

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 IH0000623 Applicant/Owner/Contractor Rodney Douglas

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 CX

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 - Yr will bring In. Section 2.3.1
Info on Sale of Property Legal Lot of Record
 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 (~~need 977~~ 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 Douglas 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-?
 Do you : Have an Private Existing Drive or need a Culvert Permit or a Culvert Waiver Permit
 Driving Directions 415 To Tustenuggee 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 McGaughey License # IH 000623

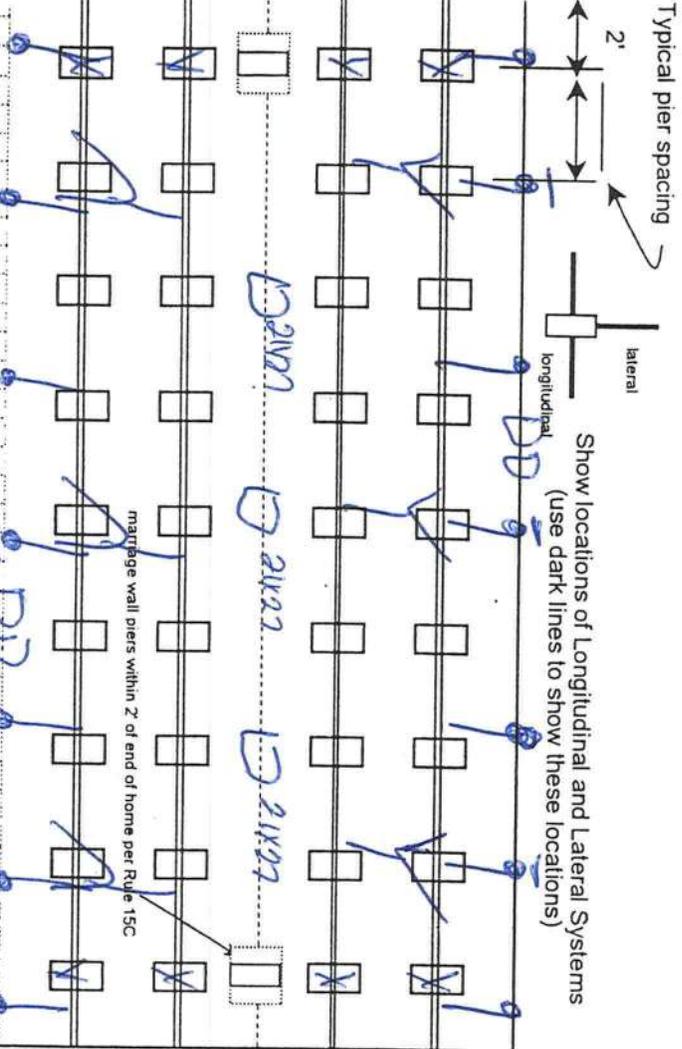
Address of home being installed Amstad Glen Lake City FL 32025

Manufacturer Fleetwood Length x width 60x28

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



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 # 206042

Triple/Quad Serial # _____

PIER SPACING TABLE FOR USED HOMES

Load bearing capacity	Footer size (sq in)	18 1/2" x 18 1/2"	20" x 20"	22" x 22"	24" x 24"	26" x 26"
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 21x22

Other pier pad sizes (required by the mfg.) _____

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

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 21x22

ANCHORS

4 ft 5 ft _____

FRAME TIES

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

TIEDOWN COMPONENTS

Longitudinal Stabilizing Device (LSD) _____

Manufacturer _____

Longitudinal Stabilizing Device w/ Lateral Arms _____

Manufacturer _____

OTHER TIES

Sidewall _____

Longitudinal Marriage wall _____

Shearwall _____

Number 6

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 require anchors with 4000 lb. holding capacity.

DCM Installer's initials

ALL TESTS MUST BE PERFORMED BY A LICENSED INSTALLER

Installer Name Day McElshy

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 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 Pg. 8 Freelery 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 Day McElshy 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 _____

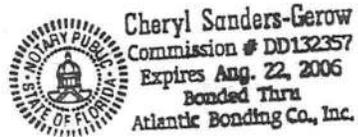
Owner _____

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

by Chris or Brandy Mannick
Property Owner's Name

[Signature]
Notary's name printed or

typed



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 22ND 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
 78.65 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	009
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	PR		
Y 009	000	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
 8* _____
 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
 13* _____
 14* Items of Personal Property (and leased items, if any) excluded are: NA
 15* _____

16* **II. PURCHASE PRICE (U.S. currency):** _____ \$ 15,000.00
 17 **PAYMENT:**
 18* (a) Deposit held in escrow by _____ GATEWAT 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

Minnich

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

STANDARDS FOR REAL ESTATE TRANSACTIONS

124

125 **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
 126 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
 127 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
 128 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 defect-
 129 tive, 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
 130 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
 131 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
 132 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
 133 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
 134 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
 135 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.

136 **B. PURCHASE MONEY MORTGAGE; SECURITY AGREEMENT TO SELLER:** A purchase money mortgage and mortgage note to Seller shall provide for a
 137 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
 138 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
 139 in good standing; shall forbid modifications of, or future advances under, prior mortgage(s); shall require Buyer to maintain policies of insurance containing a
 140 standard mortgagee clause covering all improvements located on the Real Property against fire and all perils included within the term "extended coverage
 141 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
 142 and security agreement shall be otherwise in form and content required by Seller, but Seller may only require clauses and coverage customarily found in mort-
 143 gage notes and security agreements generally utilized by savings and loan institutions or state or national banks located in the county wherein the
 144 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 evi-
 145 denced by recorded or filed financing statements or certificates of title. If a balloon mortgage, the final payment will exceed the periodic payments thereon.

146 **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
 147 by a registered Florida surveyor. If the survey discloses encroachments on the Real Property or that improvements located thereon encroach on setback lines, ease-
 148 ments, lands of others or violate any restrictions, Contract covenants or applicable governmental regulations, the same shall constitute a title defect.

149 **D. WOOD DESTROYING ORGANISMS:** "Wood Destroying Organisms" (WDO) shall be deemed to include all wood destroying organisms required to be report-
 150 ed 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
 151 ("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.
 152 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
 153 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
 154 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
 155 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
 156 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,
 157 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
 158 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
 159 obligation for treatment and repair costs required under both the first and second inspection shall not exceed the amount provided in Paragraph XII (a).

160 **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
 161 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.

162 **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
 163 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 ten-
 164 ant, 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 ten-
 165 ant to confirm such information. If the terms of the leases differ materially from Seller's representations, Buyer may terminate this Contract by delivering written
 166 notice to Seller at least 5 days prior to Closing. Seller shall, at Closing, deliver and assign all original leases to Buyer.

167 **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,
 168 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 imme-
 169 diately preceding date of Closing. If the Real Property has been improved or repaired within that time, Seller shall deliver releases or waivers of construction
 170 liens executed by all general contractors, subcontractors, suppliers and materialmen in addition to Seller's lien affidavit setting forth the names of all such gener-
 171 al contractors, subcontractors, suppliers and materialmen, further affirming that all charges for improvements or repairs which could serve as a basis for a
 172 construction lien or a claim for damages have been paid or will be paid at the Closing of this Contract.

173 **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
 174 Agent") designated by the party paying for title insurance, or, if no title insurance, designated by Seller.

175 **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
 176 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.**

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

179 **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
 180 from Seller or third party), including, but not limited to, documentary stamps and intangible tax on the purchase money mortgage and any mortgage assumed,
 181 mortgagee title insurance commitment with related fees, and recording of purchase money mortgage to Seller, deed and financing statements shall be paid by
 182 Buyer. Unless otherwise provided by law or rider to this Contract, charges for the following related title services, namely title evidence, title examination, and
 183 closing fee (including preparation of closing statement), shall be paid by the party responsible for furnishing the title evidence in accordance with Paragraph V.

184 **L. PRORATIONS; CREDITS:** Taxes, assessments, rent, interest, insurance and other expenses of the Property shall be prorated through the day before Closing.
 185 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
 186 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
 187 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
 188 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 mil-
 189 lage 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 assess-
 190 ment 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,
 191 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 assess-
 192 ment to be agreed upon between the parties; failing which, request shall be made to the County Property Appraiser for an informal assessment taking into
 193 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.

194 **M. SPECIAL ASSESSMENT LIENS:** Except as set forth in Paragraph XI(a), certified, confirmed and ratified special assessment liens imposed by public bod-
 195 ies 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
 196 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
 197 or assessment for the improvement by the public body.

STANDARDS FOR REAL ESTATE TRANSACTIONS (CONTINUED)

199 **N. INSPECTION AND REPAIR:** Seller warrants that the ceiling, roof (including the fascia and soffits), exterior and interior walls, foundation, and dockage of
200 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,
201 heating, cooling, electrical, plumbing systems, and machinery are in Working Condition. The foregoing warranty shall be limited to the items specified unless
202 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 occu-
203 pational license for such purpose (if required), or by an appropriately licensed Florida contractor, make inspections of, those items within 20 days after the
204 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
205 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 report-
206 ed. 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
207 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
208 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
209 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 pur-
210 poses of this Contract: (1) "Working Condition" means operating in the manner in which the item was designed to operate; (2) "Cosmetic Condition" means
211 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
212 screens; fogged windows; tears, worn spots, or discoloration of floor coverings, wallpaper, or window treatments; nail holes, scratches, dents, scrapes, chips
213 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
214 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
215 or leakage or structural damage, but missing tiles will be Seller's responsibility to replace or repair.

216 **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
217 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
218 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
219 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.

220 **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.,
221 as amended, the escrow and closing procedure required by this Standard shall be waived. Unless waived as set forth above the following closing procedures
222 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
223 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
224 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
225 days after demand, be returned to Buyer and, simultaneously with such repayment, Buyer shall return the Personal Property, vacate the Real Property and recon-
226 vey 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
227 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.

228 **Q. ESCROW:** Any Closing Agent or escrow agent (collectively "Agent") receiving funds or equivalent is authorized and agrees by acceptance of them to deposit
229 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
230 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
231 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
232 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
233 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
234 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.
235 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
236 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
237 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
238 subject to the escrow, unless such misdelivery is due to willful breach of the provisions of this Contract or gross negligence of Agent.

239 **R. ATTORNEY'S FEES; COSTS:** In any litigation, including breach, enforcement or interpretation, arising out of this Contract, the prevailing party in such liti-
240 gation, which, for purposes of this Standard, shall include Seller, Buyer and any brokers acting in agency or nonagency relationships authorized by Chapter
241 475, F.S., as amended, shall be entitled to recover from the non-prevailing party reasonable attorney's fees, costs and expenses.

242 **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
243 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
244 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,
245 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 mar-
246 ketable 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
247 deposit(s) without thereby waiving any action for damages resulting from Seller's breach.

248 **T. CONTRACT NOT RECORDABLE; PERSONS BOUND; NOTICE; FACSIMILE:** Neither this Contract nor any notice of it shall be recorded in any public
249 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
250 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
251 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 sig-
252 natures hereon shall be considered for all purposes as an original.

253 **U. CONVEYANCE:** Seller shall convey marketable title to the Real Property by statutory warranty, trustee's, personal representative's, or guardian's deed, as
254 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
255 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.

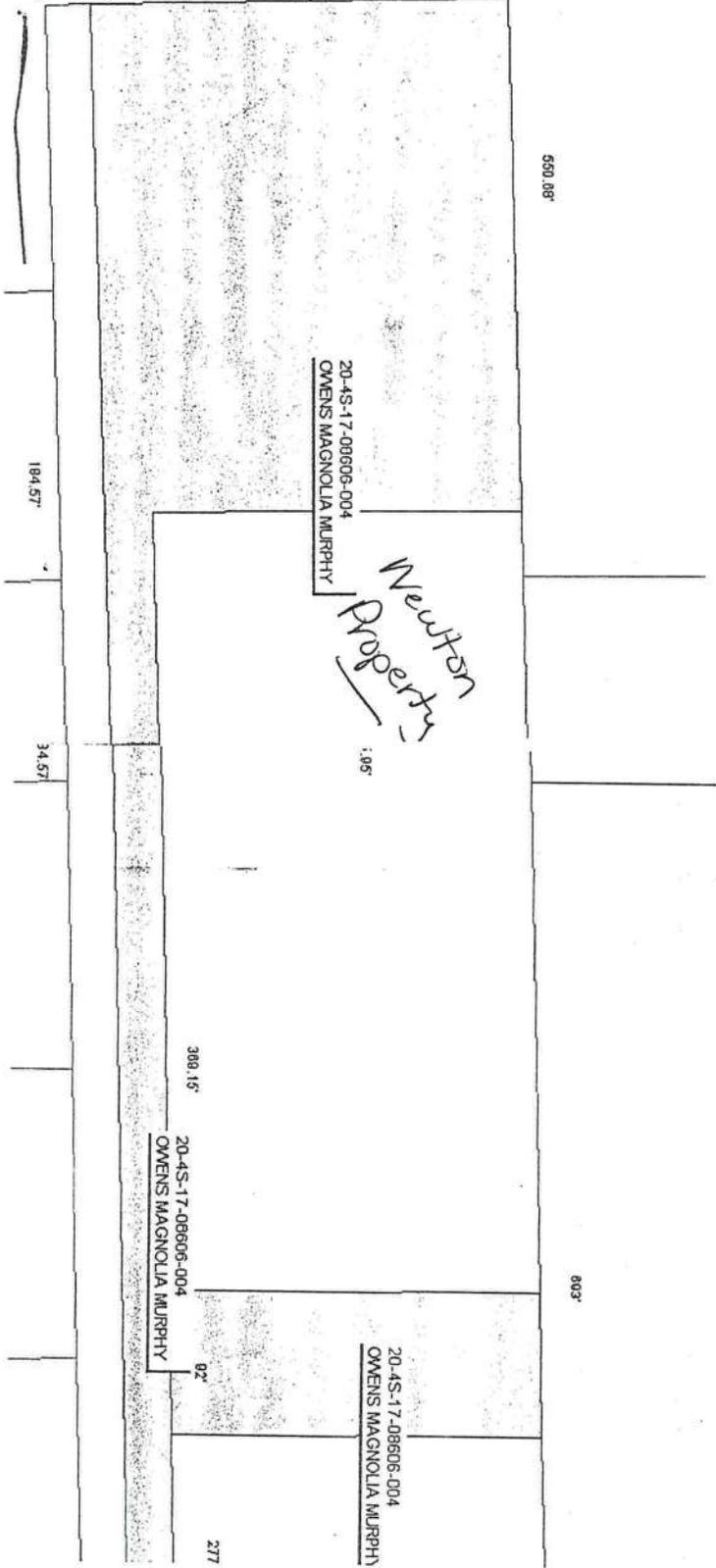
256 **V. OTHER AGREEMENTS:** No prior or present agreements or representations shall be binding upon Buyer or Seller unless included in this Contract. No mod-
257 ification to or change in this Contract shall be valid or binding upon the parties unless in writing and executed by the parties intended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

258 **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
259 have not been disclosed to Buyer.

260 **X. PROPERTY MAINTENANCE; PROPERTY ACCESS; REPAIR STANDARDS; ASSIGNMENT OF CONTRACTS AND WARRANTIES:** Seller shall main-
261 tain 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
262 shall, upon reasonable notice, provide utilities service and access to the Property for appraisal and inspections, including a walk-through prior to Closing, to
263 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,
264 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,
265 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,
266 that existing as of the Effective Date. Seller will assign all assignable repair and treatment contracts and warranties to Buyer at Closing.

267 **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
268 under Section 1031 of the Internal Revenue Code ("Exchange"), the other party shall cooperate in all reasonable respects to effectuate the Exchange, includ-
269 ing 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
270 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 05-0310N

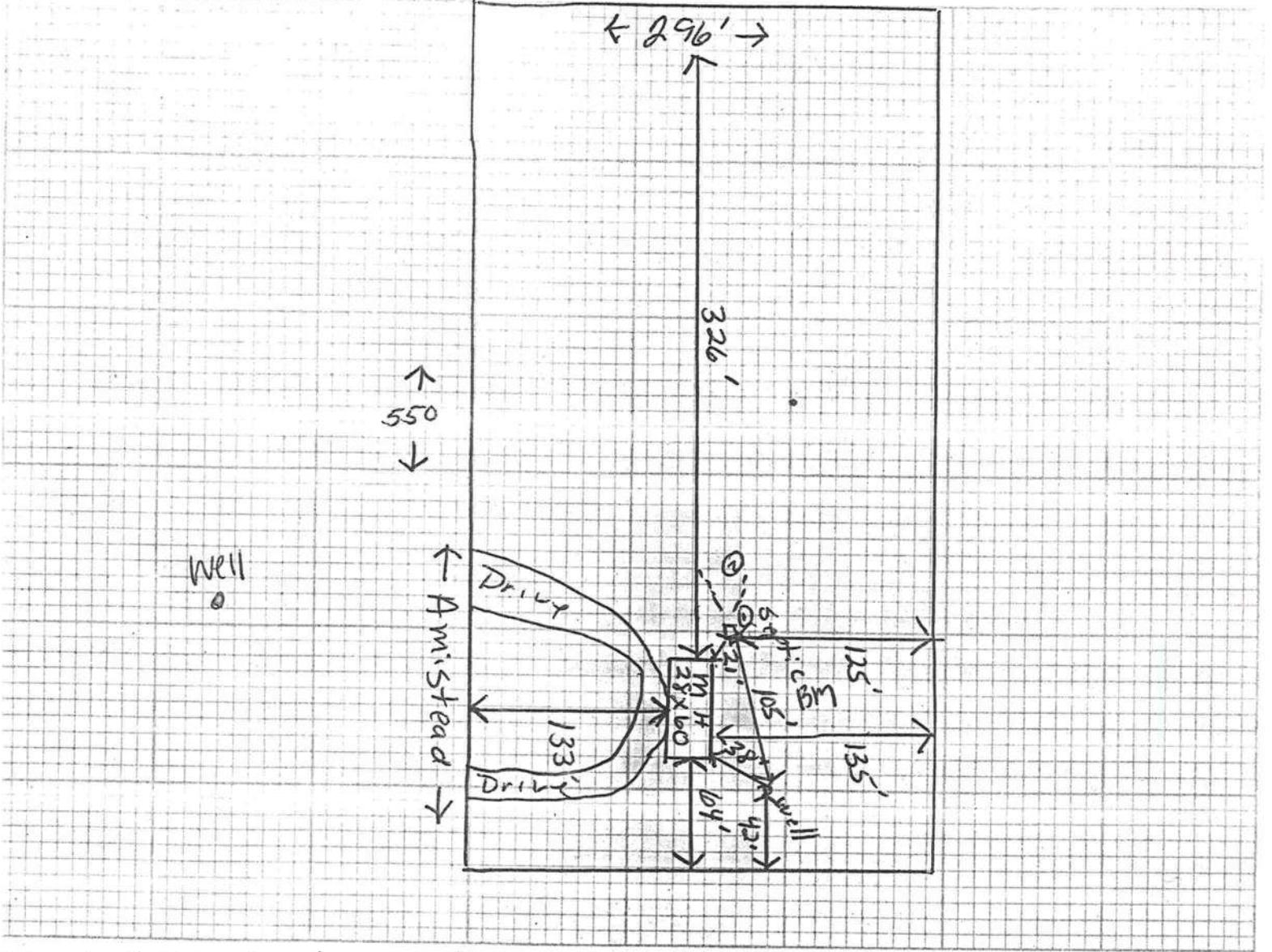
Brandy or Christopher Minnich

PART II - SITE PLAN

See 20 Twp 4-5 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

Agent
Title

Plan Approved Not Approved
by Sallie Gaddy, ESI, COWMBIA

Date 4-6-05
County Health Department

ALL CHANGES MUST BE APPROVED BY THE COUNTY HEALTH DEPARTMENT

DOCUMENTARY STAMP 27.50
VEHICLE TAX 6
MAY 1 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, grantees.

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 grantees, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantees, and grantees'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
Cathy M. Handley

Magnolia Murphy Owens (Seal)
Magnolia Murphy Owens

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 10771

7-11487

This instrument was prepared by:

TERRY McDAVID
200 North Market Street
LAKE CITY, FLORIDA 32046

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 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:

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
COURTS, 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:
Witness S. Wise (Seal)
Magnolia Murphy Owens (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
[Signature] Notary Public

1986
EX 0600
OFFICIAL RECORDS
Columbia
"Grantor", and
"grantee".

PG-1-1330

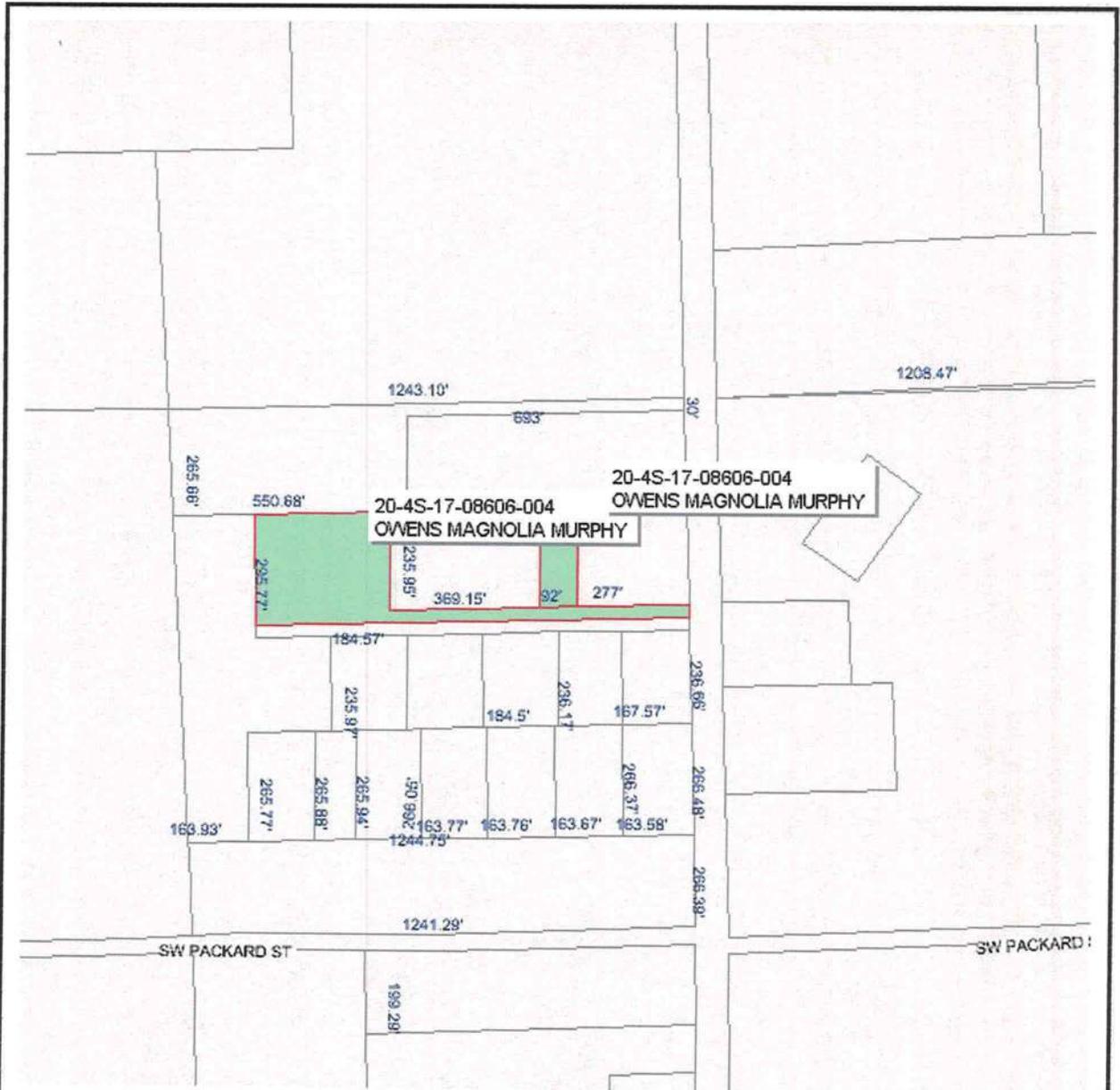
SCHEDULE "A"

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.

OFFICIAL RECORDS
 2006060650



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	LandVal	\$18,810.00
Site:	BldgVal	\$0.00
Mail: 1225 SE 12TH TERRACE	ApprVal	\$18,810.00
GAINESVILLE, FL 32601	JustVal	\$18,810.00
Sales	Assd	\$18,810.00
Info	Exmpt	\$0.00
	Taxable	\$18,810.00

0 170 340 510 ft

This information, GIS Map Updated: 3/11/2005, 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, it's use, or it's 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 1st day of April, 2005. This

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

Cheryl Sanders-Gerow
Notary Public Signature

CHERYL SANDERS - GEROW
Notary Printed Name

State of Florida
My commission expires: 8/22/06



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

CHRISTOPHER BRANDY MINNICH
OWNER

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 New
by *Paul G.*
Building Inspector

POST IN A CONSPICUOUS PLACE
(Business Places Only)