

DATE 06/11/2004

Columbia County Building Permit

PERMIT

This Permit Expires One Year From the Date of Issue

000021964

APPLICANT RODNEY DOUGLASS PHONE 386 984-0502
ADDRESS RT 10 BOX 526J LAKE CITY FL 32025
OWNER JENELL FRANKS PHONE _____
ADDRESS 552 SW WHITETAIL CIRCLE LAKE CITY FL 32024
CONTRACTOR RONNIE NORRIS PHONE _____
LOCATION OF PROPERTY 90W, TL 252B, TR INTO DEER PARK S/D, TL ON WHITETAIL CIRCLE, AFTER CURVE, 4TH RIGHT
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 RSFMH3 MAX. HEIGHT _____
Minimum Set Back Requirements: STREET-FRONT 25.00 REAR 15.00 SIDE 10.00
NO. EX.D.U. 0 FLOOD ZONE X PP DEVELOPMENT PERMIT NO. _____

PARCEL ID 03-4S-16-02732-534 SUBDIVISION DEER CREEK
LOT 34 BLOCK _____ PHASE 2 UNIT _____ TOTAL ACRES _____

IH0000049
Culvert Permit No. _____ Culvert Waiver _____ Contractor's License Number Rodney Douglas Applicant/Owner/Contractor
EXISTING X04-0132 BK _____ JK _____ Y _____
Driveway Connection _____ Septic Tank Number _____ LU & Zoning checked by _____ Approved for Issuance _____ New Resident _____

COMMENTS: ONE FOOT ABOVE THE ROAD

Check # or Cash 1098

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 \$.00
MISC. FEES \$ 200.00 ZONING CERT. FEE \$ 50.00 FIRE FEE \$ 22.68 WASTE FEE \$ 49.00
FLOOD ZONE DEVELOPMENT FEE \$ _____ CULVERT FEE \$ _____ TOTAL FEE 321.68

INSPECTORS OFFICE [Signature] CLERKS OFFICE [Signature]

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.

PERMIT APPLICATION / MANUFACTURED HOME INSTALLATION APPLICATION

For Office Use Only

Zoning Official BLK 10.06.04

Building Official JK

AP# 0406-14

Date Received 6/4/04

By G

Permit # 21964

Flood Zone X per plat

Development Permit N/A

Zoning RSP/MH-3

Land Use Plan Map Category RES. MED. DEV.

Comments _____

- ☒ Site Plan with Setbacks shown N/A
☐ Environmental Health Signed Site Plan
 ☒ Env. Health Release
☒ Need a Culvert Permit N/A
☒ Need a Waiver Permit N/A
☒ Well letter provided N/A
☒ Existing Well City Water

sec 03 Twp 4-5 Rge 16

03-45-16-

- Property ID 02732-534 Must have a copy of the property deed
- New Mobile Home ☒ Used Mobile Home _____ Year 2004
- Subdivision Information Lot 34 Deer Creek Phase 2
- Applicant Chuck Douglass Phone # 386-984-0502
- Address RT 10 Box 526 J Lake City, FL 32025
- Name of Property Owner Jenell Franks Phone# —
- 911 Address 15685 SE 102nd Trail White Springs, FL 32096
 New Prop → 552 SW Whitetail Circle, LE FL 32024
- Name of Owner of Mobile Home Same Phone # _____
- Address _____
- Relationship to Property Owner Same
- Current Number of Dwellings on Property 0
- Lot Size 99X180 Total Acreage _____
- Explain the current driveway existing
- Driving Directions 90 West To CR 252B Turn (L) go To Deer Park Subdivision Turn (R) 1st Street Turn (L) S.W. Whitetail Circle Lot 34 on (R) Cream m/H white shutters
- Is this Mobile Home Replacing an Existing Mobile Home No
- Name of Licensed Dealer/Installer Ronnie Norris Phone # 386-752-3871
- Installers Address RT 11 Box 507 Lake City FL
- License Number IHO000049 Installation Decal # 321254

PERMIT WORKSHEET

PERMIT WORKSHEET

Installer Ronnie Norris License # IH0000099

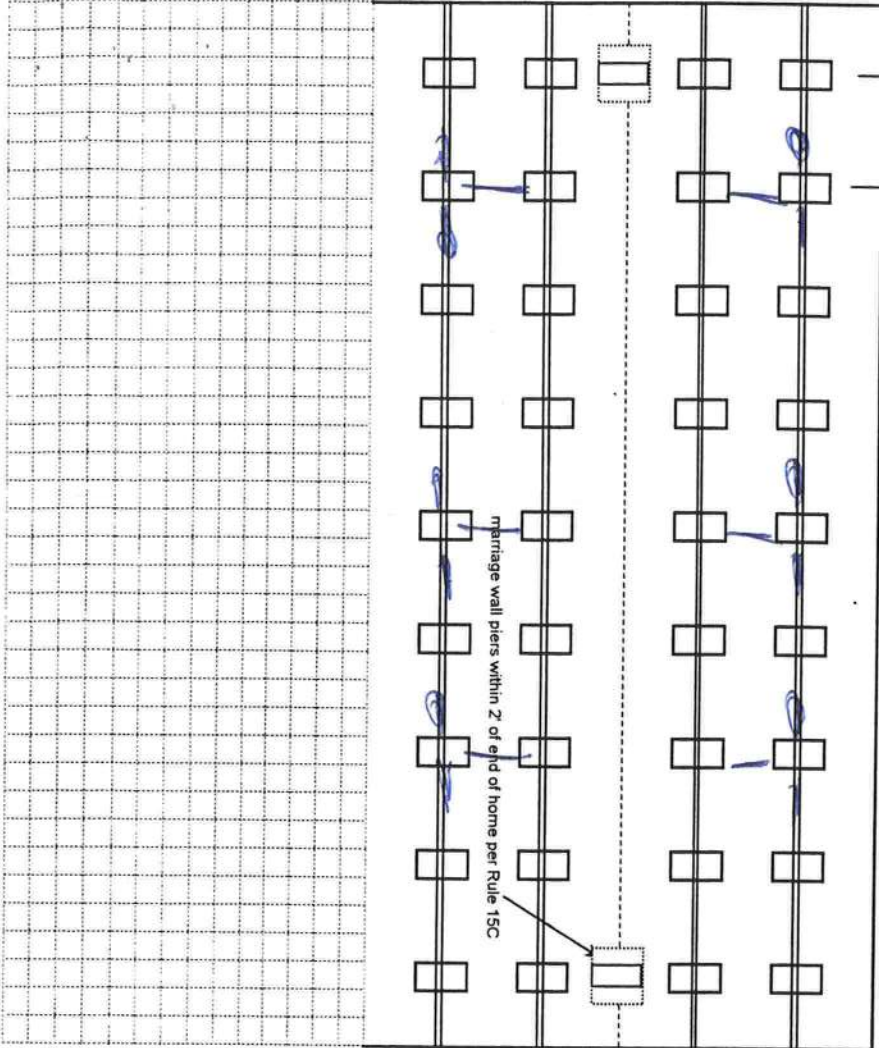
Address of home being installed 552 Sw White Tail Circle
Lake City, FL 32024

Manufacturer Homecraft 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 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 RN



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 # 221254

Triple/Quad ☐ Serial # 010125

PIER SPACING TABLE FOR USED HOMES

Load bearing capacity (sq in)	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'	5'	6'	7'	8'
1500 psf	4'6"		6'	7'	8'	8'	8'
2000 psf	6'		8'	8'	8'	8'	8'
2500 psf	7'6"		8'	8'	8'	8'	8'
3000 psf	8'		8'	8'	8'	8'	8'
3500 psf	8'		8'	8'	8'	8'	8'

* Interpolated from Rule 15C-1 pier spacing table.

PIER PAD SIZES

I-beam pier pad size 17x22

Perimeter pier pad size 16x16

Other pier pad sizes (required by the mfg.) 16x16

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 20

Pier pad size 20x20

4 ft 5 5 ft 5

FRAME TIES

5

16x16

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

TIEDOWN COMPONENTS

Longitudinal Stabilizing Device (LSD)

Manufacturer Homecraft

Longitudinal Stabilizing Device w/ Lateral Arms

Manufacturer Homecraft

OTHER TIES

Number 22

Sidewall

Longitudinal

Marriage wall

Shearwall

Number 4

POCKET PENETROMETER TEST

The pocket penetrometer tests are rounded down to 500 psf or check here to declare 1000 lb. soil without testing.

X 1500 X 1500 X 1500

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 1500 X 1500 X 1500

TORQUE PROBE TEST

The results of the torque probe test is 205 inch pounds or check here if you are declaring 5' anchors without testing 4. 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 allowed at the sidewall locations. 1 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 requires anchors with 4000 lb holding capacity.

AS Installer's initials

ALL TESTS MUST BE PERFORMED BY A LICENSED INSTALLER

Installer Name

Ronnie Morris

Date Tested

6/2/04

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. _____

Plumbing

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

Connect all potable water supply piping to an existing water meter, water tap, or other independent water supply systems. Pg. _____

Site Preparation

Debris and organic material removed Swale Pad _____ Other _____

Fastening multi wide units

Floor: Type Fastener: 6x Length: 6x Spacing: 2x1
Walls: Type Fastener: 6x Length: 6x Spacing: 1x1
Roof: Type Fastener: 6x Length: 6x Spacing: 1x1

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 AS

Type gasket AS

Installed:

Between Floors Yes AS
Between Walls Yes AS
Bottom of ridgebeam Yes AS

Weatherproofing

The bottomboard will be repaired and/or taped. Yes _____ Pg. _____
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 Ronnie Morris

Date _____

LIMITED POWER OF ATTORNEY

I, Ronnie Norris, license # IH0000049 hereby authorize

Rodney or Chuck Douglass to be my representative and

act on my behalf in all aspects of applying for a mobile

home permit to be placed on the following described

property located in Columbia County, Florida.

Property owner: Jane// Franks

911 Address : 552 SW Whitetail Circle LC. 32024

Parcel ID #: 02732 - 534

Sect: 03 Twp: 4-5 Rge: 16

Ronnie Norris

Mobile Home Installer Signature

6/2/04
Date

Sworn to and subscribed before me this 2nd day of June,
2004.

Amanda B. Stratton

Notary Public



Amanda B Stratton
My Commission DD042089
Expires July 15, 2006

My Commission expires: July 15, 2005

Commission Number: DD042089

Personally known: X

Produced type of ID: _____

Mobile Home Installer Affidavit

As per Florida Statutes Section 320.8249 Mobile Home Installers License:

Any person who engages in mobile home installation shall obtain a mobile home installer's license from the Bureau of Mobile Home and Recreational Vehicle Construction of the Department of Highway Safety and Motor Vehicles pursuant to this section. Said license shall be renewed annually, and each licensee shall pay a fee of \$150.

I, **Ronnie Norris**, license number IH # **0000049** do hereby state that the

installation of the manufactured home for Janeell Franks
(applicant)

at 552 SW Whitetail Cr. L.C. 32024 will be done under my
(911 Address)

supervision.

Ronnie Norris

(Signature of Installer)

Sworn to and subscribed before me this 2nd day of June,

2004.

Notary Public:

Amanda B. Stratton

(Signature)

My Commission Expires:

July 15, 2005

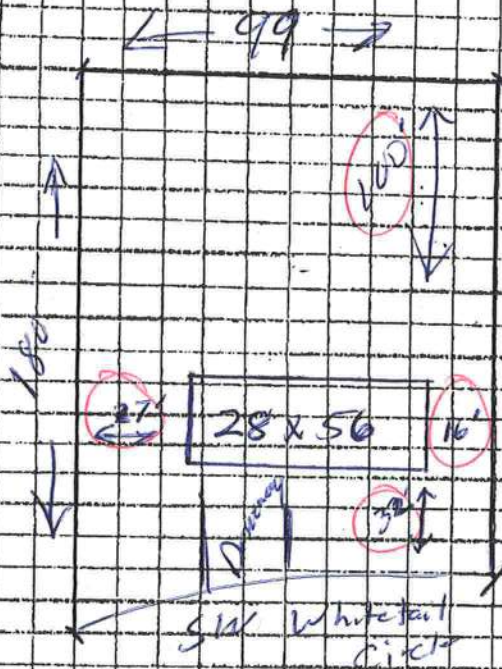
NOTARY PUBLIC
STATE OF FLORIDA
Amanda B Stratton
My Commission DD042089
Expires July 15, 2005

Parcel #

03-45-16-02732-534

PLOT PLAN

MUST BE IN COMPLIANCE WITH HUD HANDBOOK 4145.1, REV 2-4



BORROWER NAME:

Owner Jannelle Franks

CO-BORROWER NAME:

House to Closest Lot Line 16'

Each Block = 10'

House to Front Easement 32'

ENTER:

PROPERTY ADDRESS OR
LEGAL DESCRIPTION

Entry to house off

SW Whitetail Circle

03-45-16-02732-534

Lot 34 Deer Creek

LEGEND:

MH	- Location of Manufactured Home
W	- Location of Well System
DF	- Location of Drain Field
S	- Location of Septic System
CW	- Location of City Water System
CS	- Location of City Sewer System

Minimum Well Distance Requirements:

Well to Foundation - 25 feet

List Actual Distance

Well to Septic - 100 feet

List Actual Distance

Well to Drainfield - 100 feet

List Actual Distance

Well to Lot Line - 10 feet

List Actual Distance

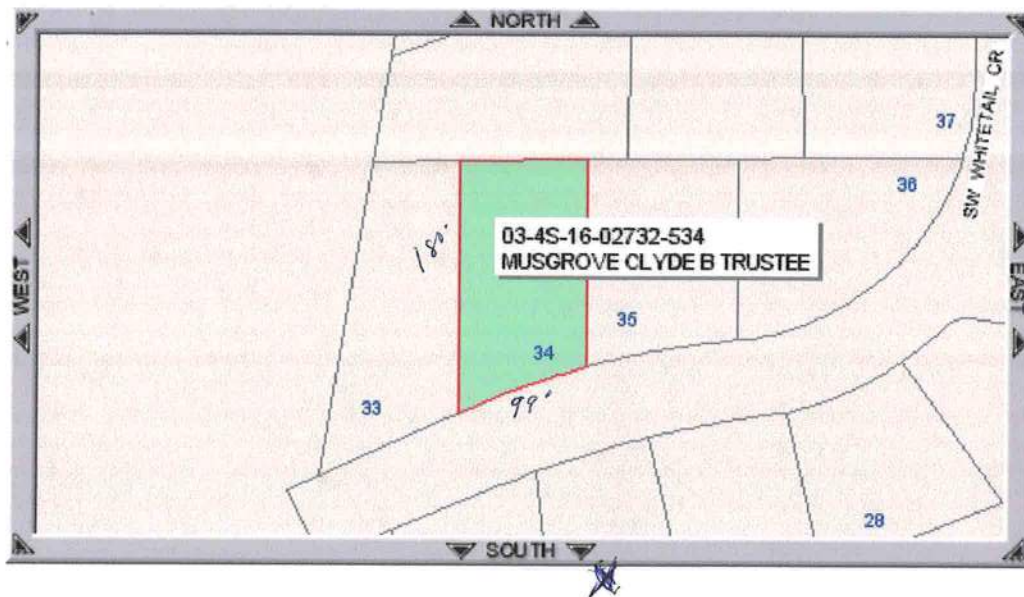
DEALER SIGNATURE

Rodney Doughty

DATE

6/1/04

City water & sewer



Home

Property Search

Agriculture Classification

Amendment 10

Exemptions

Tangible Property Tax

Tax Rates

Report & Map Pricing

Important Dates

Office Directory

E-mail us Comments

Parcel ID: 03-4S-16-02732-534

Columbia County Property Appraiser

Owner & Property Info

Owner's Name	MUSGROVE CLYDE B TRUSTEE
Site Address	
Mailing Address	RT 24 BOX 60210 LAKE CITY, FL 32024
Brief Legal	LOT 34 DEER CREEK S/D PHASE 2 626-272

Show: [Tax Info](#) | [GIS Map](#) | [Property Card](#)

Use Desc. (code)	VACANT (000000)
Neighborhood	3416.00
Tax District	2
UD Codes	
Market Area	01
Total Land Area	0.000 ACRES

Property & Assessment Values

Mkt Land Value	cnt: (1)	\$16,000.00
Ag Land Value	cnt: (0)	\$0.00
Building Value	cnt: (0)	\$0.00
XFOB Value	cnt: (0)	\$0.00
Total Appraised Value		\$16,000.00

Just Value	\$16,000.00
Class Value	\$0.00
Assessed Value	\$16,000.00
Exempt Value	\$0.00
Total Taxable Value	\$16,000.00

Sales History

Sale Date	Book/Page	Inst. Type	Sale VImp	Sale Qual	Sale RCode	Sale Price
NONE						

Building Characteristics

Bldg Item	Bldg Desc	Year Blt	Ext. Walls	Heated S.F.	Actual S.F.	Bldg Value
NONE						

Extra Features & Out Buildings

Code	Desc	Year Blt	Value	Units	Dims	Condition (% Good)
NONE						

Land Breakdown

Lnd Code	Desc	Units	Adjustments	Eff Rate	Lnd Value
000000	VAC RES (MKT)	1.000 LT - (.000AC)	1.00/1.00/1.00/1.00	\$16,000.00	\$16,000.00

Columbia County Property Appraiser

DB Last Updated: 03/11/2004

<< Prev

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Next >>

Disclaimer

Consents for Permit Application

I Jane// Franks, authorize **Rodney or Chuck Douglass** to act on my behalf while applying for the permits required to move a Mobile Home on the property described below. I further grant permission to **Ronnie Norris**, Mobile Home Installer license # **IH 0000049** to place the described Mobile Home on the property located in **Columbia County**.

Property Owner Jane// Franks

Sec. 03 Twp. 4-S Rge. 16 Tax Parcel # 02732-534

Lot: 34 Block _____ Subdivision Deer Creek Phase 2

Model — Year 04 Manufacturer Homes of Merit

Length 60 Width 28 Sn# _____ Model # —
FL HMC 2 F1637-27757 A/B

I understand that this could result in an assessment for solid waste, and fire protection services levied on this property.

Dated this 2nd day of June, 2004

Witness _____

Owner _____

Witness _____

Owner Jane// Franks

Sworn to and described before me this 2nd day of June, 2004

by Jane// Franks
Property Owner's Name

Amanda B. Stratton
Notary's name printed or typed



Amanda B Stratton
My Commission DD042089
Expires July 15, 2006

Ironwood Homes of Lake City LLC

DATE OF BIRTH

BUYER:

CO-BUYER:

4109 U.S. 90 West
LAKE CITY, FLORIDA 32055
(386) 754-8844

DRIVER'S LICENSE

BUYER:

CO-BUYER:

BUYER(S) <u>Jonell T. Franks</u>		PHONE		DATE	
ADDRESS <u>15625 S.E. 192ND Trail White spr. Fl. 32096</u>		SALES PERSON'S #			
DELIVERY ADDRESS					
MAKE & MODEL <u>Homes of merit</u>		YEAR <u>04</u>	BEDROOMS <u>3</u>	FLOOR SIZE <u>56</u> <u>28</u>	HITCH SIZE <u>60</u> <u>28</u>
SERIAL NUMBER <u>FLHML2F1637-27757A/B</u>		COLOR	PROPOSED DELIVERY DATE	STOCK NUMBER	
				KEY NUMBERS	
LOCATION		R-VALUE	THICKNESS	TYPE OF INSULATION	
CEILING					
EXTERIOR					
FLOORS					
THIS INSULATION INFORMATION WAS FURNISHED BY THE MANUFACTURER AND IS DISCLOSED IN COMPLIANCE WITH THE FEDERAL TRADE COMMISSION RULE 16CRF, SECTION 460.16.					
OPTIONAL EQUIPMENT, LABOR AND ACCESSORIES					
Delivered & Set-up.		\$ <u>700</u>			
Connect water & sewer within 20 feet to existing facilities only.		All			
Furnished		\$			
Unfurnished <u>KYX</u>		YES			
Customer responsible for any wrecker fees incurred on lot.		N/A			
Wheels & axles deleted from sale price of home. Will lend for a local move.					
Customer responsible for any gas or electrical hookups. (Not licensed.)		N/A			
Customer responsible for releveling of home after initial setup. Can not be responsible for settling of land. We will do again, but there will be a charge.		YES			
Options include extra: (List)					
<u>All, top to ground, culvert and driveway</u>					
<u>All permits, sprinklers gutters, power pole</u>					
<u>and Tap fees 6x6 Deck front 10x10 Bath</u>					
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 NO.	COLOR			
AMOUNT OWING TO WHOM					
ANY DEBT BUYER OWES ON THE TRADE-IN IS TO BE PAID BY <input type="checkbox"/> DEALER <input type="checkbox"/> BUYER					
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 a 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 AND THAT BUYER HAS READ AND UNDERSTANDS THE BACK OF THIS AGREEMENT.					
SIGNED X <u>Jonell T. Franks</u>		BUYER			
SOCIAL SECURITY NO. <u>267</u> <u>98</u> <u>6409</u>					
SIGNED X		BUYER			
SOCIAL SECURITY NO. <u>/</u> <u>/</u> <u>/</u>					

BASE PRICE OF UNIT		\$ <u>56,400</u>	<u>00</u>
OPTIONAL EQUIPMENT			
SUB-TOTAL		\$ <u>56,400</u>	<u>00</u>
SALES TAX		<u>3,384</u>	<u>02</u>
NON-TAXABLE ITEMS		<u>200</u>	<u>00</u>
VARIOUS FEES AND INSURANCE			
<u>Land</u>		<u>17,000</u>	<u>00</u>
1. CASH PURCHASE PRICE		\$ <u>76,984</u>	<u>00</u>
TRADE-IN ALLOWANCE	\$		
LESS BAL. DUE ON ABOVE	\$		
NET ALLOWANCE	\$		
CASH DOWN PAYMENT	\$ <u>15,396</u>	<u>80</u>	
CASH AS AGREED (SEE COMMENTS)	\$		
2. LESS TOTAL CREDITS		\$	
SUB-TOTAL		\$	
SALES TAX (If Not Included Above)			
3. Unpaid Balance of Cash Sale Price		\$ <u>61,587</u>	<u>20</u>

REMARKS:
NO VERBAL AGREEMENTS WILL BE HONORED.
Initial: _____

This inc. No Closing Cost.

Liquidated Damages are agreed to be \$ _____
10% of the cash price, whichever is greater.
REFER TO PARAGRAPH #6 ON THE REVERSE SIDE OF THIS CONTRACT.

By [Signature] Ironwood Homes of Lake City LLC DEALER
Not Valid Unless Signed and Accepted by an Officer of the Company or an Authorized Agent
Approved _____

LF120-04
R120-04

AGREEMENT TO SELL REAL ESTATE

of Clyde B Musgrove Land Trust 320 SW Red Maple Way as Seller,
and Janelle Franks
of White Springs as Buyer,
hereby agree that the Seller shall sell and the Buyer shall buy the following described property UPON THE TERMS
AND CONDITIONS HEREINAFTER SET FORTH, within this contract.

1. LEGAL DESCRIPTION of real estate located in Columbia County,
State of Florida :

Lot # 34 Deer Creek S/D Phase 2
(Vacant property)

2. PURCHASE PRICE Seventeen Thousand (\$17,000) Dollars.

Method of Payment: Cash to Seller

(a) Deposit to be held in trust by \$ N/A

(b) Approximate principal balance of first mortgage to which conveyance shall be
subject, if any. Mortgage holder: \$

Interest % per annum:

(c) Other: \$

(d) Cash, certified or local cashier's check on closing and delivery of deed (or such
greater or lesser amount as may be necessary to complete payment of purchase
price after credits, adjustments and prorations). \$ 17,000

3. PRORATIONS: Taxes, insurance, interest, rents and other expenses and revenue of said property shall be prorated
as of the date of closing.

4. RESTRICTIONS, EASEMENTS, LIMITATIONS: Buyer shall take title subject to: (a) Zoning, restrictions,
prohibitions and requirements imposed by governmental authority, (b) Restrictions and matters appearing on the plat
or common to the subdivision, (c) Public utility easements of record, provided said easements are located on the side
or rear lines of the property, (d) Taxes for year of closing, assumed mortgages, and purchase money mortgages, if
any, (e) Other:

Deed Restrictions per bk 0874 pg 1123

Seller warrants that there shall be no violations of building or zoning codes at the time of closing.

5. DEFAULT BY BUYER: If Buyer fails to perform any of the covenants of this contract, all money paid pursuant
to this contract by Buyer as aforesaid shall be retained by or for the account of the Seller as consideration for the
execution of this contract and as agreed liquidated damages and in full settlement of any claims for damages.

6. DEFAULT BY SELLER: If the Seller fails to perform any of the covenants of this contract, the aforesaid money
paid by the Buyer, at the option of the Buyer, shall be returned to the Buyer on demand; or the Buyer shall have only
the right of specific performance.

18. MAINTENANCE: Between the date of the contract and the date of closing, the property, including lawn, shrubbery and pool, if any, shall be maintained by the Seller in the condition as it existed as of the date of the contract, ordinary wear and tear excepted.

19. CLOSING DATE: This contract shall be closed and the deed and possession shall be delivered on or before the 20th day of July, 2004, unless extended by other provisions of this contract.

20. TYPEWRITTEN OR HANDWRITTEN PROVISIONS: Typewritten or handwritten provisions inserted in this form shall control all printed provisions in conflict therewith.

21. OTHER AGREEMENTS: No agreements or representations, unless incorporated in this contract, shall be binding upon any of the parties.

22. RADON GAS: As required by law, (Landlord) (Seller) makes the following disclosure: "Radon Gas" is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks to persons who are exposed to it over time. Levels of radon that exceed federal and state guidelines have been found in buildings in . Additional information regarding radon and radon testing may be obtained from your county public health unit.

23. LEAD PAINT: "Every purchaser or lessee of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller or lessor of any interest in residential real estate is required to provide the buyer or lessee with any information on lead-based paint hazards from risk assessments or inspection in the seller or lessor's possession and notify the buyer or lessee of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase."

24. SPECIAL CLAUSES:

Buyer is aware of recorded deed restrictions and has received a copy of such and that there is a home owners association in which she will be required to pay a yearly fee of \$ 100 per year (subject to change if voted on by majority of home owners/no more than 10% per year) Dues for 2004 will be due in full upon closing.

COMMISSION TO BROKER: The Seller hereby recognizes _____ as the Broker in this transaction, and agrees to pay as commission _____ % of the gross sales price, the sum of _____ Dollars (\$ _____) or one-half of the deposit in case same is forfeited by the Buyer through failure to perform, as compensation for services rendered, provided same does not exceed the full amount of the commission.

WITNESSED BY:

Mae R. Tordella 6-7-04
Witness Date

Ruth M. Clark May 6, 04
Witness Date

Janell L. Franks 7 May 04
Buyer Date

Clyde B. Muggoe 5/6/04
Seller Date

COLUMBIA COUNTY 9-1-1 ADDRESSING

263 NW Lake City Ave. * P. O. Box 2949 * Lake City, FL 32056-2949
PHONE: (386) 752-8787 * FAX: (386) 758-1365 * Email: ron_croft@columbiacountyfla.com

Addressing Maintenance

To maintain the Countywide 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 assigning 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 Service 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 ISSUED: 6-2-04

ENHANCED 9-1-1 ADDRESS:

552 SW Whitetail Cir (Lake City, Fl) 32024

Addressed Location 911 Phone Number: N/A

OCCUPANT NAME: Janelle Franks

OCCUPANT CURRENT MAILING ADDRESS: Not Available.

PROPERTY APPRAISER MAP SHEET NUMBER: 45A

PROPERTY APPRAISER PARCEL NUMBER: 03-45-16-02732-534

Other Contact Phone Number (If any): _____

Building Permit Number (If known): _____

Remarks: LOT 34 Deer Creek S/D.

Address Issued By: [Signature]

Columbia County 9-1-1 Addressing Department

154-01-20

COLUMBIA COUNTY
OFFICE
OF
PLANNING AND ZONING

M/H OCCUPANCY

COLUMBIA COUNTY, FLORIDA

Department of Building and Zoning Inspection

This Certificate of Occupancy is issued to the below named permit holder for the building and premises at the below named location, and certifies that the work has been completed in accordance with the Columbia County Building Code.

Parcel Number 03-4S-16-02732-534

Building permit No. 000021964

Permit Holder RONNIE NORRIS

Owner of Building JENELL FRANKS

Location: DEER CREEK, LOT 34 (552 SW WHITETAIL CIRCLE)



Date: 06/17/2004

Donny Dick

Building Inspector

POST IN A CONSPICUOUS PLACE
(Business Places Only)