

DATE 12/12/2007

Columbia County Building Permit

PERMIT 0000026511

This Permit Expires One Year From the Date of Issue

APPLICANT CINDY HOUSTON

PHONE 752-7814

ADDRESS 136

SW BARRS GLEN

LAKE CITY

FL 32024

OWNER ALMA TILLMAN

PHONE 755-4693

LAKE CITY

FL 32024

ADDRESS 119

SW DARWIN GLEN

LAKE CITY

FL

32024

CONTRACTOR DALE HOUSTON

PHONE 752-7814

752-7814

LOCATION OF PROPERTY 47S, TR ON CR 240, TL ON ICHETUCKNEE AVE, PAST FORD LANE,

TR ON DARWIN, 1ST LOT ON RIGHT

TYPE DEVELOPMENT MH/UTILITY

ESTIMATED COST OF CONSTRUCTION

0.00

HEATED FLOOR AREA

TOTAL AREA

HEIGHT

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

DEVELOPMENT PERMIT NO.

PARCEL ID 25-5S-15-00479-103

SUBDIVISION

FLATT

LOT 3

BLOCK

PHASE

UNIT

TOTAL ACRES

Culvert Permit No.

1H0000040

Culvert Waiver

Contractor's License Number

CS

LU & Zoning checked by

JH

Approved for Issuance

New Resident

Driveway Connection

EXISTING

Septic Tank Number

07-924

COMMENTS: FLOOR ONE FOOT ABOVE THE ROAD

FOR BUILDING & ZONING DEPARTMENT ONLY

(Footer/Slab)

Temporary Power

Foundation

Monolithic

date/app. by

Under slab rough-in plumbing

Slab

Sheathing/Nailing

date/app. by

Framing

date/app. by

Rough-in plumbing above slab and below wood floor

date/app. by

Electrical rough-in

date/app. by

Heat & Air Duct

date/app. by

Peri. beam (Lintel)

date/app. by

Permanent power

date/app. by

C.O. Final

date/app. by

Culvert

date/app. by

M/H tie downs, blocking, electricity and plumbing

date/app. by

Pump pole

date/app. by

Utility Pole

date/app. by

Re-roof

date/app. by

M/H Pole

date/app. by

Reconnection

date/app. by

Travel Trailer

date/app. by

CLERKS OFFICE

INSPECTORS OFFICE

FLOOD DEVELOPMENT FEE \$

FLOOD ZONE FEE \$ 25.00

CULVERT FEE \$

TOTAL FEE

506.70

MISC. FEES \$ 200.00

ZONING CERT. FEE \$ 50.00

FIRE FEE \$ 64.20

WASTE FEE \$ 167.50

BUILDING PERMIT FEE \$

0.00

CERTIFICATION FEE \$

0.00

SURCHARGE FEE \$

0.00

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.

AGREEMENT FOR DEED

THIS AGREEMENT made and entered into this 9th day of Nov A.D. 2007 by and between VELMA C. PERRY hereinafter referred to as the VENDOR and ALMA TILLMAN hereinafter referred to as the PURCHASER, whose Post Office address is 246 SW DAIRY ST. LAKE CITY, FL. 32024 WITNESSETH:

THAT FOR AND IN CONSIDERATION of the mutual covenants, promises and agreements herein contained, the parties hereto do hereby agree as follows:

1. That if the PURCHASER shall first make the payments and perform the covenants hereinafter mentioned on the PURCHASER'S part to be made and performed, the said VENDOR hereby covenants and agrees to convey and assure to the said PURCHASER, and the PURCHASER'S heirs, executors, administrators, or assigns, in fee simple, clear of all encumbrances not stated in this AGREEMENT FOR DEED, by a good and sufficient GENERAL WARRANTY DEED, the following described real estate situate in COLUMBIA COUNTY, FLORIDA, to wit:

LOT #3 PLATT SUBDIVISION, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK #7 PAGE 122, PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA. TAX ID # 26 55 15E 00479-103

RESTRICTIONS: NO JUNK (INCLUDING JUNK CARS) MAY BE PLACED OR KEPT ON PROPERTY.

SUBJECT TO: RIGHT OF WAY EASEMENTS OF RECORD
SUBJECT TO: OUTSTANDING MINERAL INTERESTS OF RECORD

NOTE: THE BELOW STATED PURCHASE PRICE INCLUDES FINANCING FOR A 4" DEEP WELL and a SEPTIC SYSTEM

TOGETHER WITH THE FOLLOWING DESCRIBED PROPERTY: COMMENCE AT THE NE CORNER OF S 1/2 SEC. 25, T-5S, R 15-E, COLUMBIA COUNTY, FLORIDA, THENCE S 88 deg 33' 03" W 40.06 FT. TO A POINT ON THE WEST RIGHT OF WAY LINE OF ICHETUCKNEE RD., THENCE S 01 deg 22' 44" E ALONG THE WEST RIGHT OF WAY LINE OF ICHETUCKNEE ROAD 784.21 FT., TO THE POINT OF BEGINNING THENCE S 88 deg 33' 03" W 840.00 FT., THENCE S 01 deg 22' 44" E 60.00 FT., THENCE N 88 deg 33' 03" E 840.00 FT., THENCE N 01 deg 22' 44" W 60.00 FT., TO THE POINT OF BEGINNING.

TAX I.D. NUMBER 25 55 15E 00479-003
SUBJECT TO A NON EXCLUSIVE EASEMENT OVER AND ACROSS THIS PROPERTY (00479-003)

SUBJECT TO OUTSTANDING MINERAL INTERESTS OF RECORD
2. That as and for the purchase price of the above described real estate, the PURCHASER does hereby covenant and agree to pay the VENDOR the principal sum of SIXTY NINE THOUSAND DOLLARS (\$69,000.) in

the manner following, to-wit: the sum of FOUR THOUSAND DOLLARS (\$4,000.) has been paid by the PURCHASER to the VENDOR, which is hereby acknowledged by the VENDOR; and the PURCHASER shall pay to the VENDOR the balance of said purchase price, to-wit SIXTY FIVE THOUSAND (\$65,000.) together with interest on the unpaid balance thereof at the rate of TEN percentum (10%) per annum shall be paid in the manner following, to-wit 240 equal, consecutive, and monthly payments of \$628.00 each, each such payments shall be made on the 10TH day of each month, commencing on DEC. 10, 2007, and continuing thereafter until paid in full. All such payments shall be made at 345 SW VILLIE CT. LAKE CITY, FLORIDA 32024 or at such address or addresses as the VENDOR shall designate.

3. The PURCHASER shall have the right to prepay all or any portion of the aforesaid purchase price at any time without penalty, provided however, the PURCHASER shall also pay all accrued interest due at the time of such prepayment.

4. In the event that the sum paid upon the execution of this AGREEMENT is paid by check, this AGREEMENT shall not be binding or recorded until such check has been cleared for payment by the PURCHASER'S bank, and if not cleared within twenty (20) days from the date hereof, this AGREEMENT shall be void.

5. The PURCHASER acknowledges that the PURCHASER or the PURCHASER'S representative has made a personal inspection of the real estate described hereinabove.

6. The PURCHASER shall pay all costs for the recording, Documentary Stamps, and Intangible Tax on this AGREEMENT FOR DEED. At the time the Special Warranty Deed referred to hereinabove is delivered, the PURCHASER shall pay for the preparation of said Deed and for all Documentary Stamps required to be affixed thereto, together with the recording of said Warranty Deed.

7. If any payment due hereunder continues unpaid for more than fifteen (15) days following the date said payment is due, the PURCHASER shall pay the VENDOR a late charge of Five Percent (5%) of such payment. If any payment is not paid within Thirty (30) days after such payment is due, the balance of Principal shall bear interest at the rate of Eighteen Percent (18%) per annum after said date.

8. Upon compliance by the PURCHASER with all the terms, provisions and conditions hereof, including the payment of all principal and accrued interest, the VENDOR shall deliver to the PURCHASER the entire fee simple title to the real estate described hereinabove, free and clear of all liens and encumbrances except as otherwise described herein, and except for such liens and encumbrances as may arise through the action or inaction of the PURCHASER, his successors, heirs, assigns, or persons claiming by, through, under or against the PURCHASER subsequent to the date hereof. The VENDOR warrants that the title to the real estate described hereinabove can be insured by a title insurance company authorized to do business in the State of Florida. At the request and expense of the PURCHASER, the VENDOR agrees to obtain title insurance insuring the title to the real estate, containing only the usual exceptions, and any other exceptions referred to in this AGREEMENT FOR DEED.

9. The PURCHASER shall have the right to immediate possession of the real estate described hereinabove, and the risk of loss by fire or otherwise shall pass to the PURCHASER at the time of the execution of this AGREEMENT FOR DEED.

10. All real estate taxes and assessments levied upon the real estate described hereinabove for the year in which this AGREEMENT is executed shall be prorated and paid by the VENDOR; AND all real estate taxes and assessments levied upon said real estate for subsequent Years shall be paid by the PURCHASER. The PURCHASER shall provide the VENDOR a copy of a paid property tax receipt each and every year until the balance of the principle of this AGREEMENT FOR DEED is paid in full. The Purchaser agrees that if at any time while this Agreement for Deed is in effect the Purchaser fails to pay the property taxes levied upon the real estate described hereinabove by the respective due date, the Vendor may pay to the Columbia County Tax collector the property taxes due and add the dollar amount of the property taxes to the outstanding balance of this Agreement for Deed.

11. The PURCHASER shall not have the right or power to transfer, assign, convey or encumber any benefits, rights, duties, obligations, title or interest created by this instrument without first obtaining written consent of the VENDOR; and the PURCHASER agrees not to place any improvements upon the real estate described hereinabove so as to create any lien thereon in favor of any third party, and in default of this provision, the VENDOR shall have the right to re-enter and take possession and title of said real estate.



NOTARY PUBLIC-STATE OF FLORIDA
 Jessica L. Ash
 Commission #DD696788
 Expires: JULY 18, 2011
 BONDED THRU ATLANTIC BONDING CO., INC.

NOTARY PUBLIC

[Signature]

PERSONALLY APPEARED BEFORE the undersigned officer duly authorized to administer oaths and take acknowledgments, VELMA C. PERRY AND ALMA TILLMAN who acknowledged before me the execution of the foregoing instrument for the purposes therein expressed. IN WITNESS WHEREOF, I HAVE HEREUNTO set my hand and official seal this 9 day of NOV, A.D. 2007

STATE OF FLORIDA
 COUNTY OF COLUMBIA

PRINT Lisa M. Cash

WITNESS *[Signature]*

PRINT Christina Sholar

WITNESS *[Signature]*

ALMA TILLMAN (PURCHASER)
[Signature]
 (SEAL)

VELMA C. PERRY (VENDOR)
[Signature]
 (SEAL)

IN WITNESS WHEREOF, the parties have caused the presents to be executed on the day and year first above-written. Signed, sealed, and delivered in the presence of:

12. In the event that the PURCHASER should default in any of the terms, provisions and conditions hereof, and this AGREEMENT is placed in the hands of an Attorney for collection, foreclosure, or other action, the PURCHASER agrees to pay the VENDOR'S a reasonable such other reasonable costs as may be incurred thereby, whether suit be brought or not, including all Appellate proceedings.

13. It is the intent of the parties hereto that this AGREEMENT FOR DEED shall be enforceable by and against their respective heirs, personal representatives, successors and assigns in interest. It is further understood that this AGREEMENT FOR DEED constitutes the entire agreement between the parties hereto and no agreement, covenants, or promises not herein contained shall bind the parties hereto, provided however, that this instrument may be modified in writing and executed by the parties hereto with the same formalities as this AGREEMENT FOR DEED, and such modification shall be binding upon the parties and their respective heirs, personal representatives, successors and assigns.

14. The use of the terms "VENDOR" and "PURCHASER" in this AGREEMENT FOR DEED shall apply to and be construed in the singular or plural as the context may require or direct; and such terms shall apply to and be construed to include masculine, feminine, and neuter genders as the context may require or direct.

15. Neither the VENDOR nor the VENDOR'S heirs, personal representatives, successors or assigns shall be bound to improve, maintain, repair or construct any roadway upon the easement described hereinabove; nor shall the VENDOR nor the VENDOR'S heirs, personal representatives, successors or assigns assume or have any liability or responsibility for injury to the PURCHASER or the PURCHASER'S heirs, personal representatives, successors, assigns, invites, guests, and any other person where such injury or damage occurs from, or arises out of, the use or attempted use of the property described hereinabove.