile Home       MH Size 16x74      Year 98

▪ Applicant Southern North      Phone # 863-517-5701

▪ Address 3311 Sw State Rd 247 Lake City FL 32024

▪ Name of Property Owner Derek Sneed      Phone# 260-337-3557

▪ 911 Address 1028 NE Diana Terr Lake City FL

▪ Circle the correct power company -      FL Power & Light      -      Clay Electric  
 (Circle One) -      Suwannee Valley Electric      -      Duke Energy

▪ Name of Owner of Mobile Home Derek Sneed      Phone # 260-337-3557  
 Address 1468 Sw Main Blvd 105-1 Lake City FL 32055

▪ Relationship to Property Owner \_\_\_\_\_

▪ Current Number of Dwellings on Property \_\_\_\_\_

▪ Lot Size \_\_\_\_\_ Total Acreage \_\_\_\_\_

▪ Do you : Have Existing Drive or Private Drive or need Culvert Permit or Culvert Waiver (Circle one)  
(Currently using)      (Blue Road Sign)      (Putting in a Culvert)      (Not existing but do not need a Culvert)

▪ Is this Mobile Home Replacing an Existing Mobile Home Yes No Yes

▪ Driving Directions to the Property R on US-441 N, R on NE Tammy Ln,  
 R on NE Diana Terr, property on R

▪ Name of Licensed Dealer/Installer Rusty Knowles      Phone # 386-397-0886

▪ Installers Address 5801 Sw State Rd 47 Lake City FL 32024

▪ License Number JH1038219      Installation Decal # \_\_\_\_\_

**CODE ENFORCEMENT  
PRELIMINARY MOBILE HOME INSPECTION REPORT**

DATE RECEIVED \_\_\_\_\_ BY \_\_\_\_\_ IS THE M/H ON THE PROPERTY WHERE THE PERMIT WILL BE ISSUED? \_\_\_\_\_

OWNERS NAME Derek Sneed PHONE 260-337-3557 CELL \_\_\_\_\_  
ADDRESS currently at 1726 NW Main Blvd Lake City FL 32055

MOBILE HOME PARK \_\_\_\_\_ SUBDIVISION \_\_\_\_\_

DRIVING DIRECTIONS TO MOBILE HOME \_\_\_\_\_

MOBILE HOME INSTALLER Rusty Knowles PHONE \_\_\_\_\_ CELL 386-397-0886

**MOBILE HOME INFORMATION**

MAKE Skyline YEAR 98 SIZE 116 X 76 COLOR white

SERIAL No. 8DL11131K

WIND ZONE 2 Must be wind zone II or higher NO WIND ZONE I ALLOWED

**INSPECTION STANDARDS**

**INTERIOR:**

(P or F) - P= PASS F= FAILED

- \_\_\_\_\_ SMOKE DETECTOR ( ) OPERATIONAL ( ) MISSING
- \_\_\_\_\_ FLOORS ( ) SOLID ( ) WEAK ( ) HOLES DAMAGED LOCATION \_\_\_\_\_
- \_\_\_\_\_ DOORS ( ) OPERABLE ( ) DAMAGED
- \_\_\_\_\_ WALLS ( ) SOLID ( ) STRUCTURALLY UNSOUND
- \_\_\_\_\_ WINDOWS ( ) OPERABLE ( ) INOPERABLE
- \_\_\_\_\_ PLUMBING FIXTURES ( ) OPERABLE ( ) INOPERABLE ( ) MISSING
- \_\_\_\_\_ CEILING ( ) SOLID ( ) HOLES ( ) LEAKS APPARENT
- \_\_\_\_\_ ELECTRICAL (FIXTURES/OUTLETS) ( ) OPERABLE ( ) EXPOSED WIRING ( ) OUTLET COVERS MISSING ( ) LIGHT FIXTURES MISSING

**EXTERIOR:**

- \_\_\_\_\_ WALLS / SIDING ( ) LOOSE SIDING ( ) STRUCTURALLY UNSOUND ( ) NOT WEATHERTIGHT ( ) NEEDS CLEANING
- \_\_\_\_\_ WINDOWS ( ) CRACKED/ BROKEN GLASS ( ) SCREENS MISSING ( ) WEATHERTIGHT
- \_\_\_\_\_ ROOF ( ) APPEARS SOLID ( ) DAMAGED

**STATUS**

APPROVED \_\_\_\_\_ WITH CONDITIONS: \_\_\_\_\_

NOT APPROVED \_\_\_\_\_ NEED RE-INSPECTION FOR FOLLOWING CONDITIONS \_\_\_\_\_

SIGNATURE \_\_\_\_\_ ID NUMBER \_\_\_\_\_ DATE \_\_\_\_\_

Florida Mobilehome Brokers LLC  
 29685 59th Drive lot 8  
 Branford, Fl. 32008  
 (386)269-2070. Fax: (386) 243-8966

Drivers License  
 Buyer:  
 Co-Buyer:

Date of Birth  
 Buyer:  
 Co-Buyer:

BUYER(S) **DEREK SNEAD** PHONE **260-337-3557** DATE: **1-27-2022**

MAILING ADDRESS: **1168 SW MAW BLVD 105-1 LAKE PERSON, FL. 32055**

DELIVERY ADDRESS: **TBD**

MAKE & MODEL: **SKYLINE/WINN** YEAR: **98** BEDROOMS: **3** FLOOR SIZE: **76 W 16** HITCH SIZE: **80 W 16** STOCK NUMBER: **NIA**  
 SERIAL NUMBER: **8D61131K**  NEW  USED COLOR: **WHITE** PROPOSED DELIVERY DATE: **NIA** KEY NUMBERS: **NIA**

LOCATION	R-VALUE	THICKNESS	TYPE OF INSULATION	BASE PRICE OF UNIT
CEILING			Cellulose	OPTIONAL EQUIPMENT \$-
EXTERIOR			Fiberglass	
FLOORS			Fiberglass	
SUB-TOTAL				\$-

THIS INSULATION INFORMATION WAS FURNISHED BY THE MANUFACTURER AND IS DISCLOSED IN COMPLIANCE WITH THE FEDERAL TRADE COMMISSION RULE 16CFR SECTION 460.16

**OPTIONAL EQUIPMENT, LABOR & ACCESSORIES**  
 We do not endorse any vendors, we can supply you with a list, However we are not associated or responsible for any vendors. Which includes time frame, cost, etc...  
 Sales Tax  
 County Surtax  
 TAG & TITLE  
 VARIOUS FEES & INSURANCE  
 LAND IMPROVEMENTS (allowance) \$-  
**1. CASH PURCHASE PRICE** \$-  
 TRADE-IN ALLOWANCE \$-  
 LESS BAL DUE ON ABOVE \$-  
 NET ALLOWANCE \$-  
 CASH DOWN PAYMENT \$-  
 CASH AS AGREED SEE REMARKS \$-  
**2. LESS TOTAL CREDITS**  
 SUB TOTAL \$-  
 Pre-Paid Items \$-  
**3. Unpaid Balance of Cash Sale Price** **20,000**

Customer responsible for any tractor / dozier fees incurred during set-up of new home and / or removal of trade

Customer agrees to have home removed off property by or additional fees will occur

Customer responsible for any and all hook-ups, Unless otherwise noted on "Promise Agreement" (see attached)  
 Initial: **[Signature]**  
 Home only Home sold as is no warranties

Customer responsible for releveling of home after initial setup. Can not be responsible for settling of land. We will re-level home, but there will be a charge.

Options inc. in Price:  
**BALANCE CARRIED TO OPTIONAL EQUIPMENT** \$-

NOTE: WARRANTY, EXCLUSIONS AND LIMITATIONS OF DAMAGES ON THE REVERSE SIDE

DESCRIPTION OF TRADE-IN	YEAR	SIZE
MAKE	MODEL	BEDROOMS
TITLE NO.	SERIAL	COLOR
AMOUNT OWING TO WHOM	NO	

ANY DEBT BUYER OWES ON THE TRADE-IN IS TO BE PAID BY  DEALER  BUYER REFER TO PARAGRAPH #5 ON THE REVERSE SIDE OF THIS CONTRACT

THIS AGREEMENT CONTAINS THE ENTIRE UNDERSTANDING BETWEEN DEALER AND BUYER AND NO OTHER REPRESENTATION OR INDUCEMENT, VERBAL OR WRITTEN, HAS BEEN MADE WHICH IS NOT CONTAINED IN THIS CONTRACT. Dealer and Buyer certify that the additional terms and conditions printed on the other side of this contract are agreed to as part of this agreement, the same as if printed above the signatures. Buyer is purchasing the above described trailer, manufactured home or vehicle, the optional equipment and accessories, the insurance as described has been voluntary, that Buyer's trade-in is free from all claims whatsoever, except as noted. BUYER ACKNOWLEDGES RECEIPT OF A COPY OF THIS ORDER.

**FLORIAN MOBILE HOME BROKERS** DEALER  
 Not Valid Unless Signed and Accepted by an Officer of the Company or an Authorized Agent  
 By **[Signature]** Approved  
 SIGNED X **[Signature]** BUYER  
 SOCIAL SECURITY NO. \_\_\_\_\_  
 SIGNED X \_\_\_\_\_ BUYER  
 SOCIAL SECURITY NO. \_\_\_\_\_



**BOARD OF COUNTY COMMISSIONERS • COLUMBIA COUNTY**

**Address Assignment and Maintenance Document**

To maintain the county wide Addressing Policy you must make application for a 9-1-1 Address at the time you apply for a building permit. The established standards for addressing and posting numbers to all principal buildings, dwellings, businesses and industries are contained in Columbia County Ordinance 2001-9. The addressing system is to enable Emergency Services Agencies to locate you in an emergency, and to assist the United States Postal Service and the public in the timely and efficient provision of services to residents and businesses of Columbia County

---

Date/Time Issued: **6/22/2020 2:42:56 PM**

Address: **628 NE DIANA TER**

City: **LAKE CITY**

State: **FL**

Zip Code **32055**

---

Parcel ID **20-3S-17-05182-102**

---

REMARKS: **This address is a verified address in the county's addressing system.**

**Verification ID: 642d92e0-5061-464b-b233-285213886160**

**NOTICE: THIS ADDRESS WAS ISSUED BASED ON LOCATION AND ACCESS INFORMATION RECEIVED FROM THE REQUESTER. SHOULD, AT A LATER DATE, THE LOCATION AND/OR ACCESS INFORMATION BE FOUND TO BE IN ERROR OR CHANGED, THIS ADDRESS IS SUBJECT TO CHANGE.**

Address Issued By: **GIS Specialist**

---

Columbia County GIS/911 Addressing Coordinator

Columbia County  
Department of Information Technology  
135 NE Hernando Ave. Lake City, FL 32055  
Telephone 386-719-1456

# Columbia County Property Appraiser

Jeff Hampton

**2022 Working Values**

updated: 1/27/2022

Parcel: << 20-3S-17-05182-102 (25152) >>

Aerial Viewer Pictometry Google Maps

## Owner & Property Info

Result: 14 of 16

Owner	SUBRANDY LIMITED PARTNERSHIP P O BOX 513 LAKE CITY, FL 32056		
Site	628 NE DIANA Ter, LAKE CITY		
Description*	LOT 2 OAK FOREST LANDING S/D. 828-1902, CT 1082-1472.		
Area	0 AC	S/T/R	20-3S-17
Use Code**	VACANT (0000)	Tax District	2

\*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.

\*\*The Use Code is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning & Zoning office for specific zoning information.

## Property & Assessment Values

2021 Certified Values		2022 Working Values	
Mkt Land	\$13,570	Mkt Land	\$13,570
Ag Land	\$0	Ag Land	\$0
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$13,570	Just	\$13,570
Class	\$0	Class	\$0
Appraised	\$13,570	Appraised	\$13,570
SOH Cap [?]	\$0	SOH Cap [?]	\$0
Assessed	\$13,570	Assessed	\$13,570
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$13,570 city:\$0 other:\$0 school:\$13,570	Total Taxable	county:\$13,570 city:\$0 other:\$0 school:\$13,570



## Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
NONE						

## Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
NONE					

## Extra Features & Out Buildings (Codes)

Code	Desc	Year Blt	Value	Units	Dims
NONE					

## Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0000	VAC RES (MKT)	1.000 LT (0.000 AC)	1.0000/1.0000 1.0000/1.2000000 /	\$10,320 /LT	\$10,320
9945	WELL/SEPT (MKT)	1.000 UT (0.000 AC)	1.0000/1.0000 1.0000/ /	\$3,250 /UT	\$3,250

Search Result: 14 of 16

**MOBILE HOME INSTALLATION SUBCONTRACTOR VERIFICATION FORM**

APPLICATION NUMBER \_\_\_\_\_ CONTRACTOR Rusty Knowles PHONE \_\_\_\_\_

**THIS FORM MUST BE SUBMITTED PRIOR TO THE ISSUANCE OF A PERMIT**

In Columbia County one permit will cover all trades doing work at the permitted site. It is REQUIRED that we have records of the subcontractors who actually did the trade specific work under the permit. Per Florida Statute 440 and Ordinance 89-6, a contractor shall require all subcontractors to provide evidence of workers' compensation or exemption, general liability insurance and a valid Certificate of Competency license in Columbia County.

***Any changes, the permitted contractor is responsible for the corrected form being submitted to this office prior to the start of that subcontractor beginning any work. Violations will result in stop work orders and/or fines.***

<p><b>ELECTRICAL</b></p>	<p>Print Name <u>Derek Snead</u></p> <p>License #: _____</p> <p align="center">Qualifier Form Attached <input type="checkbox"/></p>	<p>Signature <u>[Signature]</u></p> <p>Phone #: _____</p>
<p><b>MECHANICAL/ A/C _____</b></p>	<p>Print Name <u>Derek Snead</u></p> <p>License #: _____</p> <p align="center">Qualifier Form Attached <input type="checkbox"/></p>	<p>Signature <u>[Signature]</u></p> <p>Phone #: _____</p>

**F. S. 440.103 Building permits; identification of minimum premium policy.**--Every employer shall, as a condition to applying for and receiving a building permit, show proof and certify to the permit issuer that it has secured compensation for its employees under this chapter as provided in ss. 440.10 and 440.38, and shall be presented each time the employer applies for a building permit.

T# 1548057167  
B# 1397867

Identification Number 8D611131K	Year 1998	Make WINN	Body HS	WT-L-BHP 76'	Vessel Regis. No.	Title Number 77460644
------------------------------------	--------------	--------------	------------	-----------------	-------------------	--------------------------



Registered Owner:  
**WILLIAM ROBERT NELSON**  
164 SW JOYCE GLN  
LAKE CITY, FL 32024-4761

Date of Issue 10/29/2021

Lien Release  
Interest in the described vehicle is hereby released  
By \_\_\_\_\_  
Title \_\_\_\_\_  
Date \_\_\_\_\_

**IMPORTANT INFORMATION**

1. When ownership of the vehicle described herein is transferred, the seller MUST complete in full the Transfer of Title by Seller section at the bottom of the certificate of title.
2. Upon sale of this vehicle, the seller must complete the notice of sale on the reverse side of this form.
3. Remove your license plate from the vehicle.
4. See the web address below for more information and the appropriate forms required for the purchaser to title and register the vehicle, mobile home or vessel: <http://www.hsmv.state.fl.us/html/titinf.html>

Mail To:  
**WILLIAM ROBERT NELSON**  
164 SW JOYCE GLN  
LAKE CITY, FL 32024-4761

**CERTIFICATE OF TITLE**

Identification Number 8D611131K	Year 1998	Make WINN	Body HS	WT-L-BHP 76'	Vessel Regis. No.	Title Number 77460644
Prev State FL	Color UNK	Primary Brand	Secondary Brand	No of Brands	Use PRIVATE	Prev Issue Date 08/04/2021
Odometer Status or Vessel Manufacturer or OH use				Engine Drive	Hull Material	Prop Date of Issue 10/29/2021

Lien Release  
Interest in the described vehicle is hereby released  
By \_\_\_\_\_  
Title \_\_\_\_\_  
Date \_\_\_\_\_

Registered Owner  
**WILLIAM ROBERT NELSON**  
164 SW JOYCE GLN  
LAKE CITY, FL 32024-4761

1st Lienholder  
NONE

DIVISION OF MOTORIST SERVICES

TALLAHASSEE



FLORIDA

DEPARTMENT OF HIGHWAY SAFETY AND MOTOR VEHICLES

Robert R. Kynoch  
Director

Terry L. Rhodes  
Executive Director

Control Number 153463638

29 / 1 153463638

**TRANSFER OF TITLE BY SELLER (This section must be completed at the time of sale.)**

Federal and/or state law require that the seller state the mileage, purchaser's name, selling price and date sold in connection with the transfer of ownership. Failure to complete or providing a false statement may result in fines and/or imprisonment.  
This title is warranted to be free from any liens except as noted on the face of the certificate and the motor vehicle or vessel described is hereby transferred to:

Seller Must Enter Purchaser's Name: \_\_\_\_\_ Address: \_\_\_\_\_

Seller Must Enter Selling Price: \_\_\_\_\_ Seller Must Enter Date Sold: \_\_\_\_\_

I/We state that this  5 or  6 digit odometer now reads \_\_\_\_\_ (no tenths) miles, date read \_\_\_\_\_ and I hereby certify that to the best of my knowledge the odometer reading:  1. reflects ACTUAL MILEAGE  2. is IN EXCESS OF ITS MECHANICAL LIMITS  3. is NOT THE ACTUAL MILEAGE.

**UNDER PENALTIES OF PERJURY, I DECLARE THAT I HAVE READ THE FOREGOING DOCUMENT AND THAT THE FACTS STATED IN IT ARE TRUE.**

SELLER Must Sign Here: *William R. Nelson*

CO-SELLER Must Sign Here: \_\_\_\_\_

Print Here: **WILLIAM R NELSON**

Print Here: \_\_\_\_\_

Selling Dealer's License Number \_\_\_\_\_ Tax No: \_\_\_\_\_ Tax Collected: \_\_\_\_\_

Auction Name: \_\_\_\_\_ License Number: \_\_\_\_\_

PURCHASER Must Sign Here: \_\_\_\_\_

CO-PURCHASER Must Sign Here: \_\_\_\_\_

Print Here: \_\_\_\_\_

Print Here: \_\_\_\_\_

**NOTICE: PENALTY IS REQUIRED BY LAW IF NOT SUBMITTED FOR TRANSFER WITHIN 30 DAYS AFTER DATE OF PURCHASE.**

Prepared by and return to:

**The Law Office of Ralph R. Deas, P.A.**  
227 SE Hernando Avenue  
Lake City, FL 32025  
(386) 754-0771  
File Number: 2022-12  
Will Call No.:

Inst: 202212001682 Date: 01/28/2022 Time: 12:20PM  
Page 1 of 2 B: 1457 P: 2577, James M Swisher Jr, Clerk of Court  
Columbia, County, By: VC  
Deputy ClerkDoc Stamp-Deed: 177.10

[Space Above This Line For Recording Data]

## Warranty Deed

**This Warranty Deed** made this 28th day of January, 2022 between Erin Miller whose post office address is 628 NE Diana Terrace, Lake City, FL 32055, grantor, and Brown Gate Land Trust Dated 1/23/2022 whose post office address is 2850 34th Street North #397, Saint Petersburg, FL 33713, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

**Witnesseth**, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Columbia County, Florida to-wit:

**Lot 2, Oak Forest Landing Subdivision, a subdivision as recorded in Plat Book 6, page 209, public records of Columbia County, Florida.**

**Parcel Identification Number: 05182-102 (25152)**

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anyway appertaining.

**To Have and to Hold**, the same in fee simple forever.

**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to 12/31/2021.

**In Witness Whereof**, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Kiara Davis  
Witness  
Printed Name: Kiara Davis

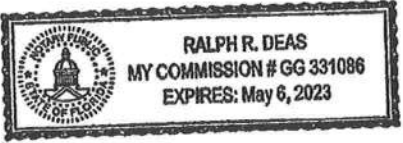
Erin Miller  
Erin Miller

Sarah M. Deas  
Witness  
Printed Name: Sarah M. Deas

State of Florida  
County of Columbia

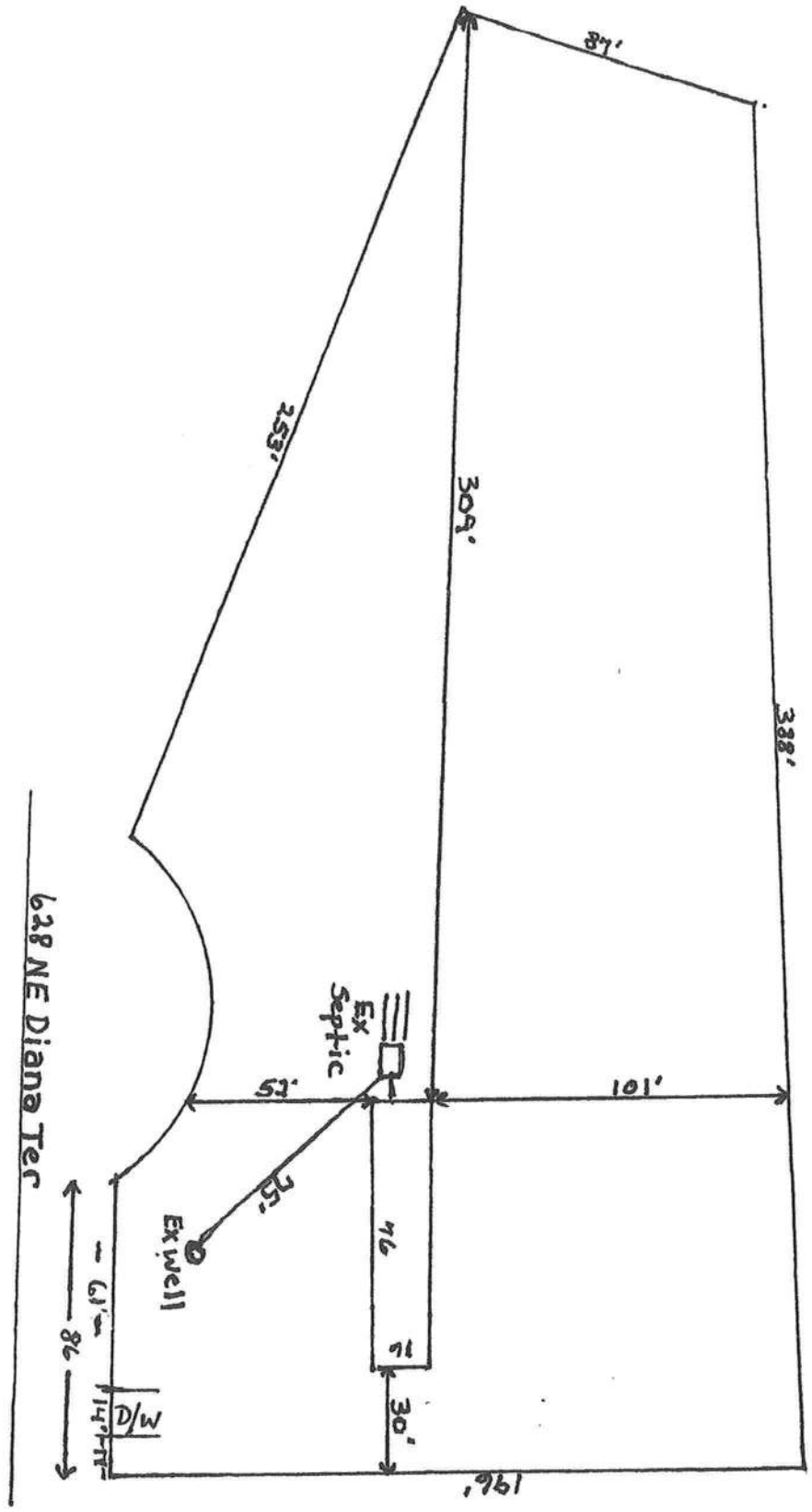
The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 28th day of January, 2022 by Erin Miller who  is personally known or  has produced a driver's license as identification.

[Seal]



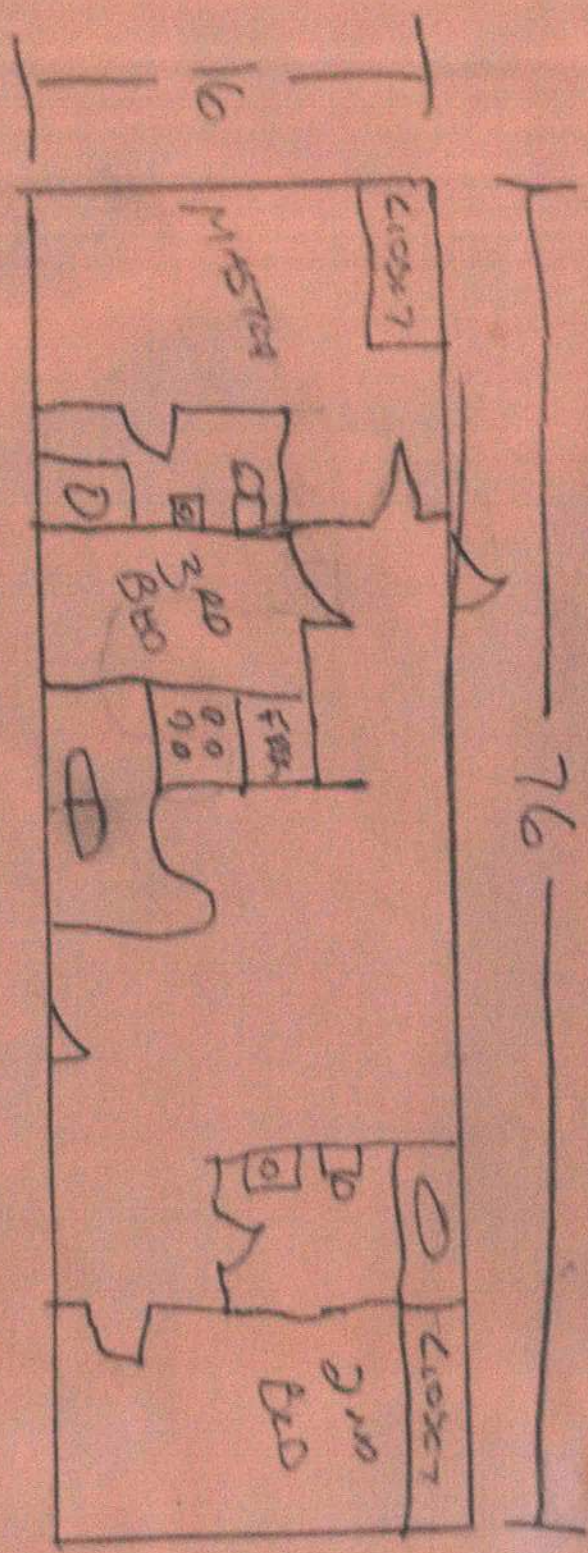
*Ralph R. Deas*  
\_\_\_\_\_  
Notary Public  
Print Name: Ralph R. Deas  
My Commission Expires: \_\_\_\_\_

Snead



1" = 50'







COLUMBIA COUNTY BUILDING DEPARTMENT  
 135 NE Hernando Ave, Suite B-21, Lake City, FL 32055  
 Phone: 386-758-1008 Fax: 386-758-2160

MOBILE HOME INSTALLERS AGENT AUTHORIZATION

I, Rusty Knowles, give this authority and I do certify that the below  
Installers Name

referenced person(s) listed on this form is/are under my direct supervision and control and is/are authorized to purchase permits, call for inspections and sign on my behalf.

Printed Name of Authorized Person	Signature of Authorized Person	Agents Company Name
Soupe North	Soupe North	

I, the license holder, realize that I am responsible for all permits purchased, and all work done under my license and I am fully responsible for compliance with all Florida Statutes, Codes, and Local Ordinances.

I understand that the State Licensing Board has the power and authority to discipline a license holder for violations committed by him/her or by his/her authorized person(s) through this document and that I have full responsibility for compliance granted by issuance of such permits.

[Signature] License Holders Signature (Notarized)      JH-1038219 License Number      2-7-22 Date

**NOTARY INFORMATION:**

STATE OF: Florida COUNTY OF: Columbia

The above license holder, whose name is Rusty Knowles, personally appeared before me and is known by me or has produced identification (type of I.D.) \_\_\_\_\_ on this 7<sup>th</sup> day of February, 2022.

Linda Ruth Craft  
 NOTARY'S SIGNATURE





COLUMBIA COUNTY BUILDING DEPARTMENT  
 135 NE Hernando Ave, Suite B-21, Lake City, FL 32055  
 Phone: 386-758-1008 Fax: 386-758-2160

MOBILE HOME INSTALLERS LETTER OF AUTHORIZATION

I, Rusty Knowles, give this authority for the job address show below  
Installer License Holder Name

only, 628 NE Diana Terr Lake City and I do certify that  
Job Address

the below referenced person(s) listed on this form is/are under my direct supervision and control and is/are authorized to purchase permits, call for inspections and sign on my behalf.

Printed Name of Authorized Person	Signature of Authorized Person	Authorized Person is... (Check one)
Sonja North	Sonja North	<input checked="" type="checkbox"/> Agent <input type="checkbox"/> Officer <input type="checkbox"/> Property Owner
		<input type="checkbox"/> Agent <input type="checkbox"/> Officer <input type="checkbox"/> Property Owner
		<input type="checkbox"/> Agent <input type="checkbox"/> Officer <input type="checkbox"/> Property Owner

I, the license holder, realize that I am responsible for all permits purchased, and all work done under my license and I am fully responsible for compliance with all Florida Statutes, Codes, and Local Ordinances.

I understand that the State Licensing Board has the power and authority to discipline a license holder for violations committed by him/her or by his/her authorized person(s) through this document and that I have full responsibility for compliance granted by issuance of such permits.

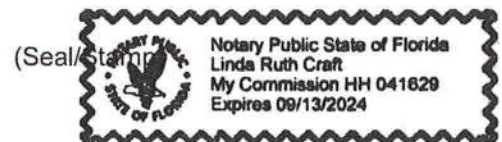
[Signature] License Holders Signature (Notarized)      IH 1038219 License Number      2-7-22 Date

**NOTARY INFORMATION:**

STATE OF: Florida COUNTY OF: Columbia

The above license holder, whose name is Rusty Knowles, personally appeared before me and is known by me or has produced identification (type of I.D.) \_\_\_\_\_ on this 7<sup>th</sup> day of February, 2022.

Linda Ruth Craft  
 NOTARY'S SIGNATURE



# Mobile Home Permit Worksheet

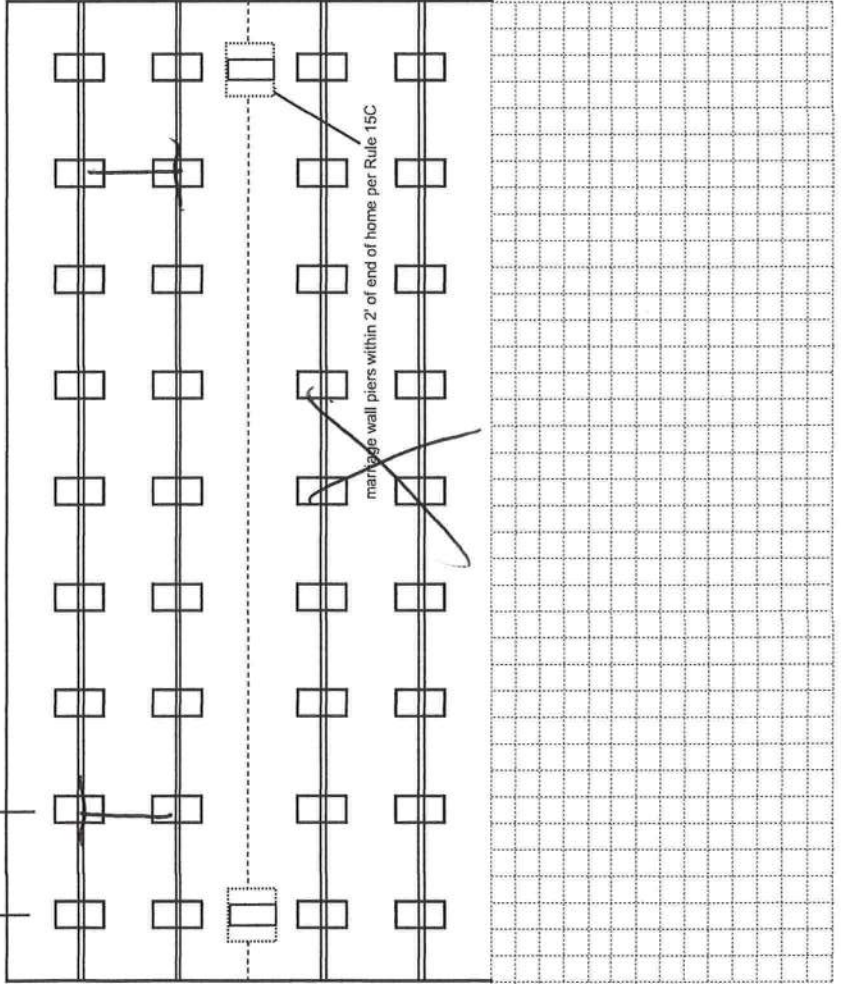
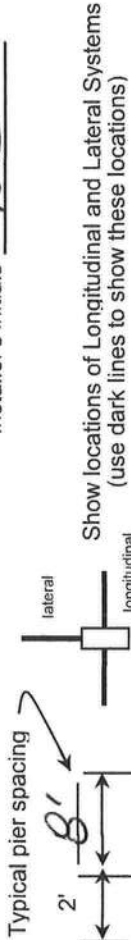
Application Number: \_\_\_\_\_ Date: \_\_\_\_\_

New Home     Used Home  
 Home installed to the Manufacturer's Installation Manual  
 Home is installed in accordance with Rule 15-C   
 Single wide     Wind Zone II     Wind Zone III     Wind Zone III  
 Double wide    Installation Decal # Ordered  
 Triple/Quad    Serial # 8D16 11131K

Installer: Rusby Knowles License # \_\_\_\_\_  
 Address of home being installed: 428 NE Diana Ter  
Levell City, FL  
 Manufacturer: Skyline Length x width: 76 x 16

**NOTE:** if home is a single wide fill out one half of the blocking plan  
 if home is a triple or quad wide sketch in remainder of home  
 I understand Lateral Arm Systems cannot be used on any home (new or used)  
 where the sidewall ties exceed 5 ft 4 in.

Installer's initials: RK



## PIER SPACING TABLE FOR USED HOMES

Load bearing capacity	Footer size (sq in)	16" x 16" (256)	18 1/2" x 18 1/2" (342)	20" x 20" (400)	22" x 22" (484)*	24" x 24" (576)*	26" x 26" (676)
1000 psf	3'	4'	4'	5'	6'	7'	8'
1500 psf	4' 6"	6'	7'	8'	8'	8'	8'
2000 psf	6'	8'	8'	8'	8'	8'	8'
2500 psf	7' 6"	8'	8'	8'	8'	8'	8'
3000 psf	8'	8'	8'	8'	8'	8'	8'
3500 psf	8'	8'	8'	8'	8'	8'	8'

\* interpolated from Rule 15C-1 pier spacing table.

## PIER PAD SIZES

I-beam pier pad size: 23 1/2 x 3 1/4  
 Perimeter pier pad size: 16 x 16  
 Other pier pad sizes (required by the mfg.): NA

## POPULAR PAD SIZES

Pad Size	Sq In
16 x 16	256
16 x 18	288
18.5 x 18.5	342
16 x 22.5	360
17 x 22	374
13 1/4 x 26 1/4	348
20 x 20	400
17 3/16 x 25 3/16	441
17 1/2 x 25 1/2	446
24 x 24	576
26 x 26	676

Draw the approximate locations of marriage wall openings 4 foot or greater. Use this symbol to show the piers.

List all marriage wall openings greater than 4 foot and their pier pad sizes below.

Opening: \_\_\_\_\_ Pier pad size: \_\_\_\_\_

## ANCHORS

4 ft  5 ft

## FRAME TIES

within 2' of end of home spaced at 5' 4" oc

## OTHER TIES

Sidewall \_\_\_\_\_  
 Longitudinal \_\_\_\_\_  
 Marriage wall \_\_\_\_\_  
 Shearwall \_\_\_\_\_

## TIEDOWN COMPONENTS

Longitudinal Stabilizing Device (LSD)  
 Manufacturer: OLW  
 Longitudinal Stabilizing Device w/ Lateral Arms  
 Manufacturer: OliverTech

# Mobile Home Permit Worksheet

## POCKET PENETROMETER TEST

The pocket penetrometer tests are rounded down to      psf or check here to declare 1000 lb. soil  without testing.

X      X      X      X     

### POCKET PENETROMETER TESTING METHOD

1. Test the perimeter of the home at 6 locations.
2. Take the reading at the depth of the footer.
3. Using 500 lb. increments, take the lowest reading and round down to that increment.

X      X      X      X     

## TORQUE PROBE TEST

The results of the torque probe test is      inch pounds or check here if you are declaring 5' anchors without testing 270. A test showing 275 inch pounds or less will require 5 foot anchors.

**Note:** A state approved lateral arm system is being used and 4 ft. anchors are allowed at the sidewall locations. I understand 5 ft anchors are required at all centerline tie points where the torque test reading is 275 or less and where the mobile home manufacturer may require anchors with 4000 lb holding capacity.

RLK Installer's initials

### ALL TESTS MUST BE PERFORMED BY A LICENSED INSTALLER

Installer Name Randy L. Kautcher

Date Tested 2.7.22

Electrical

Connect electrical conductors between multi-wide units, but not to the main power source. This includes the bonding wire between multi-wide units. Pg. 15C-1

Plumbing

Connect all sewer drains to an existing sewer tap or septic tank. Pg. 15C-1

Connect all potable water supply piping to an existing water meter, water tap, or other independent water supply systems. Pg. 15C-1

Application Number:     

Date:     

## Site Preparation

Debris and organic material removed  Swale  Pad  Other     

## Fastening multi wide units

Floor: Type Fastener: NA Length:      Spacing:       
 Walls: Type Fastener: NA Length:      Spacing:       
 Roof: Type Fastener: NA Length:      Spacing:       
 For used homes a min. 30 gauge, 8" wide, galvanized metal strip will be centered over the peak of the roof and fastened with galv. roofing nails at 2" on center on both sides of the centerline.

## Gasket (weatherproofing requirement)

I understand a properly installed gasket is a requirement of all new and used homes and that condensation, mold, mildew and buckled marriage walls are a result of a poorly installed or no gasket being installed. I understand a strip of tape will not serve as a gasket.

Installer's initials NA

Type gasket     

Installed:

Between Floors Yes       
 Between Walls Yes       
 Bottom of ridgebeam Yes     

## Weatherproofing

The bottomboard will be repaired and/or taped. Yes  Pg. 15C-1  
 Siding on units is installed to manufacturer's specifications. Yes   
 Fireplace chimney installed so as not to allow intrusion of rain water. Yes

## Miscellaneous

Skirting to be installed. Yes  No   
 Dryer vent installed outside of skirting. Yes   
 Range downflow vent installed outside of skirting. Yes  N/A   
 Drain lines supported at 4 foot intervals. Yes   
 Electrical crossovers protected. Yes  N/A   
 Other:     

Installer verifies all information given with this permit worksheet is accurate and true based on the manufacturer's installation instructions and or Rule 15C-1 & 2

Installer Signature     

Date 2.7.22



**PURCHASE AND SALE AGREEMENT**  
COPYRIGHTED BY AND SUGGESTED FOR USE BY THE MEMBERS OF  
THE NORTHEAST FLORIDA ASSOCIATION OF REALTORS®, INC.



*EM*  
*DS*

1 \_\_\_\_\_ Brown Gate Land Trust  
2 \_\_\_\_\_ ("BUYER/PURCHASER") names as reflected on government-  
3 issued photo ID and **marital status** if individuals and ~~Subbrand Limited Partnership~~ Erin Miller  
4 Whose ownership interest is through an unrecorded agreement for deed ("SELLER"),  
5 names as reflected on deed or government-issued photo ID and **marital status** if individuals, which terms may  
6 be singular or plural and include the successors, personal representatives and assigns of BUYER and SELLER,  
7 hereby agree that SELLER will sell and BUYER will buy the following described property with all improvements  
8 ("the Property"), upon the following terms and conditions and as completed or marked. In any conflict of terms or  
9 conditions, that which is added will supersede that which is printed or marked.

10 **PROPERTY DESCRIPTION:**

11 (a) Street address, city, zip code: \_\_\_\_\_ 628 NE Diana Terrace  
12 (b) The Property is located in Columbia County, Florida. Property Tax ID No: 20-3s-17-05182-102  
13 (c) Legal description of the Real Property (if lengthy, see attached legal description): \_\_\_\_\_  
14 \_\_\_\_\_  
15 \_\_\_\_\_

16 The Property will be conveyed by statutory general warranty deed, trustee's, personal representative's or  
17 guardian's deed as appropriate to the status of SELLER (unless otherwise required herein), subject to current  
18 taxes, existing zoning, recorded restrictive covenants governing the Property, and easements of record which do  
19 not adversely affect marketable title. SELLER hereby represents that SELLER has the legal authority and  
20 capacity to convey the Property, and that no other person or entity has an ownership interest in the Property.  
21 **Under Florida law financing of the BUYER's principal residence requires BUYER and BUYER's spouse to**  
22 **sign the mortgage(s). Under Florida law the sale of a principal residence requires SELLER's spouse to**  
23 **sign the deed even if the spouse's name is not on SELLER's present deed.**

24 1. PURCHASE PRICE to be paid by BUYER is payable as follows:  
25 (A) Binder deposit is paid herewith, or is due within 3 days after  
26 date of acceptance which will remain a binder until closing  
27 unless sooner disbursed according to the provisions of this Agreement. \$ 2,000.00  
28 (B) Additional binder deposit due on or before \_\_\_\_\_ or  
29 \_\_\_\_\_ days after date of acceptance of this Agreement \$ 0.00  
30 (C) Proceeds of a note and mortgage to be executed by BUYER to any  
31 lender other than SELLER (base loan amount excluding financed  
32 closing costs) \$ 0.00  
33 (D) Seller financing by note and mortgage executed by BUYER to SELLER  
34 (requires use of Seller Financing Addendum) \$ 0.00  
35 (E) Balance due at closing (not including BUYER's closing costs, prepaid  
36 items or prorations) by wire transfer or, if allowed by settlement agent,  
37 by cashier's or official check drawn on a United States banking institution \$ 23,250.00  
38 (F) **PURCHASE PRICE** \$ 25,250.00

39 (G)  **Purchase Price Based on Units** (Complete only if Purchase Price will be based on a per unit price  
40 instead of a fixed sales price). The unit used to determine the Purchase Price is  
41  Acre  
42  Square foot  
43  Other (specify \_\_\_\_\_) prorating  
44 areas of less than a full unit. The Purchase Price will be \$ \_\_\_\_\_ per unit and  
45 adjusted at closing based on a calculation of the units of the Property as certified to BUYER and  
46 SELLER by a Florida-licensed surveyor in accordance with Paragraph 6 of this Agreement. The  
47 following rights of way and other areas within the Property will be excluded from the calculation of  
48 units: \_\_\_\_\_  
49 \_\_\_\_\_  
50 \_\_\_\_\_  
51 \_\_\_\_\_  
52 \_\_\_\_\_  
53 \_\_\_\_\_

54 **Binder deposit to be held by:**

55 Name: North Central Title Inc  
56 Address: 858 McMAHON ST, STARKE FL 32091  
57 Phone: 904-964-4150 E-mail: \_\_\_\_\_

58 **Note: In the event of a dispute between BUYER and SELLER regarding entitlement to the binder**  
59 **deposit(s) held by an attorney or title insurance agency, Broker's resolution remedies referenced**  
60 **in paragraph 13(A) are not available.**

61 2. **FINANCING INFORMATION:** BUYER intends to finance this transaction as follows:

- 62  cash
- 63  loan without financing contingency
- 64  loan as marked below with financing contingency.
- 65 Loan Approval (mark only one box):
- 66  is conditioned upon the closing of the sale of other real property owned by BUYER
- 67  is not conditioned upon the closing of the sale of other real property owned by BUYER.
- 68 If neither box is marked, then Loan Approval is not conditioned upon the closing of the sale of other
- 69 real property owned by BUYER.
- 70  seller financing (If marked see applicable SELLER FINANCING ADDENDUM attached hereto and
- 71 made a part hereof).

72 **APPLICATION:** Within \_\_\_\_\_ days (5 days if left blank) after date of acceptance of this Agreement,  
73 BUYER will complete the application process for mortgage loan(s). BUYER will timely furnish any and  
74 all credit, employment, financial, and other information required by lender sufficient to generate a Loan  
75 Estimate or similar closing cost estimate, pay all fees require by BUYER's lender and make a  
76 continuing and diligent effort to obtain loan approval. **Otherwise, BUYER is in default.** BUYER hereby  
77 authorizes BUYER's lender to disclose information regarding the status, progress, and conditions of  
78 loan application and loan approval to SELLER, SELLER's attorney, Broker(s) to this transaction, and  
79 the closing attorney/settlement agent. BUYER and SELLER hereby further authorize BUYER's lender  
80 and the closing attorney/settlement agent to provide a copy of the combined settlement statement and  
81 the BUYER and SELLER Closing Disclosures to Broker(s) to this transaction when provided to BUYER  
82 and SELLER, both before and at closing (consummation).

83 **LOAN APPROVAL PERIOD:** Unless the mortgage loan is approved within \_\_\_\_\_ days (30 days if left  
84 blank) after date of acceptance of this Agreement without contingencies other than lender-required  
85 repairs/replacements/treatments, marketable title and survey, herein after called the **Loan Approval**  
86 **Period, BUYER may terminate this Agreement by written notice to the SELLER during the Loan**  
87 **Approval Period, or be deemed to have waived the financing contingency.** If BUYER does not  
88 terminate this Agreement prior to the end of the Loan Approval Period, neither BUYER nor SELLER  
89 shall have the right to terminate this Agreement under this paragraph, the binder deposit shall not be  
90 refundable because of BUYER's failure to obtain financing, and this Agreement shall continue through  
91 date of closing.

92 3. **MAINTENANCE, INSPECTION AND REPAIR:** SELLER will maintain the Property in its present condition  
93 until closing, except for normal wear and tear, and SELLER will not engage in or permit any activity that  
94 would materially alter the Property's condition without the BUYER's prior written consent. If BUYER elects  
95 not to have inspections and investigations performed, BUYER accepts the Property in its "AS IS" condition  
96 as of the date of acceptance of this Agreement. BUYER will be responsible for repair of all damages to the  
97 Property resulting from inspections and investigations, and BUYER will return the Property to its pre-  
98 inspection condition. These obligations shall survive termination of this agreement.

99 (A) **Inspection of the Property. Mark (1) or (2) below to designate whether an Inspection Period**  
100 **applies. If neither box is marked, the Inspection Period DOES NOT apply.**

101 (1)  **No Inspection Period.** BUYER is satisfied that the Property is suitable for BUYER's intended  
102 use, including, but not limited to, (i) the zoning and any proposed zoning changes for the Property, (ii)  
103 the subdivision, deed or other restrictions that affect the Property, (iii) the status of any moratorium on  
104 the Property, (iv) the availability of concurrency for the Property, (v) the availability of utilities, (vi)  
105 whether the Property can be legally used for BUYER's intended use, (vii) the condition of the Property,  
106 and (viii) all other matters concerning BUYER's intended use of the Property. This Agreement is **NOT**  
107 contingent on BUYER conducting any further investigations.

108 (2)  **Inspection Period.** BUYER may, at BUYER's expense, by  \_\_\_\_\_  
109 \_\_\_\_\_ (date). or  \_\_\_\_\_ days (30 days, if left blank) after date of  
110 acceptance of this Agreement (the "Inspection Period), perform such due diligence on, investigate and  
111 inspect the Property to determine whether or not the same is satisfactory to BUYER, in BUYER's sole  
112 and absolute discretion. During the Inspection Period, BUYER may conduct such tests and inspections  
113 as BUYER may desire including, but not limited to, appraisals of the Property, soil testing, and/or

VL

114 borings, testing for saltwater and freshwater ground permeation and intrusion, drainage, permitting,  
115 municipal lien searches, site plan and other determinations for BUYER's intended or potential use of  
116 the Property. During such Inspection Period, BUYER will be provided access to the Property to, among  
117 other things, inspect the Property, determine the condition thereof, verify zoning, conduct engineering  
118 and environmental studies, feasibility tests, determine use under zoning or the proposed  
119 comprehensive land use plan, test for hazardous materials, and to determine the availability of water,  
120 sewer and other utilities.

121 Neither BUYER nor SELLER may initiate any change to any of the foregoing prior to closing without  
122 the written consent of the other party. SELLER warrants and represents that there is ingress and  
123 egress to and from the Property sufficient for its current use.

124 If BUYER determines, in BUYER's **sole and absolute discretion**, that the Property is not acceptable  
125 to BUYER for any reason, then prior to the expiration of the Inspection Period, BUYER may deliver to  
126 SELLER written notice of BUYER's election to terminate this Agreement, in which event the deposit(s)  
127 shall be returned to the BUYER and the parties hereto shall be discharged from their obligations  
128 hereunder except as provided in this paragraph 3.

129 If this transaction does not close for any reason whatsoever, BUYER shall be responsible to restore the  
130 Property to its original condition. Promptly upon the completion of any inspection, examination or test,  
131 BUYER shall restore the Property to its former condition.

132 Prior to closing, BUYER shall not permit any liens to be placed on the Property arising from any action  
133 of BUYER and if any such liens are placed on the Property, BUYER shall promptly remove such liens  
134 by payment or bonding no later than the earlier of: (i) 10 days after demand thereof by SELLER; or (ii)  
135 date of closing; or (iii) termination of this Agreement.

136 BUYER shall not engage in any activity on the Property other than tests and inspections prior to closing  
137 without the prior written consent of SELLER. BUYER and its employees, agents and contractors shall  
138 enter upon the Property at their own risk and SELLER shall not be liable in any way for damages or  
139 acts suffered by such parties.

140 Upon expiration of the Inspection Period, if BUYER has not terminated this Agreement, the deposit(s)  
141 shall become NON-REFUNDABLE unless SELLER does not perform this Agreement, and, if BUYER  
142 fails to close for any reason other than SELLER's default or SELLER's inability to perform, the  
143 deposit(s) shall be retained by SELLER as liquidated damages and consideration for the execution of  
144 this agreement, and will be distributed pursuant to the terms of the listing agreement and this  
145 Agreement.

146 In addition, BUYER hereby agrees to defend, indemnify and hold SELLER harmless against any  
147 claims, costs, damages, or liability arising out of BUYER's inspection/investigation of the Property,  
148 including costs and reasonable attorney's fees. BUYER agrees to defend, indemnify and hold SELLER  
149 harmless from and against all liens on the Property filed by contractors, material suppliers, or laborers  
150 performing work and tests for BUYER. The indemnification and hold harmless provisions of this  
151 paragraph shall survive any termination of this Agreement.

152 (B) **Access:** SELLER will make the Property available for inspections and investigations during the time  
153 provided for inspections and investigations in this paragraph, and, if not, the time for inspections and  
154 investigations will be extended by the time access was denied.

155 (C) **Broker's Notice:** BUYER and SELLER acknowledge and agree that neither the Listing Broker nor  
156 Selling Broker warrants the condition, size or square footage of the Property and neither is liable to  
157 BUYER or SELLER in any manner whatsoever for any losses, damages, claims, suits, and costs  
158 regarding same. BUYER and SELLER hereby release and hold harmless said Brokers and their  
159 licensees from any losses, damages, claims, suits, and costs arising out of or occurring with respect to  
160 the condition, size or square footage of the Property. Brokers shall not be liable for the performance by  
161 any provider of services or products recommended by Brokers. Such recommendations are made as a  
162 courtesy. BUYER and SELLER may select their own providers of services or products.

163 4. **SUBSURFACE AND ENVIRONMENTAL REPRESENTATIONS.**

164 (A)  **NO SUBSURFACE AND ENVIRONMENTAL REPRESENTATIONS.** SELLER makes no  
165 representations or warranties concerning the environmental condition of the Property or the Subsurface  
166 Condition of the Property as hereinafter defined.

167 (B)  **SUBSURFACE AND ENVIRONMENTAL REPRESENTATIONS.** SELLER makes the following  
168 representations concerning the environmental condition of the Property and the Subsurface Condition  
169 of the Property. These representations shall survive closing.

170 (i) **Subsurface Conditions.** SELLER hereby represents to BUYER that, to the best of SELLER's  
171 knowledge: (a) there are no man-made adverse physical conditions on or under any portion of the  
172 Property including, without limitation, buried debris, human burials or remains, archaeological sites,  
173 landfills of any type, or hazardous wastes, and that the Property has not at any time been used for any

174 such purpose; and (b) there are no other adverse physical conditions on or under any portion of the  
175 Property including, without limitation, muck, fault lines, sinkholes or other geological conditions or soil  
176 conditions adverse to construction purposes ("Subsurface Conditions").

177 (ii) SELLER hereby represents to BUYER that, to the best of SELLER's knowledge: (a) the Property  
178 and all uses of the Property have been, and presently are, in compliance with all federal, state, and  
179 local environmental laws; (b) no hazardous substances have been generated, stored, treated, or  
180 transferred on the Property, except as specifically disclosed to BUYER or permitted under  
181 environmental law; (c) SELLER has no knowledge of any spill or environmental law violation on any  
182 property contiguous to the Property; (d) SELLER has not received or otherwise obtained knowledge of  
183 any spill or contamination on the Property, any existing or threatened environmental lien against the  
184 Property, or any lawsuit, proceeding, or investigation regarding the handling of hazardous substances  
185 on the Property; and (e) SELLER has all permits necessary for any activity and operations currently  
186 being conducted on the Property and such permits are in full force and effect.

187 5. **TITLE EVIDENCE/MUNICIPAL LIEN SEARCH: Mark to designate the party responsible to provide**  
188 **title commitment.**

189 (A)  **SELLER to provide:** Within 10 days (20 days if left blank) after date of acceptance of this  
190 Agreement, SELLER will deliver to BUYER a title insurance commitment for an owner's policy in the  
191 amount of the Purchase Price, together with legible copies of all Schedule B-II title exceptions.  
192 Subject to paragraph 7(b), any expense of curing title defects such as, but not limited to, legal fees,  
193 discharge of liens and recording fees will be paid by SELLER. If requested, SELLER will also provide  
194 (at BUYER's expense) at or prior to closing a simultaneous title insurance commitment for a mortgage  
195 policy.

196 (B)  **BUYER to obtain:** During the Inspection Period BUYER shall obtain and deliver a copy to  
197 SELLER:

198 (C)  Title insurance commitment for an owner's policy in the amount of the Purchase Price, together  
199 with legible copies of all Schedule B-I requirements and B-II exceptions and/or  Title insurance  
200 commitment for mortgage policy in the amount of the new mortgage together with legible copies of all  
201 Schedule B-I requirements and B-II exceptions. Subject to paragraph 12(B), any expense of curing  
202 title defects such as, but not limited to, legal fees, discharge of liens and recording fees will be paid by  
203 SELLER. From date of acceptance of this Agreement to closing, SELLER will not take or allow any  
204 action to be taken that alters or changes the status of title to the Property.

205 (D) MUNICIPAL LIEN SEARCH: If a municipal lien search is required in this Agreement, at least \_\_\_\_  
206 days before the date of closing (10 days if left blank), the party paying for this search shall pay for the  
207 cost of this search upon request by closing attorney/settlement agent.

208 6. **SURVEY MAP:** At least \_\_\_\_ days before date of closing (10 days if left blank), the party paying for the  
209 survey map shall cause to be delivered to the closing attorney/settlement agent (**mark only one box**):

- 210  a new staked survey map of the Property dated within (3) months of date of closing showing all  
211 improvements, certified to BUYER, SELLER, lender, and the title insurer in compliance with Florida law; **or**
- 212  a copy of a previously made survey map of the Property showing all existing improvements and  
213 sufficient to allow removal of the standard survey map exceptions from the title insurance commitment  
214 **or, if insufficient, then a new staked survey map is required at Sellers's expense unless otherwise**  
215 **marked in paragraph 8a; or**
- 216  No survey map is required.

217 **If a surveyor's flood elevation certificate is required, BUYER shall pay for it.**

218 7. **TITLE EXAMINATION AND DATE OF CLOSING (CONSUMMATION)**

219 (A) If title evidence and survey map, as specified below, show SELLER is vested with marketable title,  
220 including legal access, the transaction will be closed and the deed and other closing papers delivered  
221 on or before (**mark only one box**):

- 222  \_\_\_\_\_ days (15 days if left blank) after the **Loan Approval Period**, or
- 223  \_\_\_\_\_ (specific date), or
- 224  15 days after date of acceptance of this Agreement,  
225 **unless extended by other conditions of this Agreement.**

226 Marketable title means title which a Florida title insurer will insure as marketable at its regular rates  
227 and subject only to matters to be cured at closing and the usual exceptions such as survey, current  
228 taxes, zoning ordinances, and covenants, restrictions, and easements of record which do not  
229 adversely affect marketable title. From the date of acceptance of this Agreement through closing,  
230 SELLER will not take or allow any action to be taken that alters or changes the status of title to the  
231 Property.

232 (B) **Extension of Date of Closing and Other Dates:**

233 If closing cannot occur by the date of closing due to Consumer Financial Protection Bureau (CFPB)  
234 delivery requirements, the date of closing shall be extended for the period necessary to satisfy CFPB  
235 delivery requirements, not to exceed 10 days. If extreme weather, act of God, government shutdown,  
236 act of terrorism or war ("force majeure") prevents any obligation under this Agreement from being  
237 reasonably performed or causes the unavailability of insurance, all time periods, including the date of  
238 closing, will be extended for the period of time that any of the above prevents performance of any  
239 obligation under this Agreement, but in no event more than 5 days after restoration of services  
240 essential to the closing process and availability of applicable insurance. If force majeure prevents  
241 performance of any obligation under this Agreement for more than 30 days beyond the date of closing,  
242 BUYER or SELLER may terminate this Agreement by delivering written notice to the other party.

243 If title evidence or survey map reveals any defects which render title unmarketable, or if the Property  
244 is not in compliance with governmental regulations/permitting, or homeowners' association rules  
245 /regulations BUYER or closing attorney/settlement agent will have 5 days from receipt of title  
246 commitment, survey or written evidence of any permitting or regulatory issue to notify SELLER in  
247 writing of such defects. SELLER agrees to use reasonable diligence to cure such defects at  
248 SELLER's expense, even if not yet a monetary obligation, and will have 30 days to do so, in which  
249 event this transaction will be closed within 10 days after delivery to BUYER of evidence that such  
250 defects have been cured but not sooner than the date of closing. SELLER agrees to pay for and  
251 discharge all due and delinquent taxes, liens, and other monetary encumbrances, unless otherwise  
252 agreed in writing. If SELLER is unable to convey marketable title, to cure association, permitting/  
253 regulatory issues, BUYER will have the right to either terminate this Agreement, or to accept the  
254 Property as SELLER is able to convey, and to close this transaction upon the terms stated herein,  
255 which election must be exercised within 10 days after BUYER's receipt of SELLER's written notice of  
256 SELLER's inability to cure.

257 8. **BUYER WILL PAY:**

258 (A) **CLOSING COSTS:**

- |                                                                            |                                                                   |
|----------------------------------------------------------------------------|-------------------------------------------------------------------|
| 259 <input checked="" type="checkbox"/> Recording fees                     | <input type="checkbox"/> Mortgage insurance premium               |
| 260 <input type="checkbox"/> Intangible tax                                | <input type="checkbox"/> Mortgage discount not to exceed _____    |
| 261 <input type="checkbox"/> Note stamps                                   | <input type="checkbox"/> Survey Map                               |
| 262 <input type="checkbox"/> Simultaneous mortgagee title insurance policy | <input type="checkbox"/> Closing attorney/settlement fee          |
| 263 <input type="checkbox"/> Title insurance endorsements                  | <input checked="" type="checkbox"/> BUYER's courier/wire fees     |
| 264 <input type="checkbox"/> Lender's flood certification fees             | <input type="checkbox"/> Title search                             |
| 265 <input type="checkbox"/> Mortgage origination charges                  | <input type="checkbox"/> Broker transaction Fee \$ _____          |
| 266 <input type="checkbox"/> Appraisal fee                                 | <input type="checkbox"/> Mortgage transfer and assumption charges |
| 267 <input type="checkbox"/> Credit report(s)                              | <input type="checkbox"/> Inspection and reinspection fees         |
| 268 <input type="checkbox"/> Tax service fee                               |                                                                   |
| 269 <input type="checkbox"/> Other _____                                   |                                                                   |

270 (B) All other charges required by lender(s) in connection with the BUYER's loan(s) unless prohibited by  
271 law or regulation, **together with lender related settlement/title service fees charged to process,**  
272 **close and post close BUYER's loan(s).**

273 (C) Homeowners' association application/transfer fees and capital contributions, if required.

274 (D) PREPAIDS: Prepaid hazard, flood and wind insurance, taxes, interest, and mortgage insurance  
275 premiums if required by the lender.

276 9. **SELLER WILL PAY:**

277 (A) **CLOSING COSTS:**

- |                                                                                    |                                                                |
|------------------------------------------------------------------------------------|----------------------------------------------------------------|
| 278 <input checked="" type="checkbox"/> Deed stamps                                | <input type="checkbox"/> Mortgage discount not to exceed _____ |
| 279 <input checked="" type="checkbox"/> Owner's title insurance policy             | <input type="checkbox"/> Appraisal fee                         |
| 280 <input checked="" type="checkbox"/> Title search                               | <input type="checkbox"/> SELLER's courier/wire fees            |
| 281 <input checked="" type="checkbox"/> Closing attorney/settlement fee            | <input type="checkbox"/> Municipal Lien Search                 |
| 282 <input type="checkbox"/> Survey Map                                            |                                                                |
| 283 <input checked="" type="checkbox"/> Satisfaction of mortgage and recording fee |                                                                |
| 284 <input type="checkbox"/> Other _____                                           |                                                                |

285 (B) Real estate commission and broker transaction fee pursuant to the listing agreement.

286 (C) Homeowners' Association estoppel/statement fees, payable upon request by the closing  
287 attorney/settlement agent.

288 (D) All other charges required by lender(s) in connection with the BUYER's loan(s), which BUYER is  
289 prohibited from paying by law or regulation.



290 (E) If SELLER agrees to pay any amount toward BUYER's closing costs (which shall include BUYER's  
291 prepaids), SELLER shall be obligated to pay, upon closing, **only those costs marked in paragraph**  
292 **8A)** and those specified in paragraphs 8(B), 8(C) and 8(D).

293 (F) All mortgage payments, homeowners' association fees and assessments, Community Development  
294 Fees (CDD fees) and government special assessments due and payable shall be paid current at  
295 SELLER's expense at the time of closing.

296 (G) Public Body (Government) Special Assessments. At closing, SELLER will pay: (i) the full amount of  
297 liens imposed by a public body that are certified, confirmed and ratified before the date of closing not  
298 payable in installments; and (ii) the amount of the public body's most recent estimate or assessment for  
299 an improvement which is substantially completed as of date of acceptance of this Agreement but  
300 that has not resulted in a lien being imposed on the Property before closing. "Public body" does not  
301 include homeowners' association or CDD.

302 If public body special assessments may be paid in installments (mark only one box);

- 303  BUYER shall pay installments due after date of closing; or
- 304  SELLER will pay the assessment in full prior to or at the time of closing.

305 **IF NEITHER BOX IS MARKED SELLER SHALL PAY SUCH ASSESSMENTS IN FULL PRIOR TO OR**  
306 **AT TIME OF CLOSING. This paragraph 9(G) shall not apply to liens imposed by a Community**  
307 **Development District created by Florida Statutes 190. The special benefit tax assessment imposed**  
308 **by a Community Development District shall be treated as an ad valorem tax.**

309 10. **PRORATIONS:** All taxes, rents, homeowners' association fees, solid waste collection/recycling/disposal  
310 fees, stormwater fees, and CDD fees will be prorated through the day before closing based on the most  
311 recent information available to the closing attorney/settlement agent, using the gross tax amount for  
312 estimated tax prorations. The day of closing shall belong to BUYER. Any proration based on an estimate  
313 shall be reprorated at the request of either party upon receipt of the actual bill based on the maximum  
314 discount available.

315 **PROPERTY TAX DISCLOSURE SUMMARY:** BUYER SHOULD NOT RELY UPON SELLER'S  
316 CURRENT PROPERTY TAXES AS THE AMOUNT OF PROPERTY TAXES THAT THE BUYER MAY BE  
317 OBLIGATED TO PAY IN THE YEAR SUBSEQUENT TO PURCHASE. A CHANGE OF OWNERSHIP OR  
318 PROPERTY IMPROVEMENTS TRIGGERS REASSESSMENTS OF THE PROPERTY THAT COULD  
319 RESULT IN HIGHER PROPERTY TAXES. IF YOU HAVE ANY QUESTIONS CONCERNING  
320 VALUATION, CONTACT THE COUNTY PROPERTY APPRAISER'S OFFICE FOR INFORMATION.

321 11. **DEFAULT:**

- 322 (A) If BUYER defaults under this Agreement, including failure to pay all binder deposits within the time  
323 specified, all binder deposits paid and agreed to be paid (after deduction of unpaid closing costs  
324 incurred except inspection fee(s), credit report and appraisal fees which shall be BUYER's sole  
325 responsibility) will be retained by SELLER as agreed upon liquidated damages, consideration for the  
326 execution of this Agreement and in full settlement of any claims. BUYER and SELLER will then be  
327 relieved of all obligations to each other under this Agreement except for BUYER's responsibility for  
328 damages caused during inspections as described in paragraph 3.
- 329 (B) If SELLER defaults under this Agreement, all loan and sale processing costs incurred, whether the  
330 same were to be paid by BUYER or SELLER, will be the responsibility of SELLER, and BUYER may  
331 either: (i) seek specific performance; or (ii) elect to receive the return of BUYER's binder deposit(s)  
332 without thereby waiving any action for damages resulting from SELLER's default.
- 333 (C) Binder deposits retained by SELLER as liquidated damages will be distributed pursuant to the terms of  
334 the listing agreement and this Agreement.

335 12. **NON-DEFAULT PAYMENT OF EXPENSES:**

- 336 (A) If BUYER fails to perform, but is not in default, all loan and sale processing and closing costs incurred,  
337 whether the same were to be paid by BUYER or SELLER, will be the responsibility of BUYER with  
338 costs deducted from the binder deposits and the remainder of the binder deposits shall be returned to  
339 BUYER. This will include but not be limited to the transaction not closing because BUYER does not  
340 obtain the required financing as provided in this Agreement or BUYER invokes BUYER's right to  
341 terminate under any contingency in this Agreement; however, if Buyer elects to terminate this  
342 Agreement pursuant to paragraph 2 and 3, each party will be responsible for all loan and sale  
343 processing costs specified to be paid by that party, except all inspections, which BUYER shall pay.
- 344 (B) If SELLER fails to perform, but is not in default, all loan and sale processing and closing costs  
345 incurred, whether the same were to be paid by BUYER or SELLER, will be the responsibility of  
346 SELLER, and BUYER will be entitled to the return of the binder deposits. This will include the  
347 transaction not closing because SELLER cannot deliver marketable title or is unable to cure  
348 association, permitting/regulatory issues, but shall not include failure to appraise or termination  
349 pursuant to paragraph 3.

VL

*Em*

350 13. **BINDER DISPUTE, WAIVER OF JURY TRIAL AND ATTORNEY FEES:**

351 (A) In the event of a dispute between BUYER and SELLER as to entitlement to the binder deposits, the  
352 holder of the binder deposits may file an interpleader action in accordance with applicable law to  
353 determine entitlement to the binder deposits, and the interpleader's attorney's fees and costs shall be  
354 deducted and paid from the binder deposits and assessed against the non-prevailing party, or the  
355 broker holding the binder deposits may request the issuance of an escrow disbursement order from  
356 the Florida Division of Real Estate. In either event, BUYER and SELLER agree to be bound thereby,  
357 and shall indemnify and hold harmless the holder of the binder deposits from all costs, attorney's fees  
358 and damages upon disbursement in accordance therewith.

359 (B) All controversies and claims between BUYER, SELLER or Broker(s), directly or indirectly, arising out  
360 of or relating to this Agreement or this transaction will be determined by non-jury trial. BUYER,  
361 SELLER and Broker(s), jointly and severally, knowingly, voluntarily and intentionally waive any and all  
362 rights to a trial by jury in any litigation, action or proceeding involving BUYER, SELLER or Broker(s),  
363 whether arising directly or indirectly from this Agreement or this transaction or relating thereto. Each  
364 party will be liable for their own costs and attorney's fees except for interpleader's attorney's fees and  
365 costs which shall be payable as set forth in paragraph 13(A).

366 14. **PROPERTY DISCLOSURE:** SELLER represents that SELLER has no knowledge of facts materially  
367 affecting the value of the Property other than those which BUYER can readily observe  
368 **except:** \_\_\_\_\_  
369 \_\_\_\_\_  
370 \_\_\_\_\_

371 SELLER further represents that the Property is not now and will not be prior to date of closing subject to a  
372 municipal or county code enforcement proceeding and that no citation has been issued **except:**  
373 \_\_\_\_\_  
374 \_\_\_\_\_

375 If the Property is or becomes subject to such a proceeding prior to date of closing, SELLER shall comply  
376 with Florida Statutes 125.69 and 162.06; notwithstanding anything contained within said Statutes,  
377 SELLER shall be responsible for compliance with applicable code and all orders issued in such  
378 proceeding unless otherwise agreed herein. SELLER has received no written or verbal notice from any  
379 governmental entity as to uncorrected environmental, regulatory/permitting, or safety code violations, and  
380 SELLER has no knowledge of any repairs or improvements made to the Property not then in compliance  
381 with governmental regulations/permitting **except:**  
382 \_\_\_\_\_  
383 \_\_\_\_\_

384 **A. Flood Zone:** BUYER is advised to verify with the lender and appropriate government agencies whether  
385 flood insurance is required and what restrictions apply to improving the Property and rebuilding in the  
386 event of casualty.

387 **B. Community Development District: If the Property is in a CDD, a Community Development**  
388 **District Disclosure must be signed by BUYER and SELLER and made a part hereof.**

389 **C. Airport Notice Zones:** If the Property is in Noise Zones A, B and/or an Airport Notice Zone, BUYER  
390 and SELLER agree to comply with the City of Jacksonville Ordinance Code Section 656.1010.

391 **D. Other:** BUYER should exercise due diligence with respect to information regarding neighborhood  
392 crimes, sexual offenders/predators and any other matters BUYER deems relevant to the purchase of  
393 the Property.

394 15. **POSSESSION:**

395  BUYER will be given possession at closing; **or**  
396  BUYER will be given possession within \_\_\_\_ days after the date of closing at no rental cost to SELLER,  
397 or as otherwise set forth in paragraph 19.  
398 If neither box is marked, then BUYER will be given possession at closing.

399 16. **LOSS, DAMAGE OR EMINENT DOMAIN:** SELLER shall bear the risk of loss to the Property until closing.  
400 If any of the Property is materially damaged or altered by casualty before closing, or SELLER negotiates  
401 with a governmental authority to transfer all or part of the Property in lieu of eminent domain proceedings,  
402 or if an eminent domain proceeding is initiated, SELLER will promptly notify BUYER in writing. Either  
403 BUYER or SELLER may cancel this Agreement by written notice to the other within 10 days from  
404 BUYER's receipt of SELLER's notification, failing which BUYER will close in accordance with this  
405 Agreement and receive all payments made by the governmental authority or insurance company, if any.

406 17. **PROPERTY INCLUDES:** Included in the Purchase Price are all (if any) fencing, trees, timber, fill dirt,  
407 minerals, all as now existing or installed on the Property, and these additional items: \_\_\_\_\_  
408 \_\_\_\_\_  
409 \_\_\_\_\_

410 18. **ADDENDA/RIDERS/DISCLOSURES:**  
411 If marked the following are attached hereto and made a part of this Agreement and this Agreement will not  
412 be deemed accepted unless and until all marked addenda, Riders and Disclosures have been  
413 signed/initialed, as appropriate, by both BUYER and SELLER, and delivered to BUYER and SELLER or  
414 their respective Broker:

- 415  Homeowners' Association/Community Disclosure Addendum
- 416  Community Development District Disclosure Addendum
- 417  Continued Marketing Addendum
- 418  Coastal Construction Control Line Disclosure Addendum
- 419  Short Sale Addendum
- 420  Counter Offer Addendum (To accept a counteroffer, BUYER and SELLER must sign both this Agreement  
421 and the Counter Offer Addendum)
- 422 Other (Specify here) \_\_\_\_\_
- 423 \_\_\_\_\_

424 19. **ADDITIONAL TERMS AND CONDITIONS:** \_\_\_\_\_

425 This sale excludes the white storage building with red trim that is currently located on the property. Seller shall  
426 *EM* remove shed prior to closing.  
\_\_\_\_\_

427 \_\_\_\_\_  
428 *DS* \_\_\_\_\_  
429 \_\_\_\_\_  
430 \_\_\_\_\_

431 20. **COMPLETE AGREEMENT AND MISCELLANEOUS PROVISIONS:** BUYER and SELLER acknowledge  
432 receipt of a copy of this Agreement. Except for brokerage agreements, BUYER, SELLER and Broker agree  
433 that the terms of this Agreement constitute the entire agreement between them and that they have not  
434 received or relied on any representations by Brokers or any material regarding the Property including, but  
435 not limited to, listing information, that are not expressed in this Agreement. No prior or present agreements  
436 or representations will bind BUYER, SELLER or Brokers unless incorporated into this Agreement.  
437 Modifications of and notices pursuant to this Agreement will not be binding unless in writing, signed,  
438 initialed as appropriate and delivered by the party to be bound. This Agreement and any modifications to  
439 this Agreement may be signed in counterparts and may be executed and/or transmitted by electronic  
440 media. Headings are for reference only and shall not be deemed to control interpretations. If any provision  
441 of this Agreement is or becomes invalid or unenforceable, all remaining provisions will continue to be fully  
442 effective. Neither this Agreement nor any memorandum hereof will be recorded in any public records. For  
443 emphasis, some of the provisions have been bolded and/or capitalized, but every provision in this  
444 Agreement is significant and should be reviewed and understood. No provision should be ignored or  
445 disregarded because it is not in bold or emphasized in some manner.

446 In the performance of the terms and conditions of this Agreement each party will deal fairly and in good  
447 faith with the other. Written notice to or from the Broker for a party shall be deemed notice to or from that  
448 party and may be transmitted by electronic media

449 21. **TIME IS OF THE ESSENCE IN THIS AGREEMENT:** As used in this Agreement, "days" means calendar  
450 days. Any dates herein, other than the time of acceptance, which end on a Saturday, Sunday, or federal  
451 holiday shall extend to the next date which is not a Saturday, Sunday, or federal holiday. All references to  
452 a date other than the date of acceptance shall end at 9:00 p.m. Eastern Time.

453 22. **NO OTHER AGREEMENTS AND BUYER'S AND SELLER'S NOTICES:** BUYER and SELLER represent  
454 that they have not entered into any other agreements with real estate brokers other than those named  
455 below with regard to the Property. All notices, requests, and other communications required or permitted to  
456 be given under this Agreement shall be in writing and shall be sent by certified mail, postage prepaid,  
457 return receipt requested, or shall be hand delivered or delivered by a recognized national overnight courier  
458 service, addressed as follows:

459 If to BUYER, to the BUYER's Broker or to BUYER at the address hereinafter set forth, with  
460 a copy to Selling Broker, at the address hereinafter set forth.

461 If to SELLER, to the SELLER's Broker or to SELLER at the address hereinafter set forth,  
462 with a copy to Listing Broker, at the address hereinafter set forth.

463 or to any other address or addresses as any party may designate from time to time by written notice given  
464 in accordance with this paragraph. Any such notice will be considered delivered: (1) on the date on which  
465 the return receipt is signed, delivery is refused, or the notice is designated by the postal authority as not  
466 deliverable, as the case may be if mailed; (2) on the date delivered by personal delivery; (3) on the date  
467 delivered by a recognized national overnight courier service. BUYER and SELLER give the Brokers  
468 authorization to advise surrounding neighbors who will be the new owner of the Property. "Broker", as  
469 used in this Agreement, is deemed to include all of Broker's licensees licensed to sell real property in the  
470 State of Florida.

471 23. **ASSIGNMENT:** Mark appropriate assignment provision. If left blank, this Agreement is NOT assignable by  
472 BUYER.

473  BUYER may not assign this Agreement without SELLER's written consent which may be withheld in  
474 SELLER's sole and absolute discretion, provided, however, BUYER may assign without SELLER's  
475 consent to an entity in which BUYER directly owns a majority or controlling interest or as  
476 follows: \_\_\_\_\_  
477 \_\_\_\_\_.

478  BUYER may assign this Agreement without SELLER's consent.

479 24. **PROFESSIONAL ADVICE; NO BROKER LIABILITY:** Broker advises BUYER and SELLER to verify all  
480 facts and representations that are important to them and to consult an appropriate professional for legal  
481 advice (for example, interpreting contracts, determining the effect of laws on the Property and transaction,  
482 status of title, etc.) and for tax, property condition, environmental and other specialized advice. BUYER  
483 agrees to rely solely on SELLER's representations herein (if any), professional inspectors and  
484 governmental agencies for verification of the Property condition and facts that materially affect the Property  
485 value, and BUYER expressly releases the Broker(s) from liability for each of the foregoing.

486 25. **ESCROW DISCLOSURE:** BUYER and SELLER agree that Broker may place escrow funds in an interest-  
487 bearing account pursuant to the rules and regulations of the Florida Real Estate Commission and retain  
488 any interest earned as the cost associated with maintenance of said escrow account.

489 26. **SOCIAL SECURITY OR TAX I.D. NUMBER:** BUYER and SELLER agree to provide their respective  
490 Social Security or Tax I.D. number to closing attorney/ settlement agent upon request.

491 27. **1031 EXCHANGE:** BUYER or SELLER may elect to effect, a tax-deferred exchange under Internal  
492 Revenue Service Code Section 1031 (which shall not delay the closing), in which event BUYER and  
493 SELLER agree to sign documents required to effect, the exchange, provided the non-exchanging party  
494 shall not incur any costs, fees or liability, as a result of or in connection with the exchange.

495 28. **PAYOFF AUTHORIZATION:** SELLER hereby authorizes the closing attorney/settlement agent to obtain  
496 mortgage payoff letters (including from foreclosure attorneys) and Homeowner's Association estoppel  
497 letters on behalf of SELLER.

498 29. **FIRPTA TAX WITHHOLDING:** If SELLER is a "foreign person" as defined by the Foreign Investment in  
499 Real Property Tax Act, the BUYER and SELLER shall comply with the Act, which may require SELLER to  
500 provide additional funds at closing. **SELLER agrees to disclose to closing attorney/settlement agent**  
501 **at least 10 days before closing if any SELLER is not a U. S. citizen or resident alien.**

502 30. **TIME OF ACCEPTANCE:** IF THIS OFFER IS NOT SIGNED BY BUYER AND SELLER AND DELIVERED  
503 TO BUYER AND SELLER OR THEIR RESPECTIVE BROKER (INCLUDING ELECTRONICALLY OR BY  
504 FAX) ON OR BEFORE 10:01  A.M.  P.M. Dec 21, 2021 (DATE), THIS OFFER WILL BE  
505 DEEMED WITHDRAWN. THE TIME FOR ACCEPTANCE OF ANY COUNTER OFFER SHALL BE  
506 \_\_\_\_\_ HOURS (24 HOURS IF LEFT BLANK) FROM THE TIME THE COUNTER OFFER IS  
507 DELIVERED.

508 31. **DATE OF ACCEPTANCE:** The date of acceptance of this Agreement shall be the date on which this  
509 Agreement, inclusive of all marked Addenda, Riders and Disclosures, is last executed by BUYER and  
510 SELLER and a fully executed copy has been delivered to BUYER and SELLER or their respective Broker.

511 **If this Agreement is not understood, BUYER and SELLER should seek competent legal advice.**

**WIRE FRAUD ALERT.** Every day criminals are trying to steal your money by hacking email accounts of real estate agents, title companies, settlement attorneys, lenders and others, resulting in fraudulent wire instructions being used to divert funds to the account of the criminal. These emails are convincing and sophisticated, and they look like the email came from your real estate agent, title company, settlement attorney or lender. BUYER and SELLER are advised not to wire any funds without personally speaking with the intended recipient of the wire at a verified phone number that you obtained independently to confirm the routing number and the account number. BUYER and SELLER should not send personal information such as social security numbers, bank account numbers and credit card numbers except through secured email or personal delivery to the intended recipient. BUYER and SELLER agree to indemnify and hold harmless all brokers from all losses, liabilities, charges and costs they may incur due to any and all wire transfers or wire instructions relating to the transfer or issuance of funds.

After you receive a Federal Reference Number from your sending financial institution, you may want to verify as soon as possible with the intended recipient of the wire that they received your money. If you cannot verify that the wire was received by the intended recipient, immediately contact your lending financial institution.

*[Handwritten Signature]*

512 Derek Snead 12/20/2021  
 513 BUYER DATE  
 514 Marital Status \_\_\_\_\_  
 515 \_\_\_\_\_  
 516 BUYER DATE  
 517 Marital Status \_\_\_\_\_  
 518 \_\_\_\_\_  
 519 BUYER DATE  
 520 Marital Status \_\_\_\_\_  
 521 \_\_\_\_\_  
 522 BUYER DATE  
 523 Marital Status \_\_\_\_\_

Jan 12, 2022  
 SELLER DATE  
 Marital Status \_\_\_\_\_  
 \_\_\_\_\_  
 SELLER DATE  
 Marital Status \_\_\_\_\_  
 \_\_\_\_\_  
 SELLER DATE  
 Marital Status \_\_\_\_\_  
 \_\_\_\_\_  
 SELLER DATE  
 Marital Status \_\_\_\_\_

Mark if any SELLER is not a U. S. Citizen or resident alien.

524 Broker, by signature below, acknowledges receipt of \$ \_\_\_\_\_  cash  check as the binder  
525 deposit specified in paragraph 1(A) of this Agreement. It will be deposited and held in escrow pending  
526 disbursement according to the terms hereof, together with any additional binder deposit(s) escrowed by the terms  
527 of this Agreement.

528 \_\_\_\_\_  
529 Company By Title

**END OF PURCHASE AND SALE AGREEMENT**

530 **Broker joins in this Agreement to evidence Broker's consent to be bound by the provisions of**  
531 **paragraphs 13 and 20 above. This Agreement shall not be used to modify any multiple listing service or**  
532 **other offer of compensation made by a Listing Broker.**

533 eXp Realty, LLc  
 534 Firm Name of Selling Broker  
 535 2031754  
 536 Broker's State License ID (BK Real Estate Number)  
 537 888-883-8509  
 538 Phone for Selling Broker  
 539 101 East Town Place Suite 130  
 540 Selling Broker Office Address  
 541 St. Augustine Fl 32092  
 542 Selling Broker City, State, Zip Code

UNITED COUNTRY DICKS REALTY  
 Firm Name of Listing Broker  
BK578255  
 Broker's State License ID (BK Real Estate Number)  
386-752-8585  
 Phone for Listing Broker  
816 SW Main Blvd. Lake City Fl 32025  
 Listing Broker Office Address  
 \_\_\_\_\_  
 Listing Broker City, State, Zip Code

543 By: Tina Jacobson  
 544 Authorized Licensee Signature  
 545 Tina Jacobson  
 546 Printed Name of Licensee  
 547 tina.jacobson@me.com  
 548 Email Address  
 549 949-350-8462  
 550 Phone for Selling Licensee  
 551 3329753  
 552 Licensee's State License ID  
 553 (BK or SL Real Estate Number)

By: Suzanna Dicks  
 Authorized Licensee Signature  
SUSANNA Dicks  
 Printed Name of Licensee  
susanna@dicksrealty.com  
 Email Address  
386-365-3307  
 Phone for Listing Licensee  
SL3297206  
 Licensee's State License ID  
 (BK or SL Real Estate Number)

*Em*



Dicks Realty

### Vacant Land Disclosure Statement

NAME: Erin Miller

DATE SELLER PURCHASED PROPERTY: \_\_\_\_\_

GENERAL INFORMATION ABOUT PROPERTY:

PROPERTY ADDRESS: 628 NE DIANA Ter, LAKE CITY

LEGAL DESCRIPTION: LOT 2 OAK FOREST LANDING S/D

NOTICE TO BUYER AND SELLER:

In Florida, a Seller is obligated to disclose to a Buyer all known facts that materially affect the value of the property being sold and that are not readily observable. This disclosure statement is designed to assist Seller in complying with the disclosure requirements under Florida law and to assist the Buyer in evaluating the property being considered. This disclosure statement concerns the condition of the real property located at above address. It is not a warranty of any kind by the Seller or any Licensee in this transaction. It is not a substitute for any inspections or warranties the parties may wish to obtain. It is based only upon Seller's knowledge of the property condition. This disclosure is not intended to be a part of any contract for sale and purchase. All parties may refer to this information when they evaluate, market, or present Seller's property to prospective Buyers.

The following representations are made by the Seller(s) and are not the representations of any real estate licensees.

#### 1. CLAIMS & ASSESSMENTS

a. Are you aware of existing, pending, or proposed legal actions, claims, special assessments, municipal service taxing or benefit charges or unpaid assessments affecting the property? NO  YES  If yes, explain: \_\_\_\_\_

b. Have any local, state, or federal authorities notified you of a violation of governmental regulation or violation of covenant restrictions? NO  YES  If yes, explain: \_\_\_\_\_

c. Are you aware of any eminent domain proceedings involving the property? NO  YES  If yes, explain: \_\_\_\_\_

#### 2. USE RESTRICTIONS

Are You Aware:

a. of any subdivision, municipality or other recorded covenants, conditions or restrictions? NO  YES

b. of any resale restrictions? NO  YES

c. of any restrictions on leasing the property? NO  YES

d. of any right of first refusal to purchase the property? NO  YES

e. If any answer to questions 2a-2d is yes, please explain:

Deed Restrictions are in place

#### 3. SURVEY

a. Has the land been surveyed? NO  YES  If yes, which person or company performed the survey: \_\_\_\_\_

b. Has this land been platted? NO  YES  If yes, has a certificate of survey been completed? NO  YES

c. Are you aware of any encroachments or boundary line disputes? NO  YES

d. Are you aware of any easements other than utility/drainage easements? NO  YES

e. Are you aware if the property is in an earthquake zone? NO  YES

f. Are you aware if the property contains wetlands area? NO  YES

Seller (Em) (\_\_\_\_) and Buyer (\_\_\_\_) (\_\_\_\_) acknowledge receipt of a copy of this page, which is Page 1 of 3 Pages.

4. ENVIRONMENT

Are You Aware:

a. of any substances, materials, products, pollutants or contaminants which may be an environmental hazard, such as, but not limited to, asbestos, urea formaldehyde, radon gas, fuel, propane or chemical storage tanks (active or abandoned), or contaminated soil or water on the property? NO  YES  If yes, explain: \_\_\_\_\_

b. of any abandoned wells, buried storage tanks or buried debris or waste on the property? NO  YES  If yes, explain: \_\_\_\_\_

c. of any clean up, repairs, or remediation of the property due to hazardous substances, pollutants or contaminants? NO  YES  If yes, explain: \_\_\_\_\_

d. of any endangered or protected species on the property such as scrub jays, manatees, turtles, sea turtles or nests of endangered or protected species? NO  YES

e. of any electromagnetic fields located on the property? NO  YES

f. of any condition or proposed change in the vicinity of the property that does or will materially affect the value of the property, such as, but not limited to, proposed development or proposed roadways? NO  YES

If any answer to questions 4a-4f is yes, please explain: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

5. FLOOD

Are You Aware:

a. if the property is designated in a 100 year flood plain? NO  YES

b. if the property has been flooded? NO  YES

c. if there has been drainage problems affecting the property or adjacent properties? NO  YES

If any answer to questions 5a-5c is yes, please explain: There is a creek on the south end of the property with some flood zone.  
The area where the homesite is is above the 1000 year flood zone  
\_\_\_\_\_  
\_\_\_\_\_

6. CONDITION OF THE PROPERTY

a. Have any soil tests been performed? NO  YES

b. Are you aware of any fill or uncompacted soils? NO  YES

c. Are you aware of any settling, soil movement, or sinkhole problems on the property or on adjacent properties? NO  YES

d. Are you aware of any dead or diseased trees on the property? NO  YES

If any answer to questions 6a-6d is yes, please explain: House pad was built up prior to my ownership  
\_\_\_\_\_  
\_\_\_\_\_

Seller (Em) (\_\_\_\_) and Buyer (\_\_\_\_) (\_\_\_\_) acknowledge receipt of a copy of this page, which is Page 2 of 3 Pages.

7. UTILITIES

- a. What type of irrigation does the property have? none
- b. Have percolation tests been performed? NO  YES  yes, when and by which person or company: \_\_\_\_\_
- c. Does the property have connection to the following: public water? NO  YES  public sewer? NO  YES   
private water system off the property? NO  YES  water well? NO  YES  septic tank? NO  YES   
electric utility? NO  YES  natural gas service? NO  YES
- d. Does the boundary of the property have connection to the following: public water system access? NO  YES   
private water system access? NO  YES  electric service access? NO  YES  natural gas access? NO  YES   
telephone system access? NO  YES
- e. Have any utility charges been paid? NO  YES  If yes, which charges were paid?: power has been served previously

8. OTHER MATTERS:

Is there anything else that materially affects the value of the property? NO  YES

If yes, explain: Disclosure- This parcel had a single wide mobile home that burned. It was removed by a local demolition company.

ACKNOWLEDGEMENT OF SELLER

The undersigned Seller represents that the information set forth in the above disclosure statement is accurate and complete to the best of the Seller's knowledge on the date signed below. Seller does not intend for this disclosure statement to be a warranty or guaranty of any kind. Seller hereby authorizes disclosure of the information contained in this disclosure statement to prospective Buyers of the property. Seller understands and agrees that Seller will notify the Buyer in writing within five business days after Seller becomes aware that any information set forth in this disclosure statement has become inaccurate or incorrect in any way during the term of the pending purchase by the Buyer.

Seller: Erin Miller / Erin Miller Date: Dec 13, 2021  
(signature) (print)

Seller: \_\_\_\_\_ / \_\_\_\_\_ Date: \_\_\_\_\_  
(signature) (print)

RECEIPT AND ACKNOWLEDGMENT OF BUYER

Seller is using this form to disclose Seller's knowledge of the condition of the property as of the date signed by Seller. This disclosure form is not a warranty of any kind. The information contained in the disclosure is limited to information to which the seller has knowledge. It is not intended to be a substitute for any inspections or professional advice the Buyer may wish to obtain. Independent professional inspections are encouraged and may be helpful to verify the condition of the property. Buyer understands these representations are not made by any real estate licensee.

Buyer hereby acknowledges having received a copy of this disclosure statement.

Buyer: Derek Smeal / \_\_\_\_\_ Date: 01-21-2022  
(signature) (print)

Buyer: \_\_\_\_\_ / \_\_\_\_\_ Date: \_\_\_\_\_  
(signature) (print)

Seller (Em) (\_\_\_\_) and Buyer (\_\_\_\_) (\_\_\_\_) acknowledge receipt of a copy of this page, which is Page 3 of 3 Pages.

# FL Trust Certification Affidavit Pursuant to F.S. 736.1017 7/2021

## Trust Certification Affidavit Pursuant to F.S. 736.1017

Before me, the undersigned authority, after having been duly sworn, personally appeared Derek Snead, hereinafter referred to as the Affiant herein, who deposes and states as follows:

- Brown Gate Land Trust
1. That Affiant is the current trustee of the \_\_\_\_\_ Trust, dated 1/23/2022, hereinafter referred to as the "Trust". [Show all amendments here as well, if there are any.] Further that the trust exists, and the settlor (creator) of the trust was Derek Snead.
  2. That Affiants mailing address at 2850 34th Street North #397 Saint Petersburg, FL 33713, and that the subject property (is) or (is not) affiant's, nor any member of affiant's immediate family's homestead, nor contiguous thereto. Further that if subject property is affiant's homestead his/her spouse will join in the conveyance this affidavit accompanies
  3. Affiant certifies that this certification of trust pertains to the trust property located at:  
628 NE DIANA Ter, LAKE CITY  
Parcel: 20-3S-17-05182-102 (25152) LOT 2 OAK FOREST LANDING S/D. 828-1902, CT 1082-1472.
  4. That Affiant is the current acting trustee and mailing address is the above address.
  5. Affiant as Trustee has full powers under the aforesaid trust via a general power of sale to sell, convey and to mortgage or encumber real and personal property of the trust, without obtaining consent of any other party (ies).
  6. The Trust is: (x) Irrevocable, ( ) Revocable. The following individual(s) has/have power to revoke the trust: Derek Snead.
  7. List all co-trustees below and authority to sign or otherwise authenticate and whether all or less than all are required in order to exercise powers of the trustee: [Tracy Snead]
  8. Title to the property is currently shown in the last deed of record as: \_\_\_\_\_  
See #3

[If trustee has changed or died include copies of paragraphs showing successor trustee(s) as exhibits]

Successor Trustee is Tracy Snead

Affiant further states that Affiant is familiar with the nature of an oath, and with the penalties as provided by the laws of the State aforesaid for falsely swearing to statements made in an instrument of this nature.

Affiant:

Derek Snead  
Print Name: Derek Snead

STATE OF FLORIDA  
COUNTY OF Florida


Sworn to and subscribed before me this 24<sup>th</sup> day of January, 20 22, by \_\_\_\_\_ (name of persons making statement) Derek Snead.

Signature of Notary: Jeanette Kirby

Print, type or stamp commissioned name of Notary Public: Jeanette Kirby

Personally Known \_\_\_\_\_ OR Produced Identification Agk ✓

Type of Identification Produced drivers license

 Jeanette Kirby  
Notary Public  
State of Florida  
Comm# HH070503  
Expires 12/9/2024