

DATE 04/08/2005

# Columbia County Building Permit

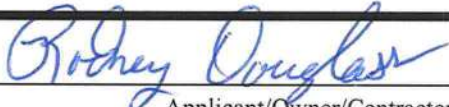
PERMIT

This Permit Expires One Year From the Date of Issue

000022998

APPLICANT	RODNEY DOUGLASS		PHONE	984..0502	
ADDRESS	510	SW BRODERICK DRIVE	LAKE CITY	FL	32025
OWNER	CHRISTOPHER/BRANDY MINNICH		PHONE	386.623.7485	
ADDRESS	271	SW AMISTEAD GLN	LAKE CITY	FL	3205
CONTRACTOR	DOUG MCGAULEY		PHONE	303.1963	
LOCATION OF PROPERTY	41-S TO TUSTENUGGEE AVE,TR GO TO AMISTEAD GLN, TR PAST BRICK HOME ON R.				
TYPE DEVELOPMENT	M/H & 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 Requirments:	STREET-FRONT		30.00	REAR	25.00 SIDE 25.00
NO. EX.D.U.	0	FLOOD ZONE	X	DEVELOPMENT PERMIT NO.	

PARCEL ID	20-4S-17-08606-004		SUBDIVISION		
LOT	BLOCK	PHASE	UNIT	TOTAL ACRES	2.00

		IH0000623			
Culvert Permit No.	Culvert Waiver	Contractor's License Number	Applicant/Owner/Contractor		
PRIVATE	05-0310-M	BLK	N		
Driveway Connection	Septic Tank Number	LU & Zoning checked by	Approved for Issuance	New Resident	


COMMENTS: 1 FOOT ABOVE ROAD  
SECTION 2.3.1 LEGAL LOT OF RECORD.

Check # or Cash 1341

## 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 \$	28.35
				WASTE FEE \$	61.25
FLOOD ZONE DEVELOPMENT FEE \$		CULVERT FEE \$		TOTAL FEE	339.60
INSPECTORS OFFICE			CLERKS OFFICE		

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 08.04.05 Building Official OK JTH 3-24-05

AP# 0503-73 Date Received 3/23/05 By G Permit # 28998

Flood Zone X Development Permit N/A Zoning A-3 Land Use Plan Map Category A-3

Comments ATTACHED + Well letter = letter will be in Inv. 8 Section 2.3.1  
Info on Sale of Property Legal Lot of Record  
- 1341

FEMA Map # \_\_\_\_\_ Elevation \_\_\_\_\_ Finished Floor \_\_\_\_\_ River \_\_\_\_\_ In Floodway \_\_\_\_\_

☒ Site Plan with Setbacks shown ☒ Environmental Health Signed Site Plan ☐ Env. Health Release  
☒ Well letter provided ☐ Existing Well Revised 9-23-04

Sec 20 Twp 4-5-17 (I spoke to Rodney on 3-30-05) LH

Property ID 08606-004 Must have a copy of the property deed

New Mobile Home ☒ Used Mobile Home \_\_\_\_\_ Year 05

Subdivision Information \_\_\_\_\_

Applicant Rodney Douglass Phone # 984-0502

Address 510 S.W. Broderick Dr. L.C. FL. 32025

Name of Property Owner Christopher or Brandy Minnich Phone # 386-623-7485

911 Address 271 SW Amistead Gln Lake City FL 32025

Circle the correct power company - FL Power & Light - Clay Electric  
 (Circle One) - Suwannee Valley Electric - Progressive Energy

Name of Owner of Mobile Home Same Phone # \_\_\_\_\_

Address \_\_\_\_\_

Relationship to Property Owner N/A

Current Number of Dwellings on Property - 0 -

Lot Size 296 X 550 Total Acreage 2.85 Private

Do you : Have an Existing Drive or need a Culvert Permit or a Culvert Waiver Permit

Driving Directions 415 To Tuskenugsee Ave Turn (R) go To  
Amistead Gln. Turn (R). Past Brick home on Right.

Is this Mobile Home Replacing an Existing Mobile Home NO

Name of Licensed Dealer/Installer Doug McCauley Phone # 303-1963

Installers Address 101 Rustic Pine Jasper, FL

License Number IH0000623 Installation Decal # 206042



PERMIT NUMBER

PERMIT WORKSHEET

Installer Doug McCauley License # TH 0000623

Address of home being installed Anastad Glen

Manufacturer Fleetwood Length x width FL 32x25

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 DCM

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'	4'	5'	6'	7'	8'	8'
1500 psf	4'6"	6'	7'	8'	8'	8'	8'
2000 psf	6'	8'	8'	8'	8'	8'	8'
2500 psf	7'6"	8'	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

POPULAR PAD SIZES

Pad Size	Sq In
16 x 16	256
16 x 18	288
18.5 x 18.5	342
16 x 22.5	360
17 x 22	374
13 1/4 x 26 1/4	348
20 x 20	400
17 3/16 x 25 3/16	441
17 1/2 x 25 1/2	446
24 x 24	576
26 x 26	676

I-beam pier pad size 17x22

Perimeter pier pad size 21x27

Other pier pad sizes (required by the mfg.) 21x27

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 8' Pier pad size 21x27

ANCHORS

4 ft 5 ft

FRAME TIES

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

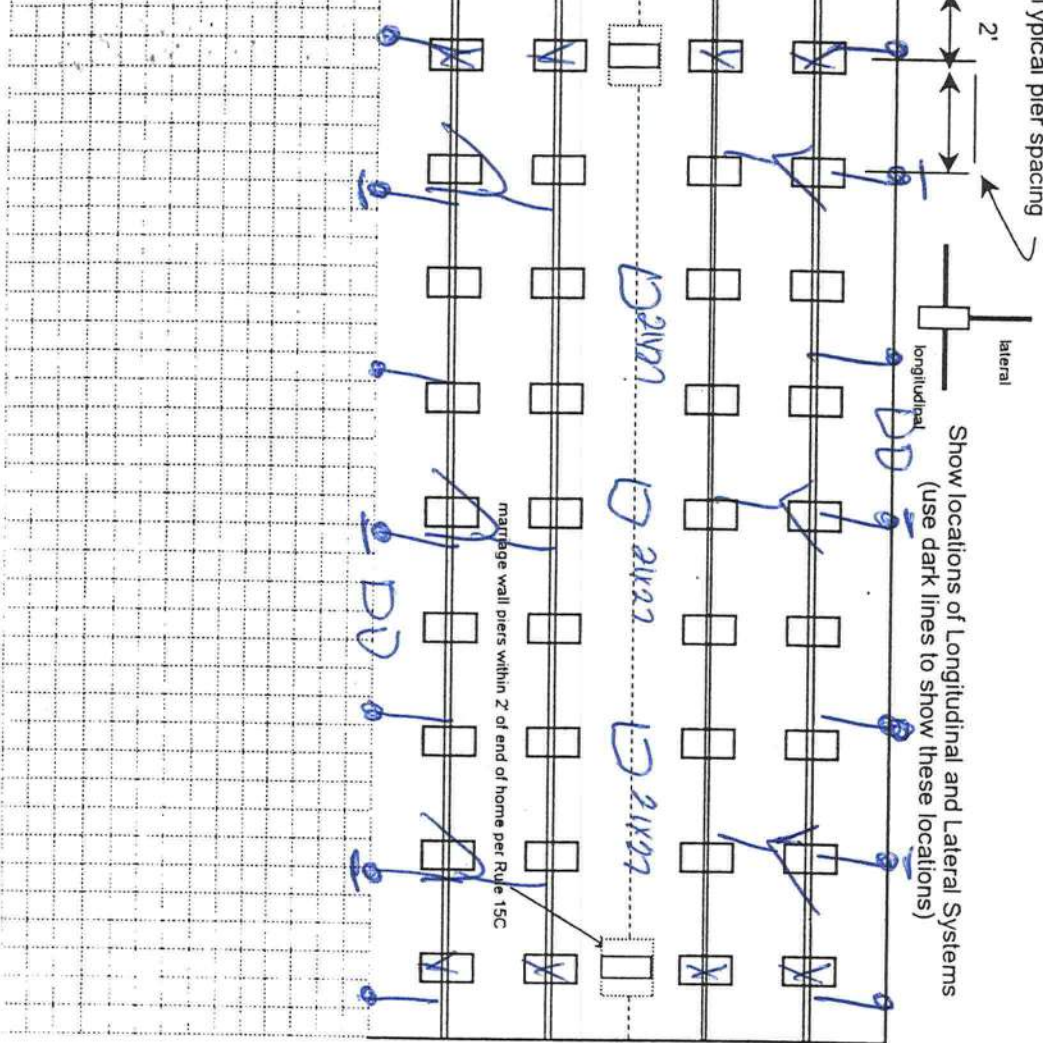
TIEDOWN COMPONENTS

Longitudinal Stabilizing Device (LSD)

Manufacturer Longitudinal Stabilizing Device w/ Lateral Arms

OTHER TIES

Sidewall 11  
Longitudinal Marriage wall 6  
Shearwall





POCKET PENETROMETER TEST

The pocket penetrometer tests are rounded down to 1500 psf or check here to declare 1000 lb. soil without testing.

X 1500 X 1500 X 1600

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 1600

TORQUE PROBE TEST

The results of the torque probe test is 275 inch pounds or check here if you are declaring 5' 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 allowed 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 requires anchors with 4000 lb. holding capacity.

DCM Installer's initials

ALL TESTS MUST BE PERFORMED BY A LICENSED INSTALLER

Installer Name Don McElroy

Date Tested 3-22-05

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. 4

Plumbing

Connect all sewer drains to an existing sewer tap or septic tank. Pg. 5

Connect all potable water supply piping to an existing water meter, water tap, or other independent water supply systems. Pg. 6

Site Preparation

Debris and organic material removed ✓  
Water drainage: Natural ✓ Swale \_\_\_\_\_ Pad \_\_\_\_\_ Other \_\_\_\_\_

Fastening multi wide units

Floor: Type Fastener: 3/8" Length: 6" Spacing: 24"  
Walls: Type Fastener: 1/4" Length: 6" Spacing: 24"  
Roof: Type Fastener: 3/8" Length: 6" Spacing: 24"  
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 DCM

Type gasket Freelery

Pg. 8 Installed: Between Floors Yes ✓  
Between Walls Yes ✓  
Bottom of ridgebeam Yes ✓

Weatherproofing

The bottomboard will be repaired and/or taped. Yes ✓ Pg. 9  
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 Don McElroy

Date 3-22-05

## Consents for Permit Application

I Christopher or Brandy Mannick, 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 Doug McGauley, Mobile Home Installer license # IH 0000623 to place the described Mobile Home on the property located in Columbia County.

Property Owner Chris & Brandy Mannick

Sec. 20 Twp. 45 Rge. 17 Tax Parcel # 08606-004

Lot: \_\_\_\_\_ Block \_\_\_\_\_ Subdivision \_\_\_\_\_

Model Celebration Year 05 Manufacturer Fleetwood

Length 60 Width 28 Sn# on Order Model # 4603C

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

Dated this 22nd day of March, 2005

Witness \_\_\_\_\_

Owner [Signature]

Witness \_\_\_\_\_

Owner \_\_\_\_\_

Sworn to and described before me this 22nd day of March 2005

by Chris or Brandy Mannick  
Property Owner's Name

typed

[Signature]  
Notary's name printed or



Cheryl Sanders-Gerow  
Commission # DD132357  
Expires Aug. 22, 2006  
Bonded Thru  
Atlantic Bonding Co., Inc.



## 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, **Doug McGauley**, license number IH # **0000623** do hereby state that the installation of the manufactured home for Christopher or Brandy Minnich  
(applicant)

at Amistead Cln. Lake City Fl. 32025 will be done under my  
(911 Address)

supervision.

Doug McGauley  
(Signature of Installer)

Sworn to and subscribed before me this 22<sup>ND</sup> day of March,  
2005.

Notary Public: Cheryl Sanders-Gerow  
(Signature)

My Commission Expires: 8/22/06



Cheryl Sanders-Gerow  
Commission # DD132357  
Expires Aug. 22, 2006  
Bonded Thru  
Atlantic Bonding Co., Inc.

20-4S-17-08606-004

COMM SE COR OF NW1/4, RUN W OWENS MAGNOLIA MURPHY 20-4S-17-08606-004 Columbia Cou  
/8.65 FT TO W R/W OF RD, N 1225 SE 12TH TERRACE  
ALONG R/W 799.23 FT FOR POB, GAINESVILLE FL 32601 PRINTED 1/03/2005 16:09  
CONT N 266.37 FT, W 1243.68 APPR 5/12/2004 DF

USE	AE?	HTD AREA	.000	INDEX	20417.00	NBHD	PROP USE	0091
MOD	BATH	EFF AREA		E-RATE	.000	INDX	STR 20- 4S- 17	
EXW	FIXT	RCN				AYB	MKT AREA 02	
%	BDRM	%GOOD		BLDG VAL		EYB	(PUD1	
RSTR	RMS						AC	2.850
RCVR	UNTS	FIELD CK:					NTCD	
%	C-W%	LOC: --					APPR CD	
INT	HGHT						CNDO	
%	PMTR						SUBD	
FLR	STYS						BLK	
%	ECON						LOT	
HTTP	FUNC						MAP#	
A/C	SPCD							
QUAL	DEPR						TXDT	002
FNDN	UD-1							
SIZE	UD-2						-----	BLDG TRA
CEIL	UD-3							
ARCH	UD-4							
FRME	UD-5							
KTCH	UD-6							
WNDO	UD-7							
CLAS	UD-8							
OCC	UD-9							
COND	%						-----	PERMIT
SUB	A-AREA % E-AREA	SUB VALUE					NUMBER	DESC
							-----	SALE
							BOOK	PAGE DATE
							GRANTOR	
							GRANTEE	
							GRANTOR	
							GRANTEE	

TOTAL

EXTRA FEATURES										FIELD CK:							
AE BN	CODE	DESC	LEN	WID	HGHT	QTY	QL	YR	ADJ	UNITS	UT	PRICE	ADJ	UT	PR	SPCD	%
	LAND	DESC	ZONE	ROAD	{UD1	{UD3	FRONT	DEPTH	FIELD CK:								
AE	CODE		TOPO	UTIL	{UD2	{UD4	BACK	DT	ADJUSTMENTS			UNITS	UT		PRICE	ADJ	UT
Y	009300	AC NON-AG	A-1	0003					1.00 1.00 1.00 1.00			2.850	AC		6600.000		6600.0
			0002	0003													
	2005																



**Contract For Sale And Purchase**

FLORIDA ASSOCIATION OF REALTORS® AND THE FLORIDA BAR

1\* **PARTIES:** Magnolia Owens ("Seller"),  
 2\* and Chris Minnich, Brandy Minnich ("Buyer"),  
 3 hereby agree that Seller shall sell and Buyer shall buy the following described Real Property and Personal Property (collectively "Property")  
 4 pursuant to the terms and conditions of this Contract for Sale and Purchase and any riders and addenda ("Contract"):

5 **I. DESCRIPTION:**

6\* (a) Legal description of the Real Property located in Columbia County, Florida: COMM SE COP OF NW 1/4  
 7\* RUN W 78.65 FT TO W R/W OF RD, N ALONG R/W 799.23 FOR POB

9\* (b) Street address, city, zip, of the Property: Amastad Glen Lake City, FL 32025

10 (c) Personal Property includes existing range(s), refrigerator(s), dishwasher(s), ceiling fan(s), light fixtures(s), and window treatment(s) unless  
 11 specifically excluded below.

12\* Other items included are: NA

14\* Items of Personal Property (and leased items, if any) excluded are: NA

16\* **II. PURCHASE PRICE (U.S. currency):** \$ 15,000.00

17 **PAYMENT:**

18\* (a) Deposit held in escrow by GATEWAY TITLE (Escrow Agent) in the amount of (checks subject to clearance) \$ \_\_\_\_\_

19\* (b) Additional escrow deposit to be made to Escrow Agent within \_\_\_\_\_ days after Effective Date  
 20\* (see Paragraph III) in the amount of \$ \_\_\_\_\_

21\* (c) Financing (see Paragraph IV) in the amount of \$ \_\_\_\_\_

22\* (d) Other \$ \_\_\_\_\_

23 (e) Balance to close by cash, wire transfer or LOCALLY DRAWN cashier's or official bank check(s), subject  
 24\* to adjustments or prorations \$ 15,000.00

25 **III. TIME FOR ACCEPTANCE OF OFFER AND COUNTEROFFERS; EFFECTIVE DATE:**

26 (a) If this offer is not executed by and delivered to all parties OR FACT OF EXECUTION communicated in writing between the parties on or  
 27\* before January 14, 2005, the deposit(s) will, at Buyer's option, be returned and this offer withdrawn. **UNLESS OTH-**  
 28 **ERWISE STATED, THE TIME FOR ACCEPTANCE OF ANY COUNTEROFFERS SHALL BE 2 DAYS FROM THE DATE THE COUN-**  
 29 **TEROFFER IS DELIVERED.**

30 (b) The date of Contract ("Effective Date") will be the date when the last one of the Buyer and Seller has signed or initialed this offer or the  
 31 final counteroffer. If such date is not otherwise set forth in this Contract, then the "Effective Date" shall be the date determined above for  
 32 acceptance of this offer or, if applicable, the final counteroffer.

33 **IV. FINANCING:**

34\* ☐ (a) This is a cash transaction with no contingencies for financing;

35\* ☒ (b) This Contract is contingent on Buyer obtaining approval of a loan ("Loan Approval") within 30 days (if blank, then 30 days) after  
 36\* Effective Date ("Loan Approval Date") for (CHECK ONLY ONE): ☐ a fixed; ☐ an adjustable; or ☒ a fixed or adjustable rate loan, in the prin-  
 37\* cipal amount of \$ 72,000.00, at an initial interest rate not to exceed 6.000 %, discount and origination fees not to exceed  
 38\* 1.000 % of principal amount, and for a term of 30 years. Buyer will make application within 5 days (if blank, then 5 days) after  
 39 Effective Date. Buyer shall use reasonable diligence to: obtain Loan Approval and notify Seller in writing of Loan Approval by Loan  
 40 Approval Date; satisfy terms and conditions of the Loan Approval; and close the loan. Loan Approval which requires a condition related to  
 41 the sale of other property shall not be deemed Loan Approval for purposes of this subparagraph. Buyer shall pay all loan expenses. If Buyer  
 42 does not deliver written notice to Seller by Loan Approval Date stating Buyer has either obtained Loan Approval or waived this financing con-  
 43 tingency, then either party may cancel this Contract by delivering written notice ("Cancellation Notice") to the other, not later than seven (7)  
 44 days prior to Closing. Seller's Cancellation Notice must state that Buyer has three (3) days to deliver to Seller written notice waiving this  
 45 financing contingency. If Buyer has used due diligence and has not obtained Loan Approval before cancellation as provided above, Buyer  
 46 shall be refunded the deposit(s). Unless this financing contingency has been waived, this Contract shall remain subject to the satisfaction,  
 47 by Closing, of those conditions of Loan Approval related to the Property;

48\* ☐ (c) Assumption of existing mortgage (see rider for terms); or

49\* ☒ (d) Purchase money note and mortgage to Seller (see Standards B and K and riders; addenda; or special clauses for terms).

50\* **V. TITLE EVIDENCE:** At least 5 days (if blank, then 5 days) before Closing a title insurance commitment with legible copies of instruments  
 51 listed as exceptions attached thereto ("Title Commitment") and, after Closing, an owner's policy of title insurance (see Standard A for terms) shall  
 52 be obtained by:

53\* (CHECK ONLY ONE): ☒ (1) Seller, at Seller's expense and delivered to Buyer or Buyer's attorney; or

54\* ☐ (2) Buyer at Buyer's expense.

55\* (CHECK HERE): ☐ If an abstract of title is to be furnished instead of title insurance, and attach rider for terms.

56\* **VI. CLOSING DATE:** This transaction shall be closed and the closing documents delivered on February 24, 2005 ("Closing"), unless  
 57 modified by other provisions of this Contract. If Buyer is unable to obtain Hazard, Wind, Flood, or Homeowners' insurance at a reasonable rate  
 58 due to extreme weather conditions, Buyer may delay Closing for up to 5 days after such coverage becomes available.

59 **VII. RESTRICTIONS; EASEMENTS; LIMITATIONS:** Seller shall convey marketable title subject to: comprehensive land use plans, zoning,  
 60 restrictions, prohibitions and other requirements imposed by governmental authority; restrictions and matters appearing on the plat or otherwise

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RE/MAX Professionals, Inc.-Lake City 4255 SW Cambridge Glen Lake City, FL 32055

Phone: (386) 758 - 8900

Fax: (386) 758 - 5882

Mistee Galloway

Minnich

Produced with ZinForm™ by RE FormsNet 11.C. 18025 Fifteen Mile Road, Clinton Township, Michigan 48035 (800) 383-9805 www.zinform.com



61 common to the subdivision; outstanding oil, gas and mineral rights of record without right of entry; unplatted public utility easements of record  
62 (located contiguous to real property lines and not more than 10 feet in width as to the rear or front lines and 7 1/2 feet in width as to the side  
63 lines); taxes for year of Closing and subsequent years; and assumed mortgages and purchase money mortgages, if any (if additional items, see  
64 addendum); provided, that there exists at Closing no violation of the foregoing and none prevent use of the Property for  
65\* **RESIDENTIAL** purpose(s).

66 **VIII.OCCUPANCY:** Seller shall deliver occupancy of Property to Buyer at time of Closing unless otherwise stated herein. If Property is intended  
67 to be rented or occupied beyond Closing, the fact and terms thereof and the tenant(s) or occupants shall be disclosed pursuant to Standard F.  
68 If occupancy is to be delivered before Closing, Buyer assumes all risks of loss to Property from date of occupancy, shall be responsible and liable  
69 for maintenance from that date, and shall be deemed to have accepted Property in its existing condition as of time of taking occupancy.

70 **IX. TYPEWRITTEN OR HANDWRITTEN PROVISIONS:** Typewritten or handwritten provisions, riders and addenda shall control all printed pro-  
71 visions of this Contract in conflict with them.

72\* **X. ASSIGNABILITY: (CHECK ONLY ONE):** Buyer ☐ may assign and thereby be released from any further liability under this Contract; ☐ may  
73\* assign but not be released from liability under this Contract; or ☒ may not assign this Contract.

74 **XI. DISCLOSURES:**

75\* (a)☒ CHECK HERE if the Property is subject to a special assessment lien imposed by a public body payable in installments which  
76\* continue beyond Closing and, if so, specify who shall pay amounts due after Closing: ☒ Seller ☐ Buyer ☐ Other (see addendum).

77 (b)Radon is a naturally occurring radioactive gas that when accumulated in a building in sufficient quantities may present health risks to per-  
78 sons who are exposed to it over time. Levels of radon that exceed federal and state guidelines have been found in buildings in Florida.  
79 Additional information regarding radon or radon testing may be obtained from your County Public Health unit.

80 (c)Mold is naturally occurring and may cause health risks or damage to property. If Buyer is concerned or desires additional information  
81 regarding mold, Buyer should contact an appropriate professional.

82 (d)Buyer acknowledges receipt of the Florida Energy-Efficiency Rating Information Brochure required by Section 553.996, F.S.

83 (e)If the real property includes pre-1978 residential housing then a lead-based paint rider is mandatory.

84 (f) 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 (g)**BUYER SHOULD NOT EXECUTE THIS CONTRACT UNTIL BUYER HAS RECEIVED AND READ THE HOMEOWNERS' ASSOCIA-**  
86 **TION/COMMUNITY DISCLOSURE.**

87 (h)PROPERTY TAX DISCLOSURE SUMMARY: BUYER SHOULD NOT RELY ON THE SELLER'S CURRENT PROPERTY TAXES AS THE AMOUNT  
88 OF PROPERTY TAXES THAT THE BUYER MAY BE OBLIGATED TO PAY IN THE YEAR SUBSEQUENT TO PURCHASE. A CHANGE OF OWNER-  
89 SHIP OR PROPERTY IMPROVEMENTS TRIGGERS REASSESSMENTS OF THE PROPERTY THAT COULD RESULT IN HIGHER PROPERTY TAXES.  
90 IF YOU HAVE ANY QUESTIONS CONCERNING VALUATION, CONTACT THE COUNTY PROPERTY APPRAISER'S OFFICE FOR INFORMATION.

91 **XII. MAXIMUM REPAIR COSTS:** Seller shall not be responsible for payments in excess of:

92\* (a)\$ \_\_\_\_\_ for treatment and repair under Standard D (if blank, then 1.5% of the Purchase Price).

93\* (b)\$ \_\_\_\_\_ for repair and replacement under Standard N not caused by Wood Destroying Organisms (if blank, then 1.5%  
94 of the Purchase Price).

95\* **XIII. HOME WARRANTY:** ☐ Seller ☐ Buyer ☒ N/A will pay for a home warranty plan issued by \_\_\_\_\_  
96\* at a cost not to exceed \$ \_\_\_\_\_

97 **XIV.RIDERS; ADDENDA; SPECIAL CLAUSES:** CHECK those riders which are applicable AND are attached to and made part of this Contract:  
98\* ☐ CONDOMINIUM ☐ VA/FHA ☐ HOMEOWNERS' ASSN. ☐ LEAD-BASED PAINT ☐ COASTAL CONSTRUCTION CONTROL LINE  
99\* ☐ INSULATION ☐ "AS IS" ☐ Other Comprehensive Rider Provisions ☐ Addenda  
100\* Special Clause(s): Contract is contingent upon final approval of financing for land home  
101\* package.Contract contingent on buyer's approval of survey.  
102\*  
103\*

104 **XV.STANDARDS FOR REAL ESTATE TRANSACTIONS ("Standards"):** Buyer and Seller acknowledge receipt of a copy of Standards A  
105 through Y on the reverse side or attached, which are incorporated as part of this Contract.

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

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

112 **AN ASTERISK(\*) FOLLOWING A LINE NUMBER IN THE MARGIN INDICATES THE LINE CONTAINS A BLANK TO BE COMPLETED.**

113\* [Signature] 1-12-05  
114 (BUYER) Chris Minnich (DATE) (SELLER) Magnolia Owens (DATE)

115\* [Signature] 1-12-05  
116 (BUYER) Brady Minnich (DATE) (SELLER) (DATE)

117\* Buyer's address for purposes of notice \_\_\_\_\_ Seller's address for purposes of notice \_\_\_\_\_  
118\* \_\_\_\_\_

119\* \_\_\_\_\_ Phone \_\_\_\_\_ Phone \_\_\_\_\_

120 **BROKERS:** The brokers (including cooperating brokers, if any) named below are the only brokers entitled to compensation in connection with  
121 this Contract:  
122\* Name: \_\_\_\_\_  
123 Cooperating Brokers, if any Listing Broker



**A. TITLE INSURANCE:** The Title Commitment shall be issued by a Florida licensed title insurer agreeing to issue Buyer, upon recording of the deed to Buyer, an owner's policy of title insurance in the amount of the purchase price, insuring Buyer's marketable title to the Real Property, subject only to matters contained in Paragraph VII and those to be discharged by Seller at or before Closing. Marketable title shall be determined according to applicable Title Standards adopted by authority of The Florida Bar and in accordance with law. Buyer shall have 5 days from date of receiving the Title Commitment to examine it, and if title is found defective, notify Seller in writing specifying defect(s) which render title unmarketable. Seller shall have 30 days from receipt of notice to remove the defects, failing which Buyer shall, within 5 days after expiration of the 30 day period, deliver written notice to Seller either: (1) extending the time for a reasonable period not to exceed 120 days within which Seller shall use diligent effort to remove the defects; or (2) requesting a refund of deposit(s) paid which shall be returned to Buyer. If Buyer fails to so notify Seller, Buyer shall be deemed to have accepted the title as it then is. Seller shall, if title is found unmarketable, use diligent effort to correct defect(s) within the time provided. If, after diligent effort, Seller is unable to timely correct the defects, Buyer shall either waive the defects, or receive a refund of deposit(s), thereby releasing Buyer and Seller from all further obligations under this Contract. If Seller is to provide the Title Commitment and it is delivered to Buyer less than 5 days prior to Closing, Buyer may extend Closing so that Buyer shall have up to 5 days from date of receipt to examine same in accordance with this Standard.

**B. PURCHASE MONEY MORTGAGE; SECURITY AGREEMENT TO SELLER:** A purchase money mortgage and mortgage note to Seller shall provide for a 30 day grace period in the event of default if a first mortgage and a 15 day grace period if a second or lesser mortgage; shall provide for right of prepayment in whole or in part without penalty; shall permit acceleration in event of transfer of the Real Property; shall require all prior liens and encumbrances to be kept in good standing; shall forbid modifications of, or future advances under, prior mortgage(s); shall require Buyer to maintain policies of insurance containing a standard mortgagee clause covering all improvements located on the Real Property against fire and all perils included within the term "extended coverage endorsements" and such other risks and perils as Seller may reasonably require, in an amount equal to their highest insurable value; and the mortgage, note and security agreement shall be otherwise in form and content required by Seller, but Seller may only require clauses and coverage customarily found in mortgages, mortgage notes and security agreements generally utilized by savings and loan institutions or state or national banks located in the county wherein the Real Property is located. All Personal Property and leases being conveyed or assigned will, at Seller's option, be subject to the lien of a security agreement evidenced by recorded or filed financing statements or certificates of title. If a balloon mortgage, the final payment will exceed the periodic payments thereon.

**C. SURVEY:** Buyer, at Buyer's expense, within time allowed to deliver evidence of title and to examine same, may have the Real Property surveyed and certified by a registered Florida surveyor. If the survey discloses encroachments on the Real Property or that improvements located thereon encroach on setback lines, easements, lands of others or violate any restrictions, Contract covenants or applicable governmental regulations, the same shall constitute a title defect.

**D. WOOD DESTROYING ORGANISMS:** "Wood Destroying Organisms" (WDO) shall be deemed to include all wood destroying organisms required to be reported under the Florida Structural Pest Control Act, as amended. Buyer, at Buyer's expense, may have the Property inspected by a Florida Certified Pest Control Operator ("Operator") within 20 days after the Effective Date to determine if there is any visible active WDO infestation or visible damage from WDO infestation, excluding fences. If either or both are found, Buyer may within said 20 days (1) have cost of treatment of active infestation estimated by the Operator; (2) have all damage inspected and cost of repair estimated by an appropriately licensed contractor; and (3) report such cost(s) to Seller in writing. Seller shall cause the treatment and repair of all WDO damage to be made and pay the costs thereof up to the amount provided in Paragraph XII(a). If estimated costs exceed that amount, Buyer shall have the option of canceling this Contract by giving written notice to Seller within 20 days after the Effective Date, or Buyer may elect to proceed with the transaction and receive a credit at Closing equal to the amount provided in Paragraph XII(a). If Buyer's lender requires an updated WDO report, then Buyer shall, at Buyer's expense, have the opportunity to have the Property re-inspected for WDO infestation and have the cost of active infestation or new damage estimated and reported to Seller in writing at least 10 days prior to Closing, and thereafter, Seller shall cause such treatment and repair to be made and pay the cost thereof; provided, Seller's total obligation for treatment and repair costs required under both the first and second inspection shall not exceed the amount provided in Paragraph XII (a).

**E. INGRESS AND EGRESS:** Seller warrants and represents that there is ingress and egress to the Real Property sufficient for its intended use as described in Paragraph VII hereof and title to the Real Property is insurable in accordance with Standard A without exception for lack of legal right of access.

**F. LEASES:** Seller shall, at least 10 days before Closing, furnish to Buyer copies of all written leases and estoppel letters from each tenant specifying the nature and duration of the tenant's occupancy, rental rates, advanced rent and security deposits paid by tenant. If Seller is unable to obtain such letter from each tenant, the same information shall be furnished by Seller to Buyer within that time period in the form of a Seller's affidavit, and Buyer may thereafter contact tenant to confirm such information. If the terms of the leases differ materially from Seller's representations, Buyer may terminate this Contract by delivering written notice to Seller at least 5 days prior to Closing. Seller shall, at Closing, deliver and assign all original leases to Buyer.

**G. LIENS:** Seller shall furnish to Buyer at time of Closing an affidavit attesting to the absence, unless otherwise provided for herein, of any financing statement, claims of lien or potential lienors known to Seller and further attesting that there have been no improvements or repairs to the Real Property for 90 days immediately preceding date of Closing. If the Real Property has been improved or repaired within that time, Seller shall deliver releases or waivers of construction liens executed by all general contractors, subcontractors, suppliers and materialmen in addition to Seller's lien affidavit setting forth the names of all such general contractors, subcontractors, suppliers and materialmen, further affirming that all charges for improvements or repairs which could serve as a basis for a construction lien or a claim for damages have been paid or will be paid at the Closing of this Contract.

**H. PLACE OF CLOSING:** Closing shall be held in the county wherein the Real Property is located at the office of the attorney or other closing agent ("Closing Agent") designated by the party paying for title insurance, or, if no title insurance, designated by Seller.

**I. TIME:** In computing time periods of less than six (6) days, Saturdays, Sundays and state or national legal holidays shall be excluded. Any time periods provided for herein which shall end on a Saturday, Sunday, or a legal holiday shall extend to 5:00 p.m. of the next business day. **Time is of the essence in this Contract.**

**J. CLOSING DOCUMENTS:** Seller shall furnish the deed, bill of sale, certificate of title, construction lien affidavit, owner's possession affidavit, assignments of leases, tenant and mortgagee estoppel letters and corrective instruments. Buyer shall furnish mortgage, mortgage note, security agreement and financing statements.

**K. EXPENSES:** Documentary stamps on the deed and recording of corrective instruments shall be paid by Seller. All costs of Buyer's loan (whether obtained from Seller or third party), including, but not limited to, documentary stamps and intangible tax on the purchase money mortgage and any mortgage assumed, mortgagee title insurance commitment with related fees, and recording of purchase money mortgage to Seller, deed and financing statements shall be paid by Buyer. Unless otherwise provided by law or rider to this Contract, charges for the following related title services, namely title evidence, title examination, and closing fee (including preparation of closing statement), shall be paid by the party responsible for furnishing the title evidence in accordance with Paragraph V.

**L. PRORATIONS; CREDITS:** Taxes, assessments, rent, interest, insurance and other expenses of the Property shall be prorated through the day before Closing. Buyer shall have the option of taking over existing policies of insurance, if assumable, in which event premiums shall be prorated. Cash at Closing shall be increased or decreased as may be required by prorations to be made through day prior to Closing, or occupancy, if occupancy occurs before Closing. Advance rent and security deposits will be credited to Buyer. Escrow deposits held by mortgagee will be credited to Seller. Taxes shall be prorated based on the current year's tax with due allowance made for maximum allowable discount, homestead and other exemptions. If Closing occurs at a date when the current year's millage is not fixed and current year's assessment is available, taxes will be prorated based upon such assessment and prior year's millage. If current year's assessment is not available, then taxes will be prorated on prior year's tax. If there are completed improvements on the Real Property by January 1st of year of Closing, which improvements were not in existence on January 1st of prior year, then taxes shall be prorated based upon prior year's millage and at an equitable assessment to be agreed upon between the parties; failing which, request shall be made to the County Property Appraiser for an informal assessment taking into account available exemptions. A tax proration based on an estimate shall, at request of either party, be readjusted upon receipt of current year's tax bill.

**M. SPECIAL ASSESSMENT LIENS:** Except as set forth in Paragraph XI(a), certified, confirmed and ratified special assessment liens imposed by public bodies as of Closing are to be paid by Seller. Pending liens as of Closing shall be assumed by Buyer. If the improvement has been substantially completed as of Effective Date, any pending lien shall be considered certified, confirmed or ratified and Seller shall, at Closing, be charged an amount equal to the last estimate or assessment for the improvement by the public body.



## STANDARDS FOR REAL ESTATE TRANSACTIONS (CONTINUED)

**N. INSPECTION AND REPAIR:** Seller warrants that the ceiling, roof (including the fascia and soffits), exterior and interior walls, foundation, and dockage of the Property do not have any visible evidence of leaks, water damage, or structural damage and that the septic tank, pool, all appliances, mechanical items, heating, cooling, electrical, plumbing systems, and machinery are in Working Condition. The foregoing warranty shall be limited to the items specified unless otherwise provided in an addendum. Buyer may inspect, or, at Buyer's expense, have a firm or individual specializing in home inspections and holding an occupational license for such purpose (if required), or by an appropriately licensed Florida contractor, make inspections of, those items within 20 days after the Effective Date. Buyer shall, prior to Buyer's occupancy but not more than 20 days after Effective Date, report in writing to Seller such items that do not meet the above standards as to defects. Unless Buyer timely reports such defects, Buyer shall be deemed to have waived Seller's warranties as to defects not reported. If repairs or replacements are required to comply with this Standard, Seller shall cause them to be made and shall pay up to the amount provided in Paragraph XII (b). Seller is not required to make repairs or replacements of a Cosmetic Condition unless caused by a defect Seller is responsible to repair or replace. If the cost for such repair or replacement exceeds the amount provided in Paragraph XII (b), Buyer or Seller may elect to pay such excess, failing which either party may cancel this Contract. If Seller is unable to correct the defects prior to Closing, the cost thereof shall be paid into escrow at Closing. For purposes of this Contract: (1) "Working Condition" means operating in the manner in which the item was designed to operate; (2) "Cosmetic Condition" means aesthetic imperfections that do not affect the Working Condition of the item, including, but not limited to: pitted marcite or other pool finishes; missing or torn screens; fogged windows; tears, worn spots, or discoloration of floor coverings, wallpaper, or window treatments; nail holes, scratches, dents, scrapes, chips or caulking in ceilings, walls, flooring, fixtures, or mirrors; and minor cracks in floors, tiles, windows, driveways, sidewalks, or pool decks; and (3) cracked roof tiles, curling or worn shingles, or limited roof life shall not be considered defects Seller must repair or replace, so long as there is no evidence of actual leaks or leakage or structural damage, but missing tiles will be Seller's responsibility to replace or repair.

**O. RISK OF LOSS:** If the Property is damaged by fire or other casualty before Closing and cost of restoration does not exceed 1.5% of the Purchase Price, cost of restoration shall be an obligation of Seller and Closing shall proceed pursuant to the terms of this Contract with restoration costs escrowed at Closing. If the cost of restoration exceeds 1.5% of the Purchase Price, Buyer shall either take the Property as is, together with either the 1.5% or any insurance proceeds payable by virtue of such loss or damage, or receive a refund of deposit(s), thereby releasing Buyer and Seller from all further obligations under this Contract.

**P. CLOSING PROCEDURE:** The deed shall be recorded upon clearance of funds. If the title agent insures adverse matters pursuant to Section 627.7841, F.S., as amended, the escrow and closing procedure required by this Standard shall be waived. Unless waived as set forth above the following closing procedures shall apply: (1) all closing proceeds shall be held in escrow by the Closing Agent for a period of not more than 5 days after Closing; (2) if Seller's title is rendered unmarketable, through no fault of Buyer, Buyer shall, within the 5 day period, notify Seller in writing of the defect and Seller shall have 30 days from date of receipt of such notification to cure the defect; (3) if Seller fails to timely cure the defect, all deposits and closing funds shall, upon written demand by Buyer and within 5 days after demand, be returned to Buyer and, simultaneously with such repayment, Buyer shall return the Personal Property, vacate the Real Property and reconvey the Property to Seller by special warranty deed and bill of sale; and (4) if Buyer fails to make timely demand for refund, Buyer shall take title as is, waiving all rights against Seller as to any intervening defect except as may be available to Buyer by virtue of warranties contained in the deed or bill of sale.

**Q. ESCROW:** Any Closing Agent or escrow agent (collectively "Agent") receiving funds or equivalent is authorized and agrees by acceptance of them to deposit them promptly, hold same in escrow and, subject to clearance, disburse them in accordance with terms and conditions of this Contract. Failure of funds to clear shall not excuse Buyer's performance. If in doubt as to Agent's duties or liabilities under the provisions of this Contract, Agent may, at Agent's option, continue to hold the subject matter of the escrow until the parties hereto agree to its disbursement or until a judgment of a court of competent jurisdiction shall determine the rights of the parties, or Agent may deposit same with the clerk of the circuit court having jurisdiction of the dispute. An attorney who represents a party and also acts as Agent may represent such party in such action. Upon notifying all parties concerned of such action, all liability on the part of Agent shall fully terminate, except to the extent of accounting for any items previously delivered out of escrow. If a licensed real estate broker, Agent will comply with provisions of Chapter 475, F.S., as amended. Any suit between Buyer and Seller wherein Agent is made a party because of acting as Agent hereunder, or in any suit wherein Agent interpleads the subject matter of the escrow, Agent shall recover reasonable attorney's fees and costs incurred with these amounts to be paid from and out of the escrowed funds or equivalent and charged and awarded as court costs in favor of the prevailing party. The Agent shall not be liable to any party or person for misdelivery to Buyer or Seller of items subject to the escrow, unless such misdelivery is due to willful breach of the provisions of this Contract or gross negligence of Agent.

**R. ATTORNEY'S FEES; COSTS:** In any litigation, including breach, enforcement or interpretation, arising out of this Contract, the prevailing party in such litigation, which, for purposes of this Standard, shall include Seller, Buyer and any brokers acting in agency or nonagency relationships authorized by Chapter 475, F.S., as amended, shall be entitled to recover from the non-prevailing party reasonable attorney's fees, costs and expenses.

**S. FAILURE OF PERFORMANCE:** If Buyer fails to perform this Contract within the time specified, including payment of all deposits, the deposit(s) paid by Buyer and deposit(s) agreed to be paid, may be recovered and retained by and for the account of Seller as agreed upon liquidated damages, consideration for the execution of this Contract and in full settlement of any claims; whereupon, Buyer and Seller shall be relieved of all obligations under this Contract; or Seller, at Seller's option, may proceed in equity to enforce Seller's rights under this Contract. If for any reason other than failure of Seller to make Seller's title marketable after diligent effort, Seller fails, neglects or refuses to perform this Contract, Buyer may seek specific performance or elect to receive the return of Buyer's deposit(s) without thereby waiving any action for damages resulting from Seller's breach.

**T. CONTRACT NOT RECORDABLE; PERSONS BOUND; NOTICE; FACSIMILE:** Neither this Contract nor any notice of it shall be recorded in any public records. This Contract shall bind and inure to the benefit of the parties and their successors in interest. Whenever the context permits, singular shall include plural and one gender shall include all. Notice and delivery given by or to the attorney or broker representing any party shall be as effective as if given by or to that party. All notices must be in writing and may be made by mail, personal delivery or electronic media. A legible facsimile copy of this Contract and any signatures hereon shall be considered for all purposes as an original.

**U. CONVEYANCE:** Seller shall convey marketable title to the Real Property by statutory warranty, trustee's, personal representative's, or guardian's deed, as appropriate to the status of Seller, subject only to matters contained in Paragraph VII and those otherwise accepted by Buyer. Personal Property shall, at the request of Buyer, be transferred by an absolute bill of sale with warranty of title, subject only to such matters as may be otherwise provided for herein.

**V. OTHER AGREEMENTS:** No prior or present agreements or representations shall be binding upon Buyer or Seller unless included in this Contract. No modification to or change in this Contract shall be valid or binding upon the parties unless in writing and executed by the parties intended to be bound by it.

**W. SELLER DISCLOSURE:** There are no facts known to Seller materially affecting the value of the Property which are not readily observable by Buyer or which have not been disclosed to Buyer.

**X. PROPERTY MAINTENANCE; PROPERTY ACCESS; REPAIR STANDARDS; ASSIGNMENT OF CONTRACTS AND WARRANTIES:** Seller shall maintain the Property, including, but not limited to lawn, shrubbery, and pool in the condition existing as of Effective Date, ordinary wear and tear excepted. Seller shall, upon reasonable notice, provide utilities service and access to the Property for appraisal and inspections, including a walk-through prior to Closing, to confirm that all items of Personal Property are on the Real Property and, subject to the foregoing, that all required repairs and replacements have been made, and that the Property has been maintained as required by this Standard. All repairs and replacements shall be completed in a good and workmanlike manner, in accordance with all requirements of law, and shall consist of materials or items of quality, value, capacity and performance comparable to, or better than, that existing as of the Effective Date. Seller will assign all assignable repair and treatment contracts and warranties to Buyer at Closing.

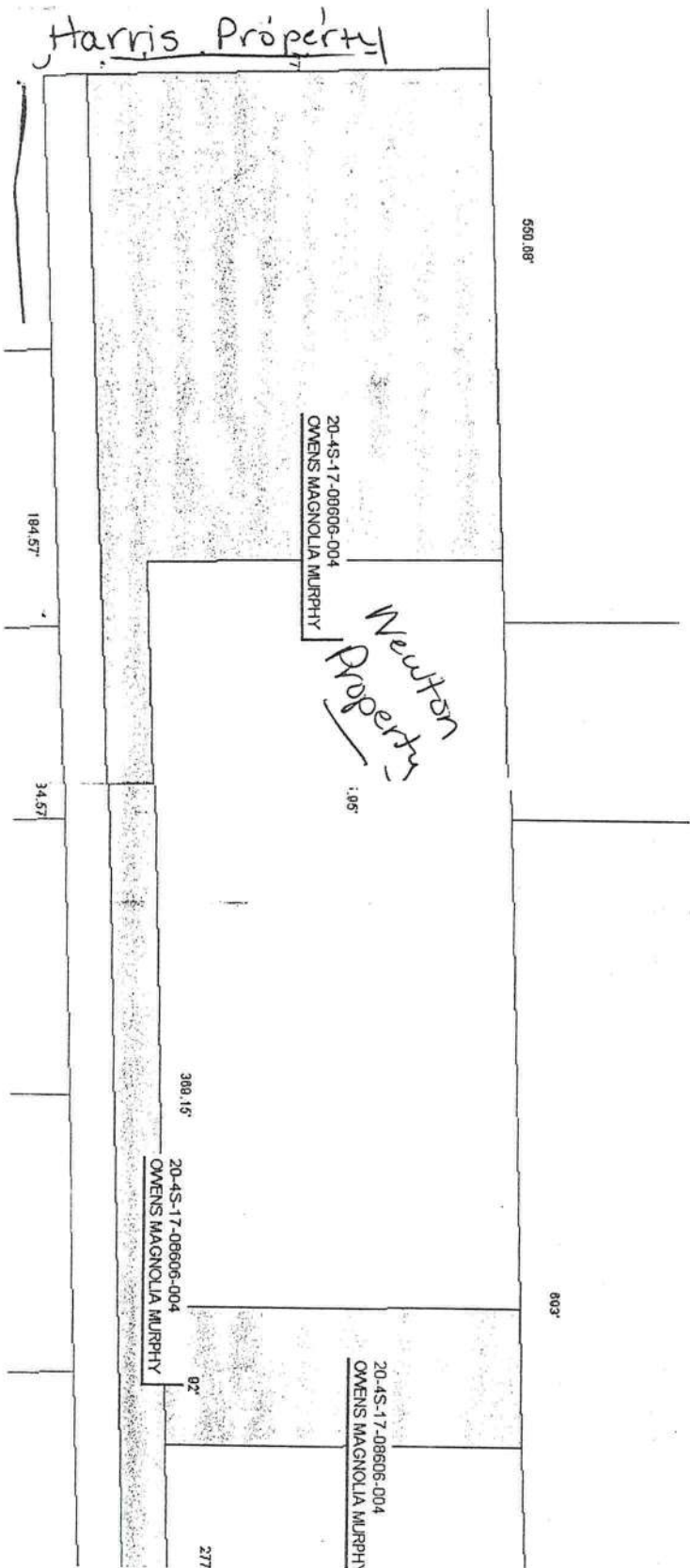
**Y. 1031 EXCHANGE:** If either Seller or Buyer wish to enter into a like-kind exchange (either simultaneous with Closing or deferred) with respect to the Property under Section 1031 of the Internal Revenue Code ("Exchange"), the other party shall cooperate in all reasonable respects to effectuate the Exchange, including the execution of documents; provided (1) the cooperating party shall incur no liability or expense related to the Exchange and (2) the Closing shall not be contingent upon, nor extended or delayed by, such Exchange.







Harris Property







STATE OF FLORIDA  
DEPARTMENT OF HEALTH

# APPLICATION FOR ONSITE SEWAGE DISPOSAL SYSTEM CONSTRUCTION PERMIT

Permit Application Number

MIT  
0.5-03/0N

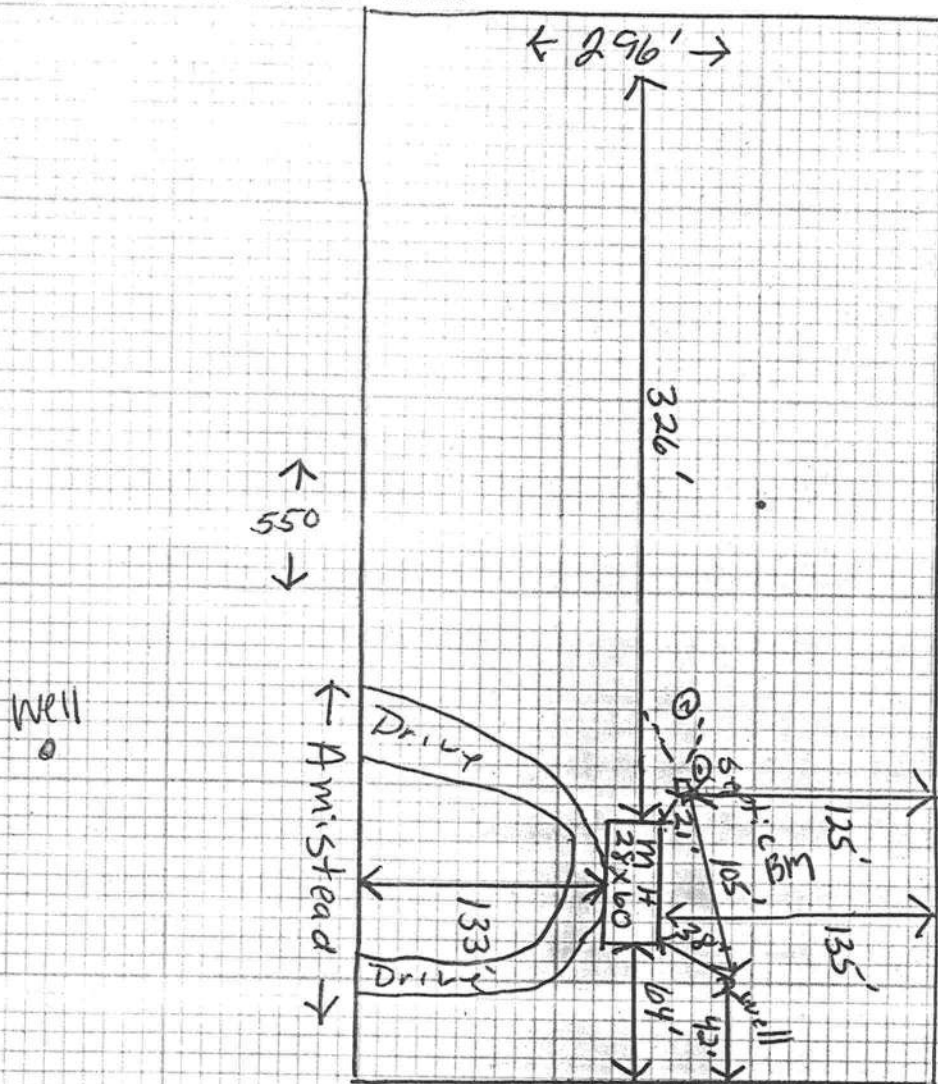
Brandy or Christopher Minnich

## PART II - SITE PLAN

Sec 20 Twp 4-S Rge 17

-----  
ID 08606-004

Scale: Each block represents 5 feet and 1 inch = 50 feet.



Notes: MH To Septic 21', MH To Well 38', MH To closest property line 64', well To septic 105', well To property line 42', septic To property line 125'

Site Plan submitted by: R. Douglas  
Signature

Plan Approved X Not Approved \_\_\_\_\_

by Sallie Gaddy. ESI. COLUMBIA

Agent \_\_\_\_\_ Title \_\_\_\_\_  
Date 4-6-05

County Health Department

**ALL CHANGES MUST BE APPROVED BY THE COUNTY HEALTH DEPARTMENT**



DOCUMENTARY STAMP 27.50  
 INTANGIBLE TAX 6  
 WIT: M. PETRY, CLERK OF  
 COURTS, COLUMBIA COUNTY  
 BY Ms George D.C.

✓ This instrument was prepared by:  
**WILLIAM J. ROBERTS, JR.**  
 Attorney at Law  
 P.O. Box 1825  
 LAKE CITY, FLORIDA 32055-1825

# **Warranty Deed** (STATUTORY FORM—SECTION 689.02 F.S.)

This Indenture, Made this 3rd day of November 1987 Between

MAGNOLIA MURPHY OWENS, a married woman not residing on the following described property,  
 of the County of Alachua State of Florida, grantor, and

CHARLES E. PARNELL and ANNIE D. PARNELL, his wife,

whose post office address is 1066 Jefferson Street, Lake City, FL 32055

of the County of Columbia State of Florida, grantee,

Witnesseth, That said grantor, for and in consideration of the sum of ten dollars & no/100 Dollars, and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Columbia County, Florida, to-wit:

Commence at the Southeast corner of the NW 1/4, Section 20, Township 4 South, Range 17 East, Columbia County, Florida and run thence S 88°02'15" W along the South line of said NW 1/4, 78.65 feet to the West right-of-way line of County Road No. C-131, thence N 0°38'15" W along said West right-of-way line, 321.64 feet, thence N 1°28'35" W along said West right-of-way line 507.59 feet to the North line of a 60 foot road easement and the POINT OF BEGINNING, thence continue N 1°28'35" W along said West right-of-way line, 236.37 feet, thence S 87°54'23" W, 369.00 feet, thence S 1°28'35" E, 236.16 feet to said North line of a 60-foot road easement, thence N 87°56'21" E along said North line, 369.00 feet to the POINT OF BEGINNING. Containing 2.00 acres, more or less. Less the West 92 feet thereof.

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

\* "Grantor" and "grantee" are used for singular or plural, as context requires.

In Witness Whereof, Grantor has hereunto set grantor's hand and seal the day and year first above written.  
 Signed, sealed and delivered in our presence:

Cathy M. Handley

Magnolia Murphy Owens (Seal)

X (Seal)

X (Seal)

X (Seal)

X (Seal)

STATE OF FLORIDA  
 COUNTY OF COLUMBIA

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared:

MAGNOLIA MURPHY OWENS, a married woman not residing on the above property

to me known to be the person described in and who executed the foregoing instrument and acknowledged before me that she executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 3rd day of November, 19 87.

My Commission Expires:

[Signature]  
 Notary Public

Notary Public, State of Florida at Large  
 My Commission Expires March 11, 1991

X 9636 167771

7-11487



This instrument was prepared by:

TERRY McDAVID  
200 North Market Street  
LAKE CITY, FLORIDA 32045

**Warranty Deed**

(STATUTORY FORM—SECTION 689.02 F.S.)

This instrument, Made this 2nd day of December

MAGNOLIA MURPHY OWENS and ZELMA MURPHY LAKE,

of the County of Alachua

State of Florida

KEITH M. HARRIS,

whose post office address is Route 8, Box 381, Lake City, FL 32055

of the County of Columbia

State of Florida

Witnesseth. That said grantor, for and in consideration of the sum of

Ten and no/100

and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in

Columbia

That part of Section 20, Township 4 South, Range 17 East, as described in Schedule "A" attached.

DOCUMENTARY STAMP 15.00  
INTANGIBLE TAX  
MAY 3, CHILDS, CLERK OF  
COURT, COLUMBIA COUNTY  
BY [Signature] D.C.

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

\* "Grantor" and "grantee" are used for singular or plural, as context requires.

In Witness Whereof,

Grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

William S. Wise  
Margaret Anne M. Galy

Magnolia Murphy Owens (Seal)  
Magnolia Murphy Owens (Seal)  
Zelma Murphy Lake (Seal)  
Zelma Murphy Lake (Seal)

STATE OF FLORIDA  
COUNTY OF COLUMBIA

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared

MAGNOLIA MURPHY OWENS and ZELMA MURPHY LAKE

to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that

they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 2nd day of December

1985.

My commission expires 8-28-90

William S. Wise  
Notary Public

1986  
EX 0600  
OFFICIAL RECORDS  
COLUMBIA  
Grantor, and  
grantee.

PG 1-113



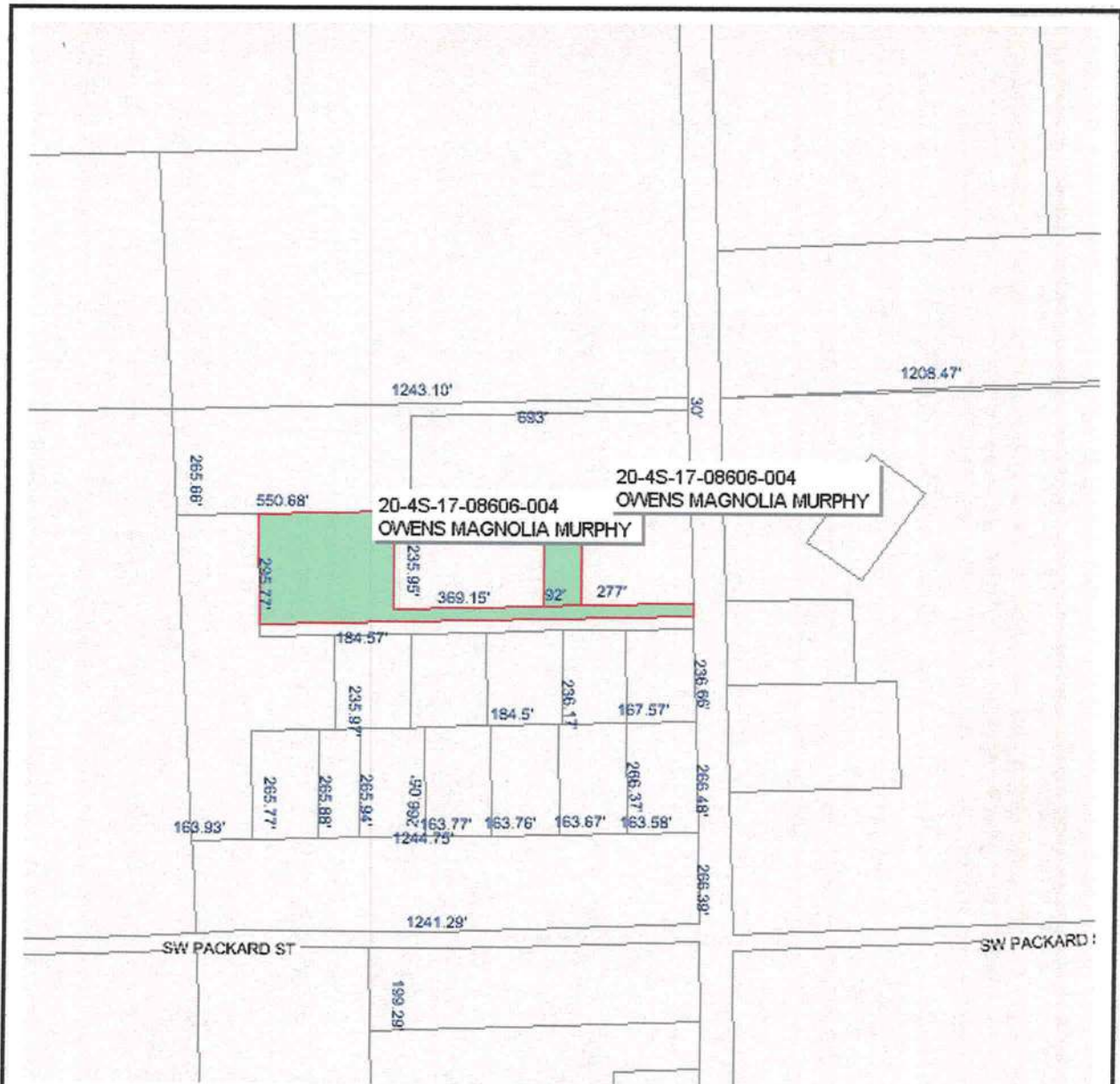
SCHEDULE "A"TOWNSHIP 4 SOUTH - RANGE 17 EAST

SECTION 20: commence at the Southeast corner of the NW $\frac{1}{4}$ , Section 20, Township 4 South, Range 17 East, Columbia County, Florida, and run thence S 88°02'15"W along the South line of said NW $\frac{1}{4}$  78.65 feet to the West right-of-way line of County Road C-131; thence N 0°38'15"W along said West right-of-way line, 321.64 feet; thence N 1°28'35"W along said West right-of-way line, 507.59 feet to the North line of a 60 foot road easement; thence S 87°56'21"W along said North line, 1059.18 feet to the POINT OF BEGINNING; thence N 1°20'24"W 235.77 feet; thence S 87°54'23"W 185.00 feet; thence S 1°20'24"E 295.66 feet; thence N 87°56'21"E 185.00 feet; thence N 1°20'24"W 60.00 feet more or less to the POINT OF BEGINNING.

TOGETHER WITH a non-exclusive, perpetual easement for ingress and egress described as follows: A strip of land 60 feet in width being 30 feet each side of a line described as follows: Commence at the Southeast corner of the NW $\frac{1}{4}$ , Section 20, Township 4 South, Range 17 East, Columbia County, Florida, and run thence S 88°02'15"W along the South line of said NW $\frac{1}{4}$ , 78.65 feet to the West right-of-way line of County Road C-131; thence N 0°38'15"W along said West right-of-way line, 321.64 feet; thence N 1°28'35"W along said West right-of-way line, 477.59 feet to the POINT OF BEGINNING; thence S 87°56'21"W 1059.25 feet to the POINT OF TERMINATION.

0606060650  
OFFICIAL RECORDS





## Columbia County Property Appraiser

J. Doyle Crews, CFA - Lake City, Florida - 386-758-1083

**PARCEL: 20-4S-17-08606-004** - NO AG ACRE (009900)

COMM SE COR OF NW1/4, RUN W 78.65 FT TO W R/W OF RD, N ALONG R/W  
799.23 FT FOR POB,

Name: OWENS MAGNOLIA MURPHY

Site:

Mail: 1225 SE 12TH TERRACE  
GAINESVILLE, FL 32601

Sales

Info

LandVal	\$18,810.00
BldgVal	\$0.00
ApprVal	\$18,810.00
JustVal	\$18,810.00
Assd	\$18,810.00
Exmpt	\$0.00
Taxable	\$18,810.00

0 170 340 510 ft



This information, GIS Map Updated: 3/7/2005, was derived from data which was compiled by the Columbia County Property Appraiser Office solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. No warranties, expressed or implied, are provided for the accuracy of the data herein, its use, or its interpretation. Although it is periodically updated, this information may not reflect the data currently on file in the Property Appraiser's office. The assessed values are NOT certified values and therefore are subject to change before being finalized for ad valorem assessment purposes.



STATE OF FLORIDA  
COUNTY OF COLUMBIA

## AFFIDAVIT

This is to certify that I, (We), Murphy Owens, as the  
seller, by an Agreement for Deed, of the below described property:

Tax Parcel No. 20-45-17-08606-004

Subdivision (Name, lot, Block, Phase) \_\_\_\_\_

Give my permission for Chris + Brandy Minnick to place a  
(Mobile Home / Travel Trailer / Single Family Home)

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

Murphy Owens  
(1) Seller Signature

\_\_\_\_\_  
(2) Seller Signature

Sworn to and subscribed before me this 1<sup>st</sup> day of April, 2005. This

(These) person (s) are personally known to me or produced ID \_\_\_\_\_  
(Type)

Cheryl Sanders-Gerow  
Notary Public Signature

State of Florida

My commission expires: 8/22/06

CHERYL SANDERS - GEROW  
Notary Printed Name



Cheryl Sanders-Gerow  
Commission # DD132357  
Expires Aug. 22, 2006  
Bonded Thru  
Atlantic Bonding Co., Inc.



## Gaylord Pump & Irrigation Inc.

P.O. Box 548

Branford, FL 32008

386-935-0932 Fax 386-935-0778

04/01/05

We will be drilling a well for Chris and Brandy Minnich.. The property ID number is 20-4S-17-08606-004. The following equipment will be used.

4" Steel Casing

1 Hp Submersible pump

1-1/4" Galvanize drop pipe

81 Gallon diaphragm tank with 24.9 gallons of draw down

This equipment meets or exceeds the Florida building code, plumbing section 612 table 612.1

Sincerely,

*Donald Gaylord*

Donald Gaylord

Licensed Well Driller  
Florida License 2630



EXEMPTED  
4/26/05  
G

COLUMBIA COUNTY  
FLORIDA  
DEPARTMENT OF BUILDING AND ZONING INSPECTION

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 20-4S-17-08606-004

Building permit No. 000022998

Permit Holder DOUG MCGAULEY

Owner of Building CHRISTOPHER BRANDY MINNICH

Location: 271 SW AMISTEAD GLEN, LAKE CITY, FL

Date: 04/26/2005



*Richard H. H. H.*  
Building Inspector

POST IN A CONSPICUOUS PLACE  
(Business Places Only)