

04-4S-16-02772-214

ROSBURY DAVID R & CATHERINE M

NE M
JAMES & MARGIE Eighty
DEED ATTACHED

Description* LOT 14 TIFFANY OAKS S/D. 907-413, 932-296, AG 1338-1792 QC 1386-1524,1525, WD 1405-515

S/T/R 04-4S-16E

Tax District 2

Inst: 202112001226 Date: 01/25/2021 Time: 3:29PM
Page 1 of 1 B: 1428 P: 2004, James M Swisher Jr, Clerk of Court
Columbia County, By: BR
Deputy Clerk Doc Stamp-Deed: 0.70

WARRANTY DEED

This Warranty Deed, made the 25th day of January, 2021 by DAVID R. ROSBURY and CATHERINE M. ROSBURY hereinafter called the grantor, to JAMES C. EIGHMY and MARGIE EIGHMY, his wife whose post office address is 339 SW Riddle Lane, Lake City, Florida, 32024, hereinafter called the grantee.

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth, That the Grantor, for and in the consideration of ten dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants bargains, sells aliens, remises, releases and conveys and confirms unto the Grantee all that certain land situate in Columbia County, State of Florida, viz:

LOT 14, "TIFFANY OAKS", a Subdivision, as recorded in Plat Book 7, page 13 of the public records of Columbia County State of Florida.

TOGETHER WITH that certain year: 1996, make: Skyline Mobile Home, VIN # 496110771.

SUBJECT TO :reservations, restrictions, and easements of record; local building and zoning regulations; and taxes for 2020 and subsequent years

N.B. In addition to drainage easements indicated on the Plat of "Tiffany Oaks", an easement for drainage and utilities is reserved over a 15 foot wide strip adjacent to any roadway and over a 7 1/2 foot wide Strip along all other lot lines.

Together with, all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And, the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of the land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances.

In Witness Whereof, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Misha Villar
Witness Signature
Misha Villar
Printed Name

Deanna S
Witness Signature
Deanna S
Printed Name

David R. Rosbury
David R. Rosbury
Catherine M. Rosbury
Catherine M. Rosbury

STATE OF FLORIDA
COUNTY OF COLUMBIA

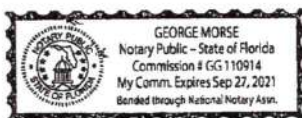
I hereby Certify that on this day, before me, an officer duly authorized to Administer oaths and take acknowledgments, personally appeared David R. Rosbury and Catherine M. Rosbury Known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that she executed the same, and an oath was not taken.

Said person is personally known to me. ☒ Said person provided the following type of identification FL DL

Witness my hand and official seal in the County and State last aforesaid this 25 day of Jan, 2021.

[Signature]
Notary Signature
George Morse
Printed Notary Signature

Prepared by:
Terry M. Kelly, President
Kelly Companies of Lake City, Inc.
P.O. Box 1116, Lake City, FL, 32056-1116



MOBILE HOME INSTALLATION SUBCONTRACTOR VERIFICATION FORM

APPLICATION NUMBER _____ CONTRACTOR Rusty Knowles PHONE 386-397-0886

THIS FORM MUST BE SUBMITTED PRIOR TO THE ISSUANCE OF A PERMIT

James & Margie Eighmy

In Columbia County one permit will cover all trades doing work at the permitted site. It is REQUIRED that we have records of the subcontractors who actually did the trade specific work under the permit. Per Florida Statute 440 and Ordinance 89-6, a contractor shall require all subcontractors to provide evidence of workers' compensation or exemption, general liability insurance and a valid Certificate of Competency license in Columbia County.

Any changes, the permitted contractor is responsible for the corrected form being submitted to this office prior to the start of that subcontractor beginning any work. Violations will result in stop work orders and/or fines.

ELECTRICAL	Print Name <u>James Eighmy</u> License #: <u>Owner</u> Qualifier Form Attached <input type="checkbox"/>	Signature <u></u> Phone #: <u>386-292-4456</u>
MECHANICAL/ A/C _____	Print Name <u>Ronald Bonds Sr.</u> License #: <u>CAC 1817658</u> Qualifier Form Attached <input checked="" type="checkbox"/>	Signature <u></u> Phone #: <u>800-259-3470</u>

Qualifier Forms cannot be submitted for any Specialty License.

Specialty License	License Number	Sub-Contractors Printed Name	Sub-Contractors Signature
MASON			
CONCRETE FINISHER			

F. S. 440.103 Building permits; identification of minimum premium policy.--Every employer shall, as a condition to applying for and receiving a building permit, show proof and certify to the permit issuer that it has secured compensation for its employees under this chapter as provided in ss. 440.10 and 440.38, and shall be presented each time the employer applies for a building permit.

Revised 10/30/2015



COLUMBIA COUNTY BUILDING DEPARTMENT
135 NE Hernando Ave, Suite B-21, Lake City, FL 32055
Phone: 386-758-1008 Fax: 386-758-2160

LICENSED QUALIFIER AUTHORIZATION

I, Ronald E Bond Sr (license holder name), licensed qualifier for Style Crest Enterprises, Inc (company name), do certify that the below referenced person(s) listed on this form is/are contracted/hired by me, the license holder, or is/are employed by me directly or through an employee leasing arrangement; or, is an officer of the corporation; or, partner as defined in Florida Statutes Chapter 468, and the said person(s) is/are under my direct supervision and control and is/are authorized to purchase and sign permits; call for inspections and sign subcontractor verification forms on my behalf.

Printed Name of Person Authorized	Signature of Authorized Person
1. Dale Burd	1.
2. Rocky Ford	2.
3. Kelly Bishop	3.
4.	4.
5.	5.

I, the license holder, realize that I am responsible for all permits purchased, and all work done under my license and fully responsible for compliance with all Florida Statutes, Codes, and Local Ordinances. I understand that the State and County Licensing Boards have the power and authority to discipline a license holder for violations committed by him/her, his/her agents, officers, or employees and that I have full responsibility for compliance with all statutes, codes and ordinances inherent in the privilege granted by issuance of such permits.

If at any time the person(s) you have authorized is/are no longer agents, employee(s), or officer(s), you must notify this department in writing of the changes and submit a new letter of authorization form, which will supersede all previous lists. Failure to do so may allow unauthorized persons to use your name and/or license number to obtain permits.

Ronald E Bond Sr CRC 1817658 2-16-14
Licensed Qualifiers Signature (Notarized) License Number Date

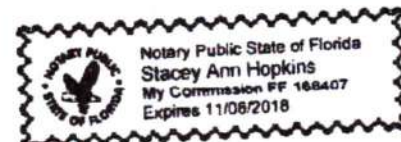
NOTARY INFORMATION:

STATE OF: FL COUNTY OF: Bay

The above license holder, whose name is Ronald Edward Bonds Sr personally appeared before me and is known by me or has produced identification (type of I.D.) FEB on this 16th day of FEB, 20 14.

Stacey Ann Hopkins
NOTARY'S SIGNATURE

(Seal/Stamp)



Mobile Home Permit Worksheet

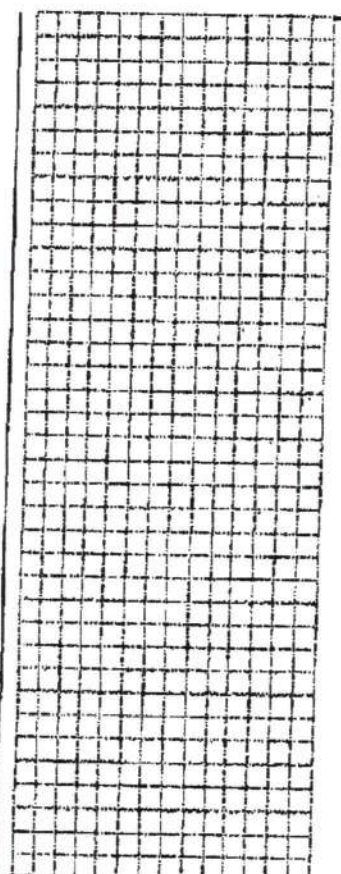
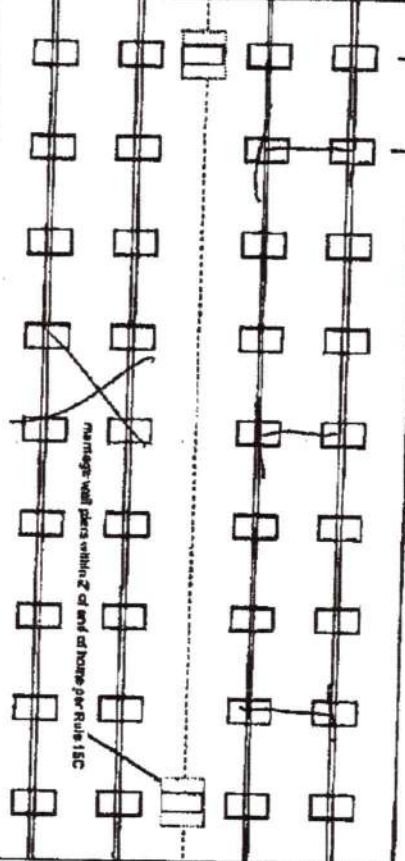
Installer: Rusty L. Fowler License # EL-1038219
 Address of home being installed: SW Riddle Lane
Lake City, FL 32024

Manufacturer: Live Oak Length x width: 16x56 Box

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.

Typical pier spacing: 6' 0" Installer's initials: RL

Show locations of Longitudinal and Lateral Systems (use dark lines to show these locations)



Application Number:

Date:

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 # 77219
 Triple/Quad ☐ Serial # LOH6430036281

PIER SPACING TABLE FOR USED HOMES

Load bearing capacity (sq ft)	16' x 16" (256)	18' 1/2" x 18' 1/2" (342)	20' x 20" (400)	22' x 22" (484)	24' x 24" (576)	26' x 26" (676)
1000 psf	3'	4'	5'	6'	7'	8'
1500 psf	4'	5'	6'	7'	8'	9'
2000 psf	5'	6'	7'	8'	9'	10'
2500 psf	6'	7'	8'	9'	10'	11'
3000 psf	7'	8'	9'	10'	11'	12'
3500 psf	8'	9'	10'	11'	12'	13'

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

PIER PAD SIZES

I-beam pier pad size: 23 1/4" x 31 1/4"
 Perimeter pier pad size: 18 1/4"
 Other pier pad sizes (required by the mfg.): 16x16"

Draw the approximate locations of marriage wall openings 4 foot or greater. Use this symbol to show the piers.

List all marriage wall openings greater than 4 foot and their pier pad sizes below.

Opening: _____ Pier pad size: _____

POPULAR PAD SIZES

Pad Size	Sq. in
16 x 16	256
16 x 18	288
18 1/2 x 18 1/2	342
16 x 22 1/2	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

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: Live Oak
 Longitudinal Stabilizing Device w/ Lateral Arms
 Manufacturer: Live Oak

OTHER TIES

Sidewall Longitudinal Marriage wall Shearwall
 Number: 20
20
20

Mobile Home Permit Worksheet

POCKET PENETROMETER TEST

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

X 15 X X

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 X X

TORQUE PROBE TEST

The results of the torque probe test is AAA 45' 11" 011 inch pounds or check here if you are declaring 5' anchors without testing . A test showing 275 inch pounds or less will require 5 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 overhanging points where the torque test reading is 275 or less and where the mobile home manufacturer may require anchors with 4000 lb. holding capacity.

ALL Installer's initials

ALL TESTS MUST BE PERFORMED BY A LICENSED INSTALLER

Installer Name

Rusty C. Knicker

Date Tested

1.26.20

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. 15C1

Plumbing

Connect all sewer drains to an existing sewer tap or septic tank. Pg. 15C1

Connect all potable water supply piping to an existing water meter, water tap, or other independent water supply systems. Pg. 15C1

Application Number:

Date:

Site Preparation

Debris and organic material removed Swale Pad Other

Fastening multi wide units

Floor: Type Fastener: AA Length: Spacing:
Walls: Type Fastener: AA Length: Spacing:
Roof: Type Fastener: AA Length: Spacing:
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 required)

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

Type gasket

Pg.

Installed: Between Floors Yes
Between Walls Yes
Bottom of ridgebeam Yes

Weatherproofing

The bottomboard will be repaired and/or taped Yes Pg. 15C1
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 N/A
Electrical crossovers protected. Yes No
Other:

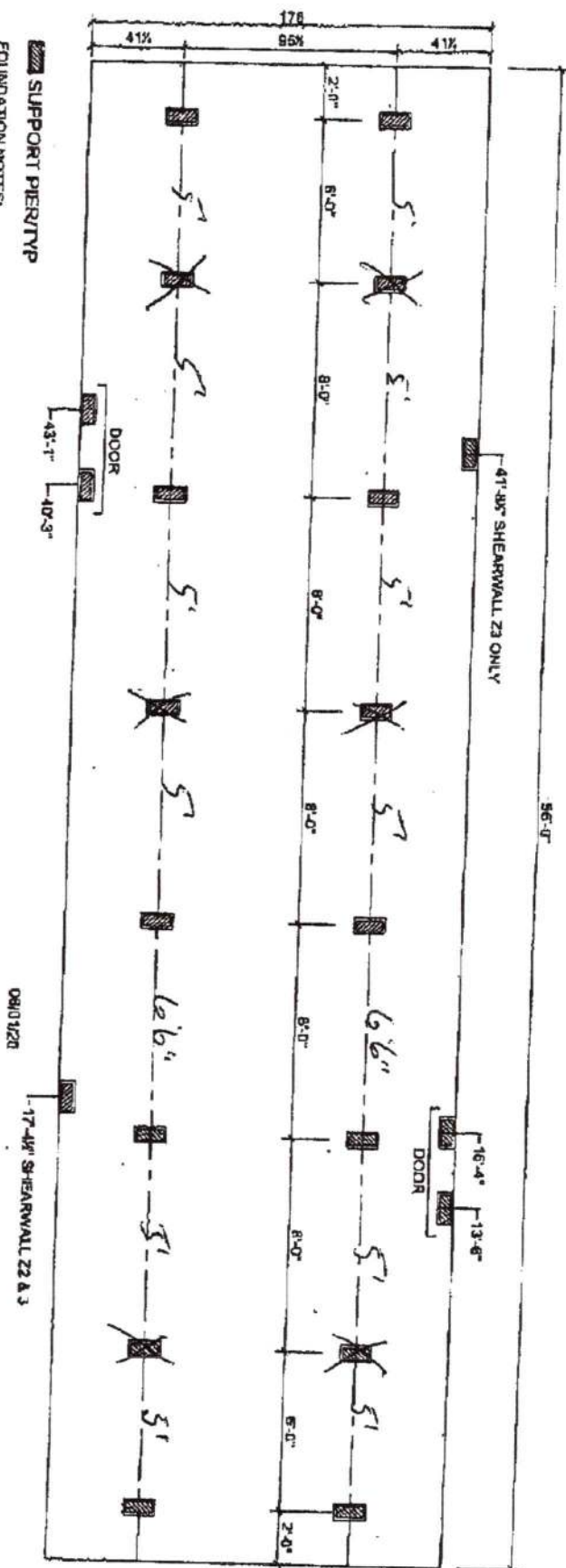
Installer verifies all information given with this permit worksheet is accurate and true based on the manufacturer's installation instructions and or Rule 15C-1 & 2

Installer Signature

Date 1.26.20

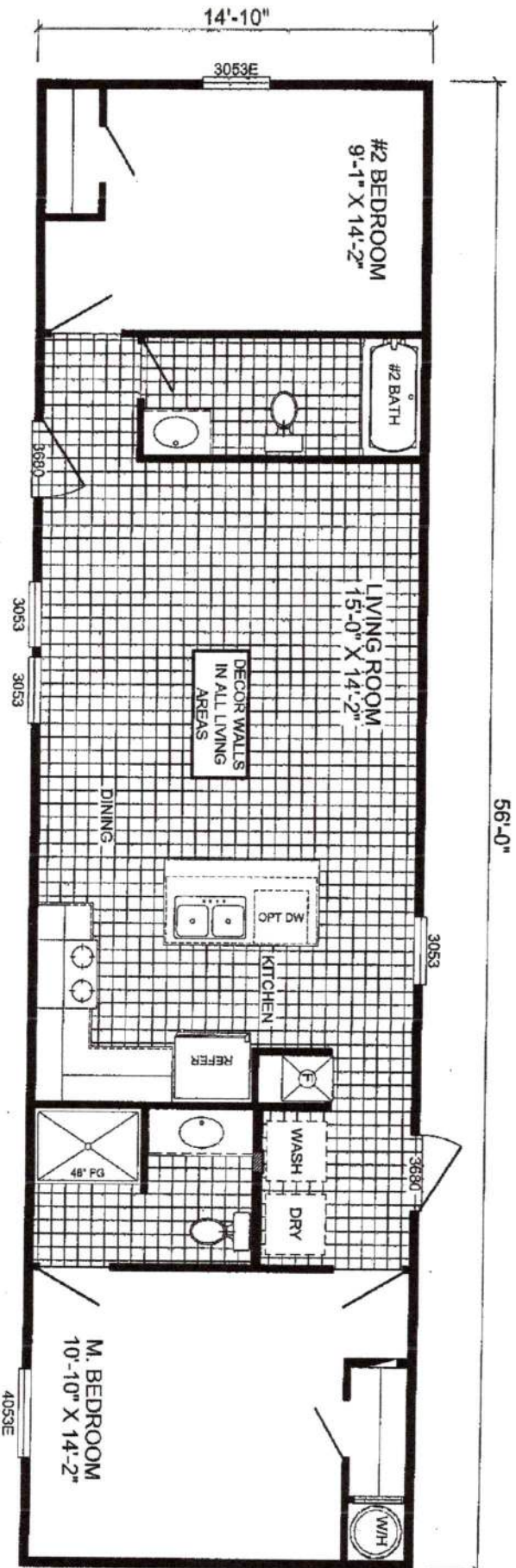
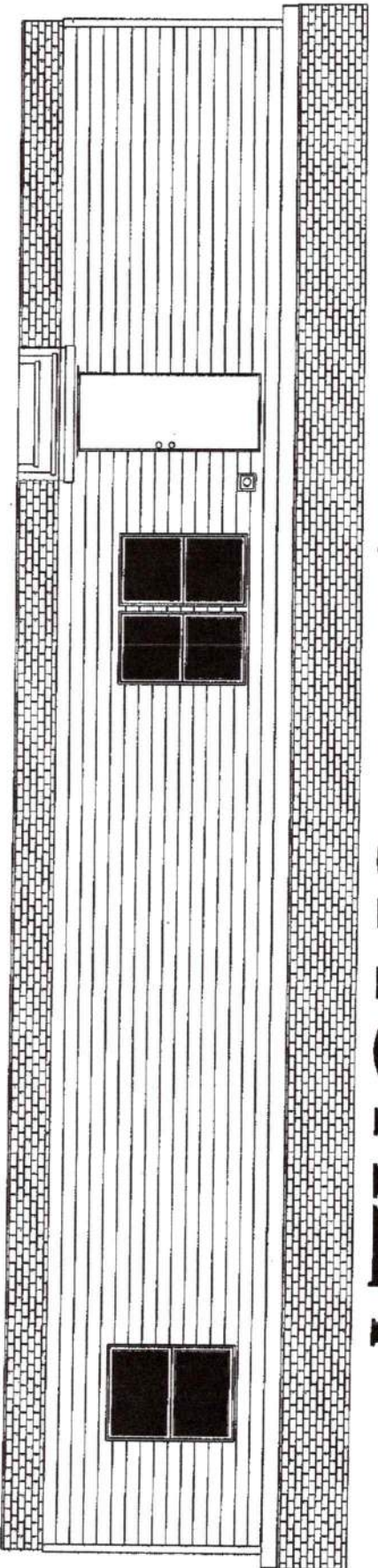
Live Oak Homes
MODEL: V-5562K - 14 X 60
2-BEDROOM / 2-BATH

- SUPPORT PIER/TYP**
- FOUNDATION NOTES:**
- THIS DRAWING IS DESIGNED FOR THE STANDARD WIND ZONE AND IS TO BE USED IN CONJUNCTION WITH THE INSTALLATION MANUAL AND ITS SUPPLEMENTS.
 - FOOTINGS ARE SHOWN FOR EXAMPLE ONLY. QUANTITY AND SPACING MAY VARY BASED ON PAD TYPE, SOIL CONDITION, ETC.



V-5562K

YELLOW JACKET



V-5562K

2-BEDROOM / 2-BATH

16 X 60 - Approx. 830 Sq. Ft.

Date: 06/25/20

* All room dimensions include closets and square footage figures are approximate.
 * Live Oak Homes reserves the right to change product offering at any time.



NOTES:

10

2021 Working Values

This information 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. GrizzlyLogic.com