

DATE 05/12/2004

Columbia County Building Permit

PERMIT

This Permit Expires One Year From the Date of Issue

000021864

APPLICANT ROBERT CORBETT PHONE 386 362-4061

ADDRESS 1126 E. HOWARD ST LIVE OAK FL 32064

OWNER PATRICK & DEBORAH CARROLL PHONE 772 388-2784

ADDRESS 237 SW DELTON COURT FT. WHITE FL 32038

CONTRACTOR CORBETTS MHC PHONE _____

LOCATION OF PROPERTY 47S, 8 MILES FROM I-75, TR INTO SUNVIEW ESTATES, TL ON
DELTON COURT, PROPERTY AT END ON LEFT

TYPE DEVELOPMENT MH, UTILITY ESTIMATED COST OF CONSTRUCTION .00

HEATED FLOOR AREA _____ TOTAL AREA _____ HEIGHT .00 STORIES _____

FOUNDATION _____ WALLS _____ ROOF PITCH _____ FLOOR _____

LAND USE & ZONING A-3 MAX. HEIGHT _____

Minimum Set Back Requirements: STREET-FRONT 30.00 REAR 25.00 SIDE 25.00

NO. EX.D.U. 0 FLOOD ZONE X PP DEVELOPMENT PERMIT NO. _____

PARCEL ID 33-5S-16-03751-210 SUBDIVISION SOUTHWIND

LOT 10 BLOCK _____ PHASE _____ UNIT _____ TOTAL ACRES _____

DIH000017

Culvert Permit No. _____ Culvert Waiver _____ Contractor's License Number DIH000017 Applicant/Owner/Contractor Robert Corbett

EXISTING 04-0515-N BK RK Y

Driveway Connection _____ Septic Tank Number _____ LU & Zoning checked by _____ Approved for Issuance _____ New Resident _____

COMMENTS: ONE FOOT ABOVE THE ROADCheck # or Cash 6174**FOR BUILDING & ZONING DEPARTMENT ONLY**

(footer/Slab)

Temporary Power _____ Foundation _____ Monolithic _____
date/app. by _____ date/app. by _____ date/app. by _____

Under slab rough-in plumbing _____ Slab _____ Sheathing/Nailing _____
date/app. by _____ date/app. by _____ date/app. by _____

Framing _____ Rough-in plumbing above slab and below wood floor _____
date/app. by _____ date/app. by _____

Electrical rough-in _____ Heat & Air Duct _____ Peri. beam (Lintel) _____
date/app. by _____ date/app. by _____ date/app. by _____

Permanent power _____ C.O. Final _____ Culvert _____
date/app. by _____ date/app. by _____ date/app. by _____

M/H tie downs, blocking, electricity and plumbing _____ Pool _____
date/app. by _____ date/app. by _____

Reconnection _____ Pump pole _____ Utility Pole _____
date/app. by _____ date/app. by _____ date/app. by _____

M/H Pole _____ Travel Trailer _____ Re-roof _____
date/app. by _____ date/app. by _____ date/app. by _____

BUILDING PERMIT FEE \$.00 CERTIFICATION FEE \$.00 SURCHARGE FEE \$.00MISC. FEES \$ 200.00 ZONING CERT. FEE \$ 50.00 FIRE FEE \$ 28.35 WASTE FEE \$ 61.25FLOOD ZONE DEVELOPMENT FEE \$ _____ CULVERT FEE \$ _____ TOTAL FEE 339.60INSPECTORS OFFICE Mike Felder CLERKS OFFICE CH

NOTICE: IN ADDITION TO THE REQUIREMENTS OF THIS PERMIT, THERE MAY BE ADDITIONAL RESTRICTIONS APPLICABLE TO THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. AND THERE MAY BE ADDITIONAL PERMITS REQUIRED FROM OTHER GOVERNMENTAL ENTITIES SUCH AS WATER MANAGEMENT DISTRICTS, STATE AGENCIES, OR FEDERAL AGENCIES.

"WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT."

This Permit Must Be Prominently Posted on Premises During Construction

PLEASE NOTIFY THE COLUMBIA COUNTY BUILDING DEPARTMENT AT LEAST 24 HOURS IN ADVANCE OF EACH INSPECTION, IN ORDER THAT IT MAY BE MADE WITHOUT DELAY OR INCONVENIENCE, PHONE 758-1008. THIS PERMIT IS NOT VALID UNLESS THE WORK AUTHORIZED BY IT IS COMMENCED WITHIN 6 MONTHS AFTER ISSUANCE.

The Issuance of this Permit Does Not Waive Compliance by Permittee with Deed Restrictions.

6174 PERMIT APPLICATION / MANUFACTURED HOME INSTALLATION APPLICATION

For Office Use Only

Zoning Official

Building Official

AP# 0405-23

Date Received 5/6/04

By Jw

Permit #

21864

Flood Zone Xpr phl

Development Permit

N/A

Zoning

A-3

Land Use Plan Map Category A-3

Comments

NEEDS Proof of ownership

☒ Site Plan with Setbacks shown
 ☐ Environmental Health Signed Site Plan
 ☐ Env. Health Release

☒ Need a Culvert Permit
 ☒ Need a Waiver Permit
 ☐ Well letter provided
 ☒ Existing Well

 PRE-MAN CHARGED PER D.P.
 33-55-16

■ Property ID R03751-210 Must have a copy of the property deed

 ■ New Mobile Home _____ Used Mobile Home ☒ Year 2000

■ Subdivision Information Southwind SD

■ Applicant Robert Corbett Phone # 386-362-4061

■ Address LIVE OAK, 41 32064

■ Name of Property Owner PATRICK + DEBORAH CARROLL Phone # 772-388-278

■ 911 Address 237 SW DELTON Ct. Ft. White, FL 32038

■ Name of Owner of Mobile Home PATRICK + DEBORAH CARROLL Phone # 772-388-2789

■ Address 226 DICKENS AVE. SEBASTIAN, FL 32958

■ Relationship to Property Owner SELF

■ Current Number of Dwellings on Property 0

■ Lot Size 384' x 615' x 1341' x 304' Total Acreage 5

■ Explain the current driveway existing END OF ROAD - TO THE LEFT ONTO PROPERTY

 ■ Driving Directions ST. RD. 47 WEST TOWARD FT. WHITE, APPROX. 8 MILES FROM I.
 TURN RIGHT INTO SUNVIEW ESTATES, 2ND. ST. TO LEFT IS DELTON CT.

PROPERTY IS AT END ON LEFT ON DELTON CT.

■ Is this Mobile Home Replacing an Existing Mobile Home NO

■ Name of Licensed Dealer/Installer Corbetts M.H. Co. Phone # 386-362-4061

■ Installers Address 1126 E. Howard St Live Oak FL 32064

■ License Number DEH 000017 Installation Decal # 212506

 Billy
 364-590-1354

PERMIT NUMBER

POCKET PENETROMETER TEST

The pocket penetrometer test is rounded down to 1000 psf or check here to declare 000 lb soil without testing.

x1000 x100 x1000

POCKET PENETROMETER TESTING METHOD

1. Test perimeter of the home at 6 locations.
2. Take reading at the depth of the footer.
3. Using 100 lb. increments, take the lowest reading and round down to that increment.

x1000 x1000 x1000

TORQUE PROBE TEST

The results of the torque probe test is 100 inch pounds or check here if you are declaring anchors without testing. A test showing 275 inch pounds or less will require 4 foot anchors.

Note: A state approved lateral arm system is being used and 4 ft. anchors are located 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 anchor with 4-00 lb holding capacity.

Installer's initials

ALL TESTS MUST BE PERFORMED BY A LICENSED INSTALLER

Installer Name Corbett's Mobile Home Center

Date Tested 4-30-04

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. 1

Plumbing

Connect all sewer drains to existing sewer tap or septic tank. Pg. 1

Connect all potable water supply piping to an existing water meter, water tap, or other approved water supply system. Pg. 1

Site Preparation

Debris and organic material removed ☒ Swale ☐ Pad ☐ Other ☐

Fastening multi wide units

Floor: Type Fastener: 1/4" lag Length: 5" Spacing: 16" OC
Walls: Type Fastener: 1/4" screw Length: 3 1/2" Spacing: 16" OC
Roof: Type Fastener: 1/4" lag Length: 5" Spacing: 16" OC
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 RC

Type gasket foam

Installed:

Between Floors Yes ☒
Between Walls Yes ☒
Bottom of ridgebeam Yes ☒

Weatherproofing

The bottomboard will be repaired and/or taped. Yes ☒ Pg. 10
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 ☒ N/A ☐
Range downflow vent installed outside of skirting. Yes ☐ N/A ☒
Drain lines supported at 4 foot intervals. Yes ☒
Electrical crossovers protected. Yes ☒
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 [Signature]

Date 4-30-04

PERMIT NUMBER

Installer Corbett's MHC License # ST# 00017

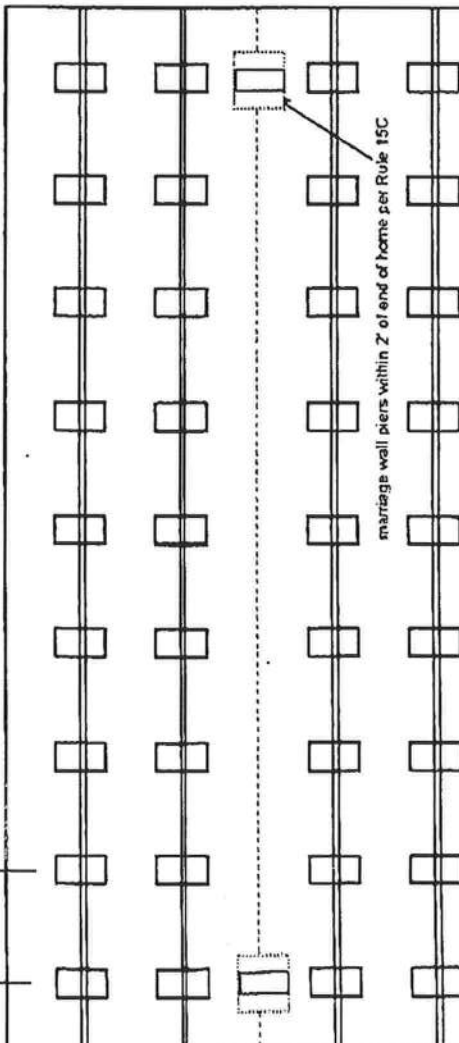
Address of home being installed _____

Manufacturer Grand Manor Length x width 60 x 28

NOTE: if home is a single wide fill out one half of the blocking plan
if home is a tripla 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 RC



marriage wall piers within 2' of end of home per Rule 15C

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 ☐

Double wide ☐ Installation Decal # 712506

Triple/Quad ☐ Serial # 6626

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'	3'	4'	5'	6'	7'	8'
1500 psf	4'6"	4'6"	6'	7'	8'	8'	8'
2000 psf	6'	6'	8'	8'	8'	8'	8'
2500 psf	7'6"	7'6"	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 11.5 x 15 x 1

Perimeter pier pad size N/A

Other pier pad sizes (required by the mfg.) 11.5 x 15 x 1
A + 6015

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

14'

Pier pad size

3 = 11.5 x 15 x 1

stacked

ANCHORS

4 ft ☒ 5 ft

FRAME TIES

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

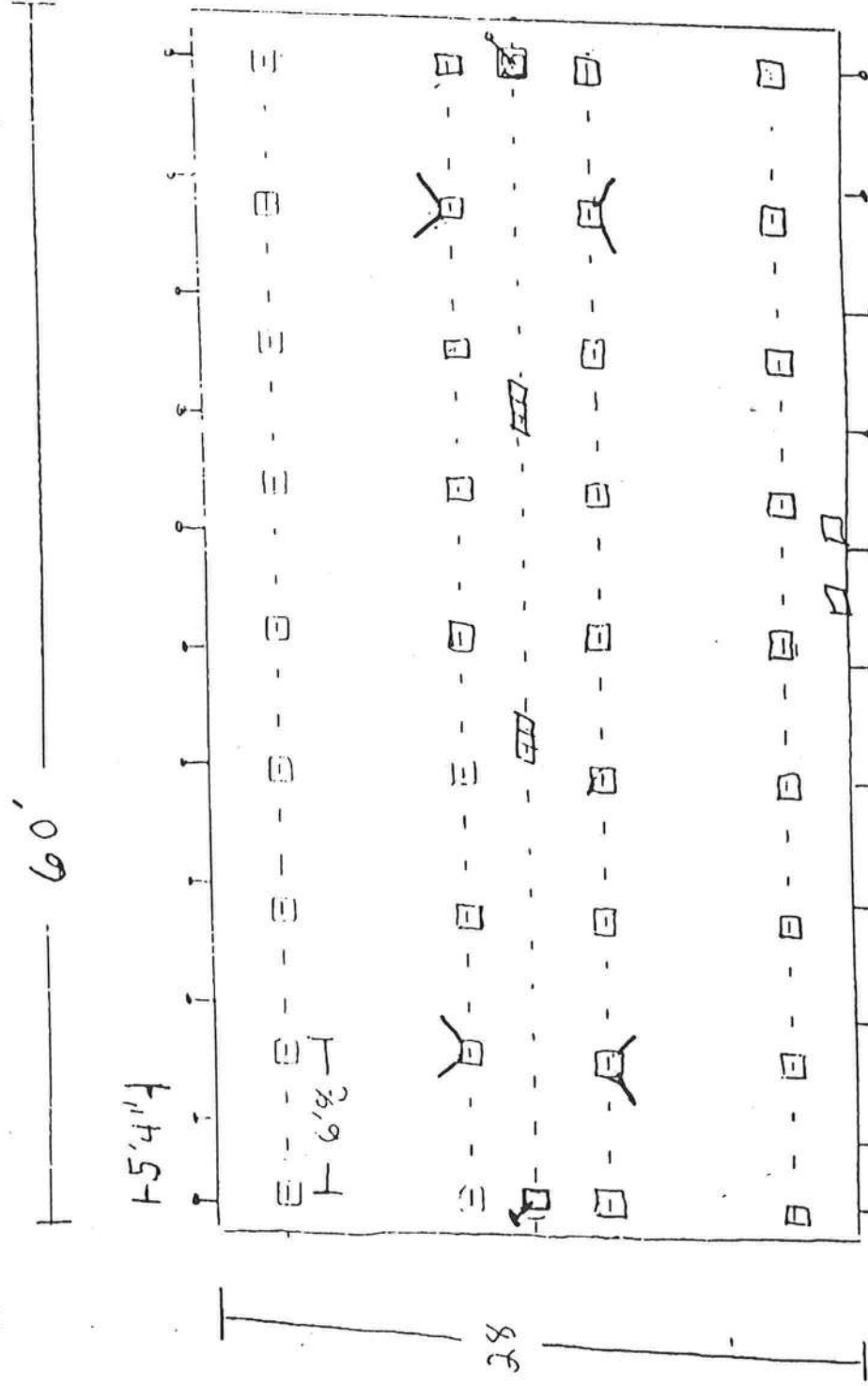
TIEDOWN COMPONENTS

Longitudinal Stabilizing Device (LSD)
Manufacturer Tie Down Eng
Longitudinal Stabilizing Device w/ Lateral Arms
Manufacturer _____

OTHER TIES

Number
Sidewall 22
Longitudinal 250
Marriage wall 4
Shearwall 4

Below Concrete Mobile Home Corner sets a max of 2000 PSF so on greater
 w/ 6'0" Piers w/ 75KPS pads. This meets or exceeds manufacturers and
 other requirements

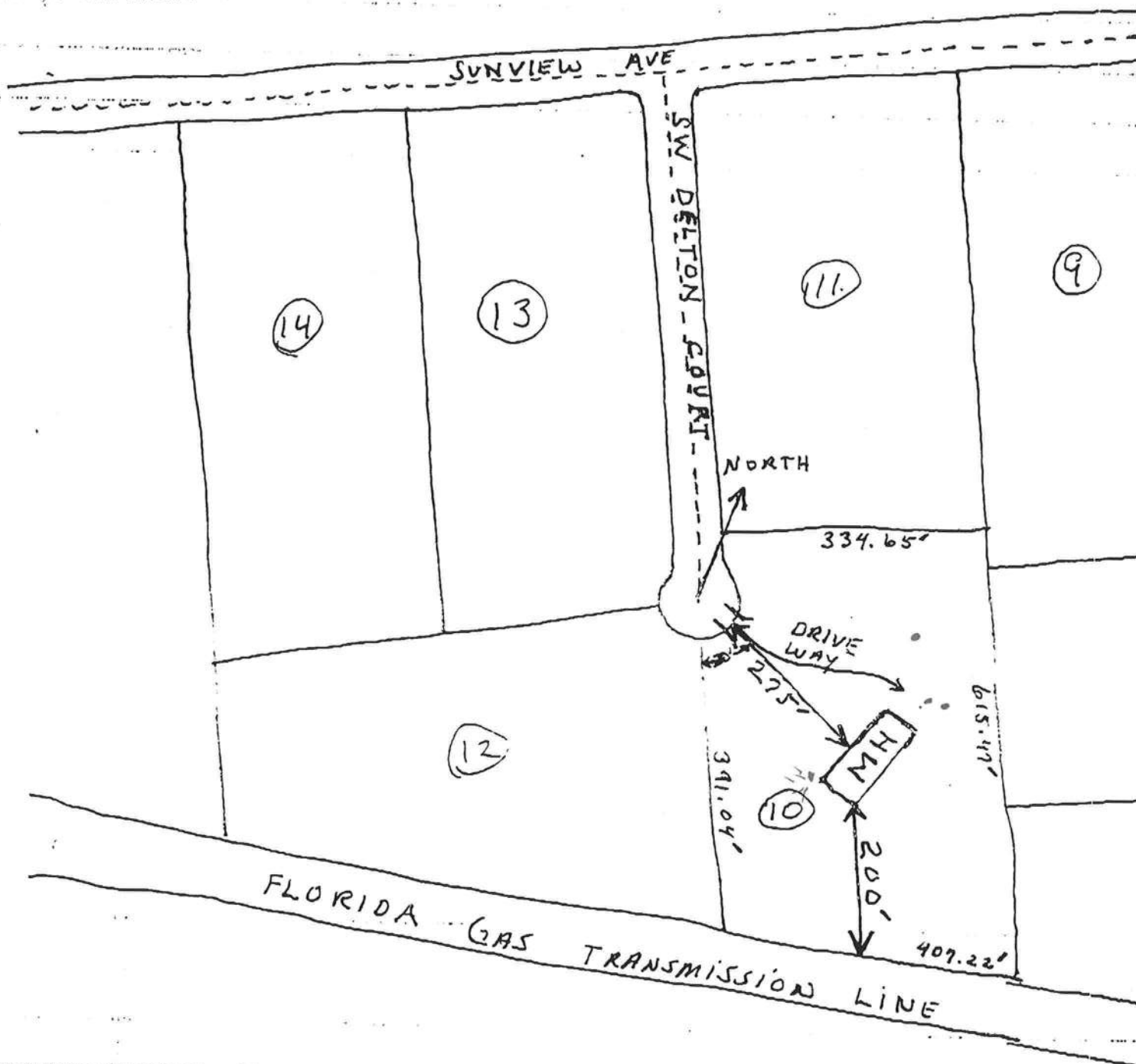


2000 PSF
 < 228 # T
 4 ft GALVANIZED
 Anchor Ties
 2x8
 Tested 4-24-04

- ☐ Former pier
- ☐ Pier block
- ☐ Rigid beam
- ☐ T Anchor
- ☐ 3 pad stacked

Lot # 10
Southwind
Subdivision

TAX ID
R03751-210



0026981 SL T 0810 32056.12

SUBRANDY LIMITED PARTNERSHIP
 P O BOX 513
 LAKE CITY FL 32056

D. Oliver
 100%

33-55-16 0000/0000
 LOT 10 SOUTH WIND S/D.

AD VALOREM TAXES			
LEVYING AUTHORITY	MILLAGE RATE	DOLLARS PER \$100 OF TAXABLE VALUE	TOTAL
C001 BOARD OF COUNTY COMMISSIONERS	8.7280		219.79
S002 COLUMBIA COUNTY SCHOOL BOARD			
DISCRETIONARY	.7600		18.82
LOCAL	5.8290		137.81
CAPITAL OUTLAY	2.0000		48.00
W SR SUWANNEE RIVER WATER MGT DIST	.4814		12.04
HLSH SHANDS AT LAKE SHORE	1.6030		36.78
IDA INDUSTRIAL DEVELOPEMENT AUTH	.1380		3.38
TOTAL MILLAGE 19.2444			AD VALOREM TAXES \$471.49

NON-AD VALOREM ASSESSMENTS		
LEVYING AUTHORITY	RATE	AMOUNT
FPIR FIRE ASSESSMENTS		5.22
NON-AD VALOREM ASSESSMENTS		\$5.22

COMBINED TAXES AND ASSESSMENTS		PAY ONLY ONE AMOUNT	
\$476.71		See reverse side for important information.	
IF PAID BY	NOV 30	Dec 31	Jan 31
PLEASE PAY	457.54	462.41	467.15
			Feb 29
			471.94
			Mar 31
			476.71

H. RAY WALKER COLUMBIA COUNTY TAX COLLECTOR		2003 REAL ESTATE		01133750000	
ACCOUNT NUMBER		NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS			
R03751-210	ESCROW CD	ASSESSED VALUE	EXEMPTIONS	TAXABLE VALUE	MILLAGE CODE
		24,500	0	24,500	003

SL0026981 R
 SUBRANDY LIMITED PARTNERSHIP
 P O BOX 513
 LAKE CITY FL 32056

33-55-16 0000/0000
 LOT 10 SOUTH WIND S/D.

PAY IN U.S. FUNDS TO H. RAY WALKER TAX COLLECTOR - 135 NE HERNANDO AVE, SUITE 125, LAKE CITY, FL 32056-4008 • www.columbiataxcollector.com

RETAIN
 THIS
 PORTION
 FOR
 YOUR
 RECORD

IF PAID
 BY

W 38° 15'

681.91'

19

407.22'

1403'

100.34'

NORTHERLY

FLORIDA GAS TRANSMISSION CO.
(90' TOTAL)

P.3/5

TO: 1407 664 4161

3867586760

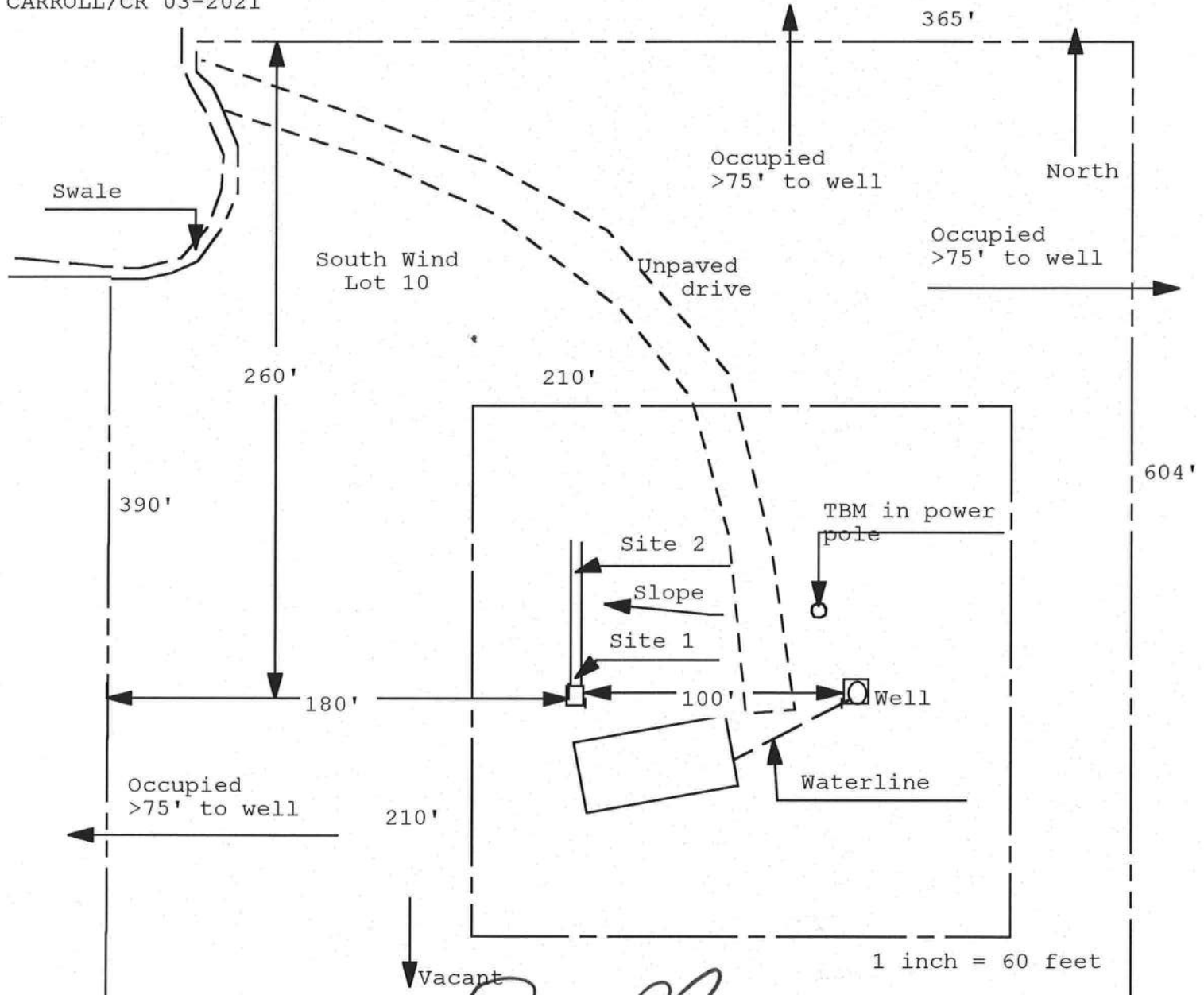
R-19-2004 08:33 FROM: DICKS REALTY

Patrick Carol

Application for Onsite Sewage Disposal System
Construction Permit. Part II Site Plan
Permit Application Number: 04-0515N

ALL CHANGES MUST BE APPROVED BY THE COUNTY HEALTH UNIT

CARROLL/CR 03-2021



Site Plan Submitted By Paul Lloyd Date 4/29/04
Plan Approved Paul Lloyd Not Approved Arkaul Sol Date 4/29/04
By Paul Lloyd Arkaul Sol CPHU
Notes: 5-6-04



BUYERS CLOSING STATEMENT

PROFESSIONAL TITLE OF INDIAN RIVER, INC.

1546 N. U.S. Hwy. #1 • SEBASTIAN, FLORIDA 32958

Phone: 772-589-3231

SELLER: Dewey O. Oliver and Katherine L. Oliver
Keith G. Tullius and Barbara G. Tullius

FILE #: P- 35548

PURCHASER: Patrick Carroll & Deborah Carroll

PRORATION DATE: 5/5/04

LEGAL DESCRIPTION:

BROKER:

Lot 10, South Wind

Charges for water, gas, electricity, taxes, etc. on personal property are not adjusted. This company assumes no liability for any of these items. The undersigned hereby acknowledge that the funds collected at this settlement may be held in an interest-bearing account with the interest accruing and taxable to Professional Title, to offset escrow accounting costs.

EXPENSES

\$ 29,500.00

Purchase Price

\$ 15.00

Recording and Update fees

\$

Title Insurance

\$

State Documentary Stamps

\$

Hazard Insurance

\$

Membership Fee

\$

Maintenance Fee

\$

Mobile Home Fee

\$

Amortization Schedule

\$

\$

\$ 29,515.50 TOTAL EXPENSES

CREDITS

\$ 300.00

Deposit Held by Seller

\$

Mortgage to Seller

\$ 163.80

Real Estate Tax Proration

From 1/1/04 To 5/5/04

(Based upon a yearly estimate of \$476.71 /year. If different from actual tax bill, purchaser and seller agree to adjust same.)

\$

\$

\$ 463.80

TOTAL CREDITS

\$ 29,051.20

BALANCE DUE FROM PURCHASER

(Cashier's or Bank-Issued Check made payable to Professional Title of Indian River, Inc.)

I have read this Closing Statement and hereby approve same.

Patrick Carroll

Deborah Carroll

Deborah Carroll

THIS FORM HAS BEEN APPROVED BY THE FLORIDA ASSOCIATION OF REALTORS® AND THE FLORIDA BAR.

Contract for Sale and Purchase
FLORIDA ASSOCIATION OF REALTORS® AND THE FLORIDA BAR

*1 PARTIES: KEITH & BARBARA TULLIUS ("Seller"),
 2 of 4699 LANETT DR. PENSACOLA, FL 32526 (Phone) _____
 *3 and PATRICK AND DEBORAH CARROLL ("Buyer"),
 4 of 226 BICKENS AVE. SEBASTIAN, FL 32958 (Phone) 772-388-2784
 5 hereby agree that Seller shall sell and Buyer shall buy the following described real property and personal property (collectively
 6 "Property") pursuant to the terms and conditions of this Contract for Sale and Purchase and any riders and addenda ("Contract"):
 7 I. DESCRIPTION:
 *8 (a) Legal description of the Real Property located in COLUMBIA County, Florida:
 9 LOT 10, SOUTH WIND, A SUBDIVISION AS RECORDED IN PLAT BOOK 6, PAGE 179, COLUMBIA
 10 COUNTY, FLORIDA, SUBJECT TO RESTRICTIONS RECORDED IN O.R. BOOK 839, PAGES 2010-2011,
 *11 (b) Street address, city, zip, of the Property is: COLUMBIA COUNTY, FLORIDA, AND SUBJECT TO POWER LINE
 *12 (c) Personal Property: 52" RIDING EASEMENT, LAWN MOWER
 13 4" DEEP WELL w/ SUBMERGED PUMP ELECTRIC POLE
 14
 *15 II. PURCHASE PRICE: \$ 29,500.
 16 PAYMENT:
 *17 (a) Deposit held in escrow by SELLER (Escrow Agent)
 18 in the amount of \$ 300.
 *19 (b) Additional escrow deposit to be made to Escrow Agent within 0 days after Effective Date
 *20 (see Paragraph III) in the amount of \$
 *21 (c) Subject to AND assumption of existing mortgage in good standing in favor of _____
 *22 _____ having an approximate present principal balance of \$
 *23 (d) New mortgage financing with a Lender (see Paragraph IV) in the amount of \$
 *24 (e) Purchase money mortgage and note to Seller (see rider for terms) in the amount of \$
 *25 (f) Other: \$
 26 (g) Balance to close by U.S. cash or LOCALLY DRAWN cashier's or official bank check(s),
 *27 subject to adjustments or prorations \$ 29,200
 28 III. TIME FOR ACCEPTANCE OF OFFER; EFFECTIVE DATE; FACSIMILE: If this offer is not executed by and delivered to all parties
 *29 OR FACT OF EXECUTION communicated in writing between the parties on or before _____, the deposit(s) will, at
 30 Buyer's option, be returned and this offer withdrawn. For purposes of delivery or notice of execution, parties include Buyer and Seller or
 31 each of the respective brokers or attorneys. The date of Contract ("Effective Date") will be the date when the last one of the Buyer and
 32 Seller has signed this offer. A facsimile copy of this Contract and any signatures hereon shall be considered for all purposes as an original.
 33 IV. FINANCING:
 *34 ☒ (a) This is a cash transaction with no contingencies for financing;
 *35 ☐ (b) This Contract is conditioned on Buyer obtaining a written loan commitment within _____ days after Effective Date for
 *36 (CHECK ONLY ONE): ☐ a fixed; ☐ an adjustable; or ☐ a fixed or adjustable rate loan in the principal amount of
 *37 \$ _____, at an initial interest rate not to exceed _____%, discount and origination fees not to exceed _____%
 *38 of principal amount, and for a term of _____ years. Buyer will make application within _____ days (5 days if left blank) after
 39 Effective Date and use reasonable diligence to obtain a loan commitment and, thereafter, to satisfy terms and conditions of the
 40 commitment and close the loan. Buyer shall pay all loan expenses. If Buyer fails to obtain a commitment or fails to waive Buyer's
 41 rights under this subparagraph within the time for obtaining a commitment or, after diligent effort, fails to meet the terms and
 42 conditions of the commitment by the closing date, then either party thereafter, by written notice to the other, may cancel this
 43 Contract and Buyer shall be refunded the deposit(s); or
 *44 ☐ (c) The existing mortgage, described in Paragraph II(c) above, has: ☐ a variable interest rate; or ☐ a fixed interest rate of _____%
 *45 per annum. At time of title transfer, some fixed interest rates are subject to increase; if increased, the rate shall not exceed _____%
 46 per annum. Seller shall furnish a statement from each mortgagee stating the principal balance, method of payment, interest rate and
 47 status of mortgage or authorize Buyer or Closing Agent to obtain the same. If Buyer has agreed to assume a mortgage which requires
 48 approval of Buyer by the mortgagee for assumption, then Buyer shall promptly obtain the necessary application and diligently
 *49 complete and return it to the mortgagee. Any mortgagee charge(s), not to exceed \$ _____ (1% of amount
 50 assumed if left blank), shall be paid by Buyer. If Buyer is not accepted by mortgagee or the requirements for assumption are not in
 51 accordance with the terms of this Contract or mortgagee makes a charge in excess of the stated amount, Seller or Buyer may rescind
 52 this Contract by written notice to the other party unless either elects to pay the increase in interest rate or excess mortgage charges.
 *53 V. TITLE EVIDENCE: At least 5 days before closing date, (CHECK ONLY ONE): ☒ Seller shall, at Seller's expense, deliver to
 54 Buyer or Buyer's attorney; or ☐ Buyer shall at Buyer's expense obtain (CHECK ONLY ONE): ☐ abstract of title; or ☒ title insurance
 55 commitment (with legible copies of instruments listed as exceptions attached thereto) and, after closing, an owner's policy of title insurance.
 *56 VI. CLOSING DATE: This transaction shall be closed and the closing documents delivered on MAY 05, 2004
 57 unless modified by other provisions of this Contract.

62 and 7 1/2 feet in width as to the side lines, unless otherwise stated; provided, that there exists at closing
63 assumed mortgages and purchase money mortgages, if any (if additional items, see addendum); provided, that there exists at closing
*64 no violation of the foregoing and none prevent use of the Property for RESIDENTIAL purpose(s).
65 VIII. OCCUPANCY: Seller warrants that there are no parties in occupancy other than Seller; but if Property is intended to be rented or
66 occupied beyond closing, the fact and terms thereof and the tenant(s) or occupants shall be disclosed pursuant to Standard F. Seller shall
67 deliver occupancy of Property to Buyer at time of closing unless otherwise stated herein. If occupancy is to be delivered before closing,
68 Buyer assumes all risks of loss to Property from date of occupancy, shall be responsible and liable for maintenance from that date, and
69 shall be deemed to have accepted Property in its existing condition as of time of taking occupancy unless otherwise stated herein.
70 IX. TYPEWRITTEN OR HANDWRITTEN PROVISIONS: Typewritten or handwritten provisions, riders and addenda shall control all
71 printed provisions of this Contract in conflict with them.

72 X. RIDERS: (CHECK those riders which are applicable AND are attached to this Contract):
*73 ☐ COMPREHENSIVE RIDER ☐ HOMEOWNERS' ASSN. ☐ COASTAL CONSTRUCTION CONTROL LINE
*74 ☐ CONDOMINIUM ☐ "AS IS" ☐ INSULATION
*75 ☐ VA/FHA ☐ LEAD-BASED PAINT ☐

*76 XI. ASSIGNABILITY: (CHECK ONLY ONE): Buyer ☐ may assign and thereby be released from any further liability under this
*77 Contract; ☐ may assign but not be released from liability under this Contract; or ☐ may not assign this Contract.

78 XII. DISCLOSURES:
79 (a) Radon is a naturally occurring radioactive gas that when accumulated in a building in sufficient quantities may present health
80 risks to persons who are exposed to it over time. Levels of radon that exceed federal and state guidelines have been found in
81 buildings in Florida. Additional information regarding Radon or Radon testing may be obtained from your County Public Health unit.
82 (b) Buyer acknowledges receipt of the Florida Building Energy-Efficiency Rating System Brochure.
83 (c) If the real property includes pre-1978 residential housing then a lead-based paint rider is mandatory.
84 (d) If Seller is a "foreign person" as defined by the Foreign Investment in Real Property Tax Act, the parties shall comply with that Act.
85 (e) If Buyer will be obligated to be a member of a homeowners' association, BUYER SHOULD NOT EXECUTE THIS
86 CONTRACT UNTIL BUYER HAS RECEIVED AND READ THE HOMEOWNERS' ASSOCIATION DISCLOSURE.

87 XIII. MAXIMUM REPAIR COSTS: Seller shall not be responsible for payments in excess of:
*88 (a) \$ 5 for treatment and repair under Standard D (if blank, then 2% of the Purchase Price).
*89 (b) \$ 5 for repair and replacement under Standard N (if blank, then 3% of the Purchase Price).

*90 XIV. SPECIAL CLAUSES; ADDENDA: If additional terms are to be provided, attach addendum and CHECK HERE ☐

91 XV. STANDARDS FOR REAL ESTATE TRANSACTIONS: Standards A through W on the reverse side or attached are
92 incorporated as a part of this Contract.

93 THIS IS INTENDED TO BE A LEGALLY BINDING CONTRACT. IF NOT FULLY UNDERSTOOD, SEEK THE ADVICE OF AN
94 ATTORNEY PRIOR TO SIGNING.

95 THIS FORM HAS BEEN APPROVED BY THE FLORIDA ASSOCIATION OF REALTORS AND THE FLORIDA BAR.
96 Approval does not constitute an opinion that any of the terms and conditions in this Contract should be accepted by the parties in a
97 particular transaction. Terms and conditions should be negotiated based upon the respective interests, objectives and bargaining
98 positions of all interested persons.
99

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*100 Patrick B. Carroll 3/29/04 Keith A. Sullivan 3/31/04
101 (Buyer) (Date) (Seller) Barbara A. Sullivan (Date)

*102 Social Security or Tax I.D. # _____ Social Security or Tax I.D. # _____
*103 Deborah L. Carroll 3/29/04 Doreen H. Oliver 4/5/20
104 (Buyer) (Date) (Seller) Katherine L. Oliver 4-5-04 (Date)

*105 Social Security or Tax I.D. # _____ Social Security or Tax I.D. # _____

*106 Deposit under Paragraph II (a) received; IF OTHER THAN CASH, THEN SUBJECT TO CLEARANCE. _____
*107 _____ (Escrow Agent)

108 BROKER'S FEE: The brokers named below, including listing and cooperating brokers, are the only brokers entitled to compensation
109 in connection with this Contract:

*110 Name: BOTH PATRICK AND DEBORAH HAVE IN-ACTIVE R.E.
111 Cooperating Brokers, if any Listing Broker LICENSE

58. VII. RESTRICTIONS; EASEMENTS; LIMITATIONS: Buyer shall take title subject to: comprehensive land use plans, zoning,
59 restrictions, prohibitions and other requirements imposed by governmental authority; restrictions and matters appearing on the plat
60 or otherwise common to the subdivision; outstanding oil, gas and mineral rights of record without right of entry; public utility easements
61 of record (easements are to be located contiguous to real property lines and not more than 10 feet in width as to the rear or front lines
62 and 7 1/2 feet in width as to the side lines, ~~unless otherwise stated herein~~); taxes for year of closing and subsequent years;
63 assumed mortgages and purchase money mortgages, if any (if additional items, see addendum); provided, that there exists at closing
*64 no violation of the foregoing and none prevent use of the Property for RESIDENTIAL purpose(s).
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