

46

PREPARED BY & RETURN TO:

Name: Trish Lang, an employee of
Integrity Title Services, LLC
Address: 757 WEST DUVAL STREET
Lake City, FL 32055
File No. 22-050367L
Parcel No.: 01-35-16-01911-029

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This WARRANTY DEED, made this _____ day of July, 2022, by AMY LEIGH MOCK and CHERYL A. MARKS, CONVEYING NON-HOMESTEAD PROPERTY, hereinafter called the Grantors, to SIMPLY INVESTMENT PROPERTIES, INC, A FLORIDA CORPORATION, having its principal place of business at 607 SW 10TH STREET, TRENTON, FL 32693, hereinafter called the Grantee:

WITNESSETH: That the Grantors, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, do hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee all that certain land situate in County of Columbia, State of Florida, viz:

Lot 29, FALLING CREEK ESTATES, according to the map or plat thereof as recorded in Plat Book 3, Page 105, of the Public Records of Columbia County, Florida.

Together with a 1998 CHAD Double Wide Mobile Home ID GAFLV85A27658CW21 and ID #GAFLV85B27658CW21.

TOGETHER WITH all the easements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

SUBJECT TO TAXES FOR THE YEAR 2022 AND SUBSEQUENT YEARS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY.

TO HAVE AND TO HOLD the same in fee simple forever.

And the Grantors hereby covenant with the Grantee that the Grantors are lawfully seized of said land in fee simple, that the Grantors have good right and lawful authority to sell and convey said land and that the Grantee hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons who may hereafter claim that said land is free of all encumbrances, except as noted herein and except taxes accruing subsequent to December 31, 2022.

IN WITNESS WHEREOF, the said Grantors have signed and sealed these presents, this day and year first above written.

Signed, sealed and delivered in the presence of:

[Signature]
Witness Signature
Printed Name: Ashish Ke

[Signature]
Witness Signature
Printed Name: Ravi Gera

[Signature] L.S.
Name: AMY LEIGH MOCK
Address: 12189 CANOPY LANE, CHARLOTTE, NC 28269

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 15th day of July, 2022, by AMY LEIGH MOCK, who is personally known to me or who has produced a DRIVER LICENSE as identification.



[Signature]
Signature of Notary
Printed Name: Ravi Gera
My commission expires: 02.10.2027

Signed, sealed and delivered in the presence of:

Witness Signature: [Signature]
Printed Name: Lori Bothwell

Witness Signature: [Signature]
Printed Name: Debra Fischer

Signature: [Signature] L.S.
Name: CHERYL A. MARKS
Address: 47 BUTTERMERE ROAD, FORT MILL, SC 29715

STATE OF ~~SOUTH CAROLINA~~ North Carolina
COUNTY OF ~~SPARTANBURG~~ Gaston

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 15th day of July, 2022, by CHERYL A. MARKS, who is personally known to me or who has produced SC DRIVER'S LICENSE as identification.

TAMERA M SANDERS
NOTARY PUBLIC
Gaston County, North Carolina
My Commission Expires October 27, 2025

Signature of Notary: [Signature]
Printed Name: Tamera M. Sanders
My commission expires: 10/27/2025

Sale Price \$ 91,000.00
Doc Stamp \$ 637.00

PREPARED BY & RETURN TO:

Name: Trish Lang, an employee of
Integrity Title Services, LLC
Address: 757 WEST DUVAL STREET
Lake City, FL 32055
File No. 22-05036TL

Parcel No.: 01-3S-16-01911-029

Inst: 202212014138 Date: 07/20/2022 Time: 10:52AM
Page 1 of 2 B: 1471 P: 1354, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC
Deputy Clerk Doc Stamp-Deed: 637.00

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This **WARRANTY DEED**, made the 15th day of July, 2022, by **AMY LEIGH MOCK** and **CHERYL A. MARKS**, CONVEYING NON-HOMESTEAD PROPERTY, hereinafter called the Grantors, to **B SIMPLE INVESTMENT PROPERTIES, INC, A FLORIDA CORPORATION**, having its principal place of business at 607 SW 10TH STREET, TRENTON, FL 32693, hereinafter called the Grantee:

WITNESSETH: That the Grantors, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, do hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee all that certain land situate in County of Columbia, State of Florida, viz:

Lot 29, FALLING CREEK ESTATES, according to the map or plat thereof as recorded in Plat Book 3, Page 105, of the Public Records of Columbia County, Florida.

Together with a 1998 CHAD Double Wide Mobile Home ID GAFLV05A27058CW21 and ID #GAFLV05B27058CW21.

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

SUBJECT TO TAXES FOR THE YEAR 2022 AND SUBSEQUENT YEARS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY.

TO HAVE AND TO HOLD the same in fee simple forever.

And the Grantors hereby covenant with the Grantee that the Grantors are lawfully seized of said land in fee simple, that the Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever. Grantors further warrant that said land is free of all encumbrances, except as noted herein and except taxes accruing subsequent to December 31, 2022.

IN WITNESS WHEREOF, the said Grantors have signed and sealed these presents, the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness Signature

Printed Name: Ashish Kc

Name: AMY LEIGH MOCK

Address: 12189 CANOPY LANE, CHARLOTTE, NC 28269

L.S.

Witness Signature

Printed Name: RAVI GERA

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 15 day of July, 2022, by AMY LEIGH MOCK, who is personally known to me or who has produced NC Driver License as identification.



Signature of Notary

Printed Name: Ravi Gera

My commission expires: 02/02/2027

Signed, sealed and delivered in the presence of:

[Signature]
Witness Signature
Printed Name: Lori Bothwell

[Signature]
Witness Signature
Printed Name: Deuse Fisher

[Signature] L.S.
Name: CHERYL A. MARKS
Address: 437 BUTTERMERE ROAD, FORT MILL, SC 29715

STATE OF ~~SOUTH CAROLINA~~ North Carolina
COUNTY OF ~~YORK~~ Gaston


The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 15th day of July, 2022, by CHERYL A. MARKS, who is personally known to me or who has produced SC Drivers License as identification.

[Signature]
Signature of Notary
Printed Name: Tamera M. Sanders
My commission expires: 10/27/2024

TAMERA M SANDERS
NOTARY PUBLIC
Gaston County, North Carolina
My Commission Expires October 27, 2026

Prepared by and return to:

Ralph R. Deas, Esquire
The Law Office of Ralph R. Deas, P.A.
227 SE Hernando Avenue
Lake City, FL 32025
(386) 754-0771

Inst: 202212014139 Date: 07/20/2022 Time: 10:52AM
Page 1 of 3 B: 1471 P: 1356, James M Swisher Jr. Clerk of Court
Columbia County, By: VC 
Deputy Clerk Doc Stamp-Mort: 525.00 Int Tax: 300.00

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MORTGAGE

This Indenture, Made this July 15, 2022 by and between **B Simple Investment Properties Inc**, whose address is **15815 129th Road, Mc Alpin, FL 32062**, hereinafter called the Mortgagor, and **Ron St John or Marcia St John** whose address is **PO Box 1197, Trenton, FL 32693**, hereinafter called the Mortgagee:

The terms "Mortgagor" and "Mortgagee", shall include heirs, personal representatives, successors, legal representatives and assigns, and shall denote the singular and/or the plural, and the masculine and/or the feminine and natural and/or artificial persons, whenever and wherever the context so admits or requires.

Witnesseth, that the said Mortgagor, for and in consideration of the aggregate sum named in the promissory note, a copy of which is attached hereto the receipt of which is hereby acknowledged, does grant, bargain and sell to the said Mortgagee, his successors and assigns, in fee simple, the following described land, situate, lying and being in **Hamilton County, Florida**, to-wit:

Lot 29, Falling Creek Estates Subdivision, according to the map or plat thereof as recorded in Plat Book 3, Page 105, of the public records of Columbia County, Florida.

Together with a 1998 CHAD Doublewide Mobile Home, ID# FLV05A27058CW21 and ID#GAFLV05B27058CW21.

Parcel Identification Number: 01-3S-16-01911-029.

And the said Mortgagor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

Provided always, that if said Mortgagor, his successors or assigns, shall pay unto the said Mortgagee, his successors or assigns, that certain promissory note, of which a true and correct copy is attached, and Mortgagor shall perform, comply with and abide by each and every stipulation, agreement, condition and covenant of said promissory note and of this mortgage, and shall duly pay all taxes, all insurance premiums reasonably required, all costs and expenses including reasonable attorneys fees that Mortgagee may incur in collecting money secured by this mortgage, and also in enforcing this mortgage by suit or otherwise, then this mortgage and the estate hereby created shall cease and be null and void.

Mortgagor hereby covenants and agrees:

1. To pay the principal and interest and other sums of money payable by virtue of said promissory note and this mortgage, or either, promptly on the days respectively the same severally come due.
2. To keep the buildings now or hereafter on the land insured for fire and extended coverage in a sum at least equal to the amount owed on the above described promissory note, and name the Mortgagee as loss payees, and to furnish Mortgagee with a copy of all current policies. If Mortgagor does not provide Mortgagee with copies of the policies showing Mortgagee as loss payees after 14 days written demand by Mortgagee, then Mortgagee may purchase such insurance and shall add any payments made for such policy to the principal balance owed on the mortgage, and such payments shall accrue interest at the maximum rate of interest allowed by law. In the event any sum of money becomes payable under such policy, Mortgagee, his legal representatives or assigns, shall have the option to receive and apply the same on account of the indebtedness hereby secured or to permit Mortgagor to receive and use it or any part thereof for repair or

Initials: 

replacement, without hereby waiving or impairing any equity, lien or right under or by virtue of this mortgage. In the event of loss Mortgagee shall give immediate notice to Mortgagee.

3. To permit, commit or suffer no waste, impairment or deterioration of the property, or any part thereof.
4. To permit no other lien or mortgage to be placed ahead of this mortgage.
5. Mortgagor shall provide proof of payment of annual real estate taxes by March 15, for the preceding years taxes. In the event that Mortgagor does not pay the taxes by such date, the Mortgagee may pay the taxes and the full amount of such payment by Mortgagee shall be added to the principal balance owed on the mortgage, and shall accrue interest at the maximum rate allowed by law.
6. The Mortgagee may, at any time pending a suit upon this mortgage, apply to the court having jurisdiction thereof for the appointment of a receiver, and such court shall forthwith appoint a receiver, and such receiver shall have all the broad and effective functions and powers in anywise entrusted by a court to a receiver, and such appointment shall be made by such court as an admitted equity and a matter of absolute right to said Mortgagee. The rents, profits, income, issues, and revenues shall be applied by such receiver according to the lien of this mortgage.
7. If any of the sums of money due and owing to Mortgagee under the terms of the promissory note and this mortgage, including but not limited to any advance made by Mortgagee for the payment of insurance or taxes, are not paid within 15 days after the same become due and payable, or if each of the stipulations, agreements, conditions and covenants of the promissory note and this mortgage, or either, are not fully performed or complied with the aggregate sum owed on the promissory note shall become due and payable forthwith or thereafter at the option of Mortgagee, his successors, legal representatives, or assigns.

This mortgage and the note hereby secured shall be construed and enforced according to the laws of the State of Florida.

The principal sum secured hereby, along with any interest to be paid in accordance with the terms of the note secured hereby, shall immediately become due and payable without notice, if a transfer of title to the premises by sale or otherwise is made without the Mortgagee's written consent, while this mortgage remains a lien thereon, at the option of Mortgagee, his successors, legal representatives, or assigns.

Executed at **Columbia County, Florida** on the date written above.

Signed, sealed and delivered in the presence of:

Jenna A. Nettles
Witness
Printed Name: Jenna A. Nettles
Patricia Lang
Witness
Printed Name: PATRICIA LANG

B Simple Investment Properties Inc

By: [Signature]
Josh Sullivan, ~~Managing Member~~ President

State of Florida
County of Columbia

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 15th day of July, 2022 by Josh Sullivan, ~~Managing Member~~ of B Simple Investment Properties Inc who ☐ is personally known or ☒ has produced a driver's license as identification.

[Seal]



JENNA A. NETTLES
Notary Public
State of Florida
Comm# HH228720
Expires 2/14/2026

Jenna A. Nettles
Notary Public
Print Name: Jenna A. Nettles
My Commission Expires: 2-14-26

PROMISSORY NOTE

\$150,000.00

July 15, 2022
Columbia County, Florida

FOR VALUE RECEIVED, the undersigned promise to pay to the order of **Ron St John or Marcia St John** whose address is **PO Box 1197, Trenton, FL 32693**, or at such other address as may be indicated in writing, in the manner hereinafter specified, the principal sum of **One Hundred Seventy Thousand and 00/100 (\$150,000.00) Dollars** with compounding interest from the date hereof, at the rate of twelve percent (12 %) per annum on the balance from time to time remaining unpaid. The said principal and interest shall be payable in lawful money of the United States of America, on the date and in the following manner:

This is a balloon mortgage with compounding interest from July 15, 2022 to July 15 ²⁰²³ ²⁰2022, at which time a BALLOON payment of Principal and interest in the amount of \$169,023.75 shall be due.

All payments shall be deferred during the balloon period.

A MINIMUM OF \$154,545.15 shall be paid if the property were to sell prior to 90 days of the start of the mortgage.

This note with interest is secured by a mortgage on real estate, of even date herewith, made by the makers hereof in favor of the said payee, and shall be construed and enforced according to the laws of the State of Florida.

If default be made in the payment of any installment under this note, and if such default is not made good within 15 days, the entire principal sum and accrued interest shall at once become due and payable without notice at the option of the holder of this Note. Failure to exercise this option shall not constitute a waiver of the right to exercise the same at a later time for the same default or for any subsequent default. Any payment not received within 10 days of the due date shall include a late charge of 5% of the payment due. In the event of default in the payment of this note, and if the same is placed in the hands of any attorney for collection, the undersigned hereby agree to pay all costs of collection, including a reasonable attorneys' fee.

Makers waive demand, presentment for payment, protest, and notice of nonpayment and dishonor.

B Simple Investment Properties Inc.

By:

Josh Sullivan, Managing Member

President JS

The state documentary tax due on this Note has been paid on the Mortgage securing this indebtedness.