

## LIMITED POWER OF ATTORNEY

I, Colleen Towe, do hereby authorize Kimberly Hoon to be  
my representative and act on my behalf in all aspects of applying for a move on \$Septic  
permit to be placed on my property described as: Sec 25 Twp. 5 S  
Rge 15 E Tax Parcel No. 00479-318 (2124)

Colleen J. Towe

(Property Owner Signature)

4/2/2021

(Date)

Sworn to and subscribed before me this 4th day of April, 20 21.

Rebecca L. Arman

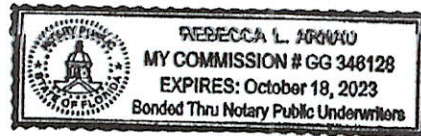
Notary Public

My Commission expires: \_\_\_\_\_

Commission No. \_\_\_\_\_

Personally known: \_\_\_\_\_

Produced ID (Type) \_\_\_\_\_



## PURCHASE AGREEMENT

278 SW Deputy J. Davis Ln.  
Lake City, Florida 32024



752-3743 or  
752-3744

**MOBILE HOMES**

Fax: 386-755-2386  
Email: cgmfg homes@comcast.net

**C & G MANUFACTURED HOMES**

Locally Owned and Operated

SOLD TO <u>Colleen J Towe</u>		PHONE <u>828-777-4758</u>		DATE _____	
ADDRESS <u>2293 SW Spruce Rd Lake City FL 32024</u>		COUNTY <u>Columbia</u>		EMAIL _____	
In consideration of and subject to the terms and conditions stated in this purchase agreement Seller agrees to sell and Buyers to purchase the following described property:					
MAKE <u>Town Homes</u>	MODEL <u>2838</u>	B. ROOMS <u>3</u>	FLOOR SIZE <u>L44 W28</u>	HITCH SIZE <u>L48 W28</u>	
SERIAL NUMBER _____	<input checked="" type="checkbox"/> NEW <input type="checkbox"/> USED	COLOR <u>Gray</u>	SALESMAN <u>Pat Koon</u>		
OPTIONAL EQUIPMENT, LABOR AND ACCESSORIES			PRICE OF UNIT <u>84,550.00</u>		
Price Includes:					
Ordered Unit mod 2838 built to most recent signed spec sheet			SALES TAX <u>6% + 50.00</u> <u>5,123.00</u>		
Set-up & Delivery according to C&G Homes setup agreement			NON-TAXABLE ITEMS		
2 ton A/C w/ Heat pump			VARIOUS FEES <u>450.00</u>		
2 sets of Code steps			1. CASH PRICE <u>\$90,123.00</u>		
Vinyl Lap to Ground			TRADE-IN ALLOWANCE \$ _____		
Hooks			LESS BAL. DUE ON ABOVE \$ _____		
Pnd Installed			NET ALLOWANCE _____		
			CASH DOWN PAYMENT <u>2,500.00</u>		
			2. LESS TOTAL CREDITS _____		
			3. UNPAID BALANCE OF CASH SALE PRICE <u>\$87,623.00</u>		
			Title to said unit shall remain in the Seller until the agreed purchase price there for is paid in full in cash or by the execution of a Retail Installment Contract, or a Security Agreement and its acceptance by a financing agency; there upon title to the within described unit passes to the buyer as of the date of either full cash payment or on the signing of said credit instruments even though the actual physical delivery may not be made until a later date.		
			IT IS MUTUALLY UNDERSTOOD THAT THIS AGREEMENT IS SUBJECT TO NECESSARY CORRECTIONS, AND ADJUSTMENTS CONCERNING CHANGES IN NET PAYOFF ON TRADE-IN TO BE MADE AT THE TIME OF SETTLEMENT.		
FOR THE PURPOSE OF THIS AGREEMENT THE TERM (BUYER) OR (BUYERS) MAY BE USED INTERCHANGEABLE AND MAY REPRESENT SINGULAR OR PLURAL IN MEANING.			Buyer represents he/she examined the unit and found it suitable for his/her particular needs, and that it is of acceptable quality and that buyer relied upon his/her judgment and inspection in making this determination.		
Seller is not permitted to make plumbing or electrical connections, or connecting certain natural gas or propane appliances where state or local ordinances require a licensed plumber or electrician so to do. Special building ordinances or laws requiring plumbing, electrical or construction changes are not the responsibility of Seller or the manufacturer. Seller is not responsible for obtaining health or sanitation permits, nor for local, county or state permits involving restrictive zoning. (COST OF CHANGES NEEDED FOR COMPLIANCE MUST BE BORNE BY BUYER. IT IS SOLELY THE BUYERS RESPONSIBILITY TO ASSURE THEIR CHOSEN HOME SITE IS ACCEPTABLE FOR HOME PLACEMENT WITHOUT VIOLATION OF ANY LOCAL, STATE, OR FEDERAL GUIDELINES.)			There is no assurance a mobile home can remain level when placed, upon any surface other than of level blacktop or concrete.		
Seller is not responsible or liable for any delays caused by the manufacturer, accidents, strikes, fires, Acts of God, Independent Subcontractors, or any other cause beyond Seller's control.			Buyers warrant that they have read and fully understand and agree to this purchase agreement and the additional terms and conditions; that buyers are of statutory age or older; or have been legally emancipated; that the within described unit, the optional equipment and accessories thereon and, insurance if included, has been voluntarily purchased. The Buyer warrant that the property being traded in is free from all encumbrances whatsoever, except as noted above. Buyer agrees each paragraph and provision of this contract is severable; if one portion thereof is invalid the remaining portion shall, nevertheless, remain in full force and effect.		
BUYERS AGREE TO AND FULLY UNDERSTANDS THE PRICE OF THE UNIT WILL BE ADJUSTED TO ACCOMMODATE ALL INCREASES GIVEN BY THE MANUFACTURER PRIOR TO THE BUYERS CLOSING ON THEIR FINANCING AND A PURCHASE ORDER BEING ISSUED FROM THE SELLER TO MANUFACTURER.			BUYERS HERE BY ACKNOWLEDGE RECEIPT OF A COPY OF THE PURCHASE AGREEMENT AND ADDITIONAL TERMS AND CONDITIONS		
<b>C&amp;G MANUFACTURED HOMES</b> DEALER Not Valid Unless Signed and Accepted by an officer of the Company			SIGNED X _____ BUYER		
By _____ Approved, Subject to complete and final acceptance of financing by bank, finance company or cash payment in full.			SIGNED X _____ BUYER		

THIS AGREEMENT (TOGETHER WITH ITS ATTACHED SCHEDULES, ADDENDUM, AND EXHIBITS) CONTAINS AND SETS FORTH THE COMPLETE UNDERSTANDING AND AGREEMENT OF THE BUYERS AND THE SELLER, AND SUPERSEDES ALL PRIOR WRITTEN OR ORAL DISCUSSIONS, AGREEMENTS, COMMUNICATIONS, OR REPRESENTATIONS. THIS AGREEMENT MAY BE MODIFIED ONLY BY MEANS OF A WRITING SIGNED BY THE PARTIES TO THIS AGREEMENT. BUYERS AND SELLER BOTH HAD AN OPPORTUNITY TO REVIEW THIS ENTIRE AGREEMENT WITH THE COUNSEL OF THEIR CHOOSING. IN THE EVENT OF LITIGATION OR RELATED LEGAL ACTIONS INVOLVING THIS AGREEMENT, THE TERMS AND CONDITIONS OF THIS AGREEMENT SHALL BE INTERPRETED AS OF EQUAL WEIGHT BETWEEN BUYERS AND SELLER.