

DATE 01/14/2009

Columbia County Building Permit

PERMIT

This Permit Must Be Prominently Posted on Premises During Construction

000027570

APPLICANT CAROLYN PARLATO PHONE 963-1373
ADDRESS 7161 152ND ST WELLBORN FL 32094
OWNER DARLENE & TIMOTHY WASHBURN PHONE 752-2360
ADDRESS 506 NW REBEL PLACE LAKE CITY FL 32055
CONTRACTOR MICHAEL PARLATO PHONE 963-1373
LOCATION OF PROPERTY 41N, TL BAUGHN, TL FRIENDSHIP, TL REBEL, NEXT TO LAST
LOT ON RIGHT

TYPE DEVELOPMENT MH,UTILITY ESTIMATED COST OF CONSTRUCTION 0.00
HEATED FLOOR AREA TOTAL AREA HEIGHT STORIES
FOUNDATION WALLS ROOF PITCH FLOOR
LAND USE & ZONING A-3 MAX. HEIGHT
Minimum Set Back Requirments: STREET-FRONT 30.00 REAR 25.00 SIDE 25.00
NO. EX.D.U. 1 FLOOD ZONE X DEVELOPMENT PERMIT NO.

PARCEL ID 28-2S-16-01772-095 SUBDIVISION PINE HILLS ADDITION
LOT 15 BLOCK PHASE UNIT TOTAL ACRES 5.24

IH0000336
Culvert Permit No. Culvert Waiver Contractor's License Number Applicant/Owner/Contractor
EXISTING 09-0012 CS HD N
Driveway Connection Septic Tank Number LU & Zoning checked by Approved for Issuance New Resident

COMMENTS: ONE FOOT ABOVE THE ROAD, EXISTING MH TO BE REMOVED

Check # or Cash 8553

FOR BUILDING & ZONING DEPARTMENT ONLY

(footer/Slab)

Temporary Power date/app. by Foundation date/app. by Monolithic date/app. by
Under slab rough-in plumbing date/app. by Slab date/app. by Sheathing/Nailing date/app. by
Framing date/app. by Rough-in plumbing above slab and below wood floor date/app. by
Electrical rough-in date/app. by Heat & Air Duct date/app. by Peri. beam (Lintel) date/app. by
Permanent power date/app. by C.O. Final date/app. by Culvert date/app. by
M/H tie downs, blocking, electricity and plumbing date/app. by Pool date/app. by
Reconnection date/app. by Pump pole date/app. by Utility Pole date/app. by
M/H Pole date/app. by Travel Trailer date/app. by Re-roof date/app. by

BUILDING PERMIT FEE \$ 0.00 CERTIFICATION FEE \$ 0.00 SURCHARGE FEE \$ 0.00
MISC. FEES \$ 250.00 ZONING CERT. FEE \$ 50.00 FIRE FEE \$ 0.00 WASTE FEE \$
FLOOD DEVELOPMENT FEE \$ FLOOD ZONE FEE \$ 25.00 CULVERT FEE \$ TOTAL FEE 325.00

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."

EVERY PERMIT ISSUED SHALL BECOME INVALID UNLESS THE WORK AUTHORIZED BY SUCH PERMIT IS COMMENCED WITHIN 180 DAYS AFTER ITS ISSUANCE, OR IF THE WORK AUTHORIZED BY SUCH PERMIT IS SUSPENDED OR ABANDONED FOR A PERIOD OF 180 DAYS AFTER THE TIME THE WORK IS COMMENCED. A VALID PERMIT RECIEVES AN APPROVED INSPECTION EVERY 180 DAYS. WORK SHALL BE CONSIDERED TO BE IN ACTIVE PROGRESS WHEN THE PERMIT HAS RECIEVED AN APPROVED INSPECTION WITHIN 180 DAYS.

The Issuance of this Permit Does Not Waive Compliance by Permittee with Deed Restrictions.

PERMIT APPLICATION / MANUFACTURED HOME INSTALLATION APPLICATION

For Office Use Only (Revised 1-10-08) Zoning Official 1/7/09 Building Official NO 1-7-09
 AP# 0901-05 Date Received 1/7 By JW Permit # 27570
 Flood Zone X Development Permit — Zoning A-3 Land Use Plan Map Category A-3
 Comments Existing MH to be removed

FEMA Map# _____ Elevation _____ Finished Floor _____ River _____ In Floodway _____
☐ Site Plan with Setbacks Shown ☒ EH # 09-0012-N ☐ EH Release ☒ Well letter ☒ Existing well
☐ Recorded Deed or Affidavit from land owner ☐ Letter of Auth. from installer ☐ State Road Access
☐ Parent Parcel # _____ ☐ STUP-MH _____ ☐ F W Comp. letter _____
 IMPACT FEES: EMS _____ Fire _____ Corr _____ Road/Code _____
 School _____ = TOTAL _____ ME. MA
out of County

Lot 15

Property ID # 28-25-16-01772-095 Subdivision Pine Hills Addition Block C

- New Mobile Home _____ Used Mobile Home ☒ MH Size 14 X 66 Year 1994
- Applicant Carolyn A. Parlato Phone # 386-963-1373
- Address 7161 152nd St. Wellborn, FL 32094
- Name of Property Owner Darlene & Timothy Washburn Phone # 752-2360
- 911 Address 506 NW Rebel Place Lake City, FL 32055
- Circle the correct power company - FL Power & Light - Clay Electric
 (Circle One) - Suwannee Valley Electric - Progress Energy
- Name of Owner of Mobile Home Darlene Washburn Phone # 752-2360
 Address 506 NW Rebel Place Lake City, FL 32055
- Relationship to Property Owner Same
- Current Number of Dwellings on Property 1 (being replaced)
- Lot Size _____ Total Acreage 5.24
- Do you : Have Existing Drive or Private Drive or need Culvert Permit or Culvert Waiver (Circle one)
 (Currently using) (Blue Road Sign) (Putting in a Culvert) (Not existing but do not need a Culvert)
- Is this Mobile Home Replacing an Existing Mobile Home yes (PDI)
- Driving Directions to the Property 414 to "Daughn" Turn (R) go to
"Friendship" Turn (L) go to "Rebel" Turn (L) - next to
last site on the (R) "506 NW Rebel Place"
- Name of Licensed Dealer/Installer Michael J. Parlato Phone # 963-1373
- Installers Address 7161 152nd St. Wellborn, FL 32094
- License Number 140000336 Installation Decal # 301087

left message
1/7/09

page 1 of 2

PERMIT NUMBER

Installer Michael S. Kralato License # I40000334

Address of home being installed 506 NW Rebel Place

Manufacturer	Length	Length x width
General	14 x 70	(66)

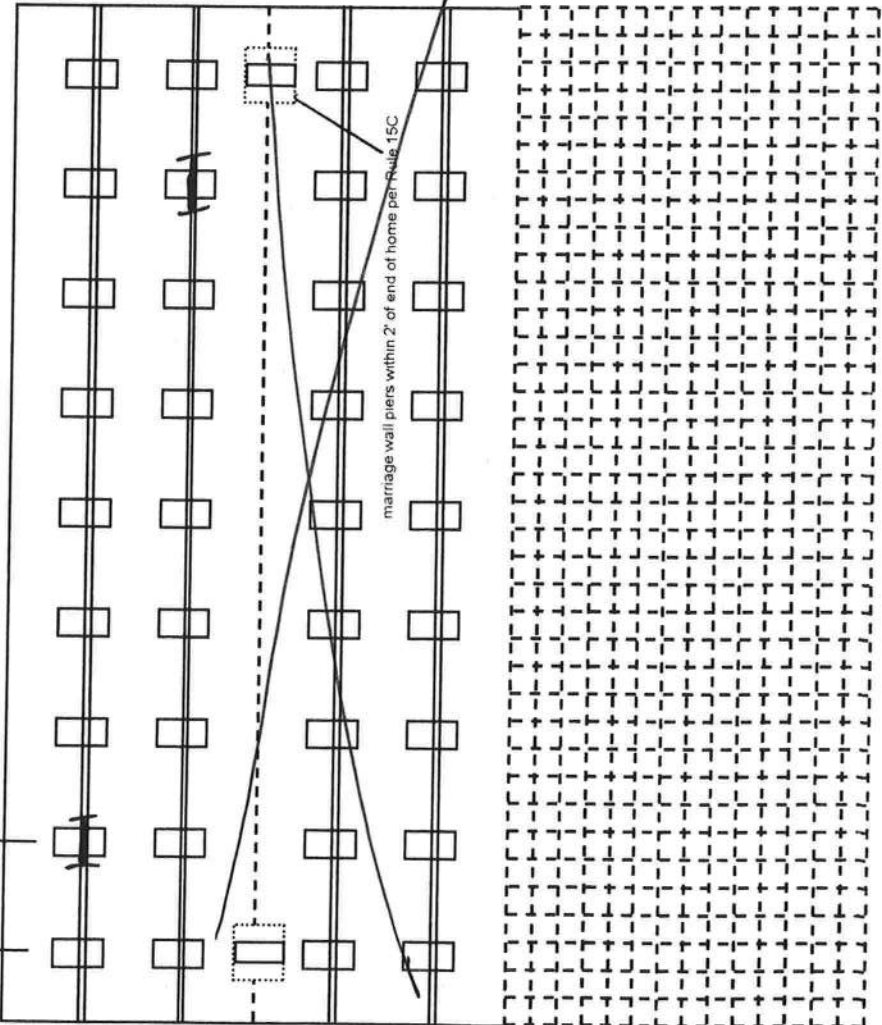
NOTE: if home is a single wide fill out one half of the blocking plan
if home is a triple or quad wide sketch in remainder of home

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



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



~~marriage wall piers within 2' of end of home per Rule 15C~~

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'
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

Perimeter pier pad size

Other pier pad sizes
(required by the mfg.)

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.

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

ANCHORS

4 ft $\sqrt{\quad}$ 5 ft

FRAME TIES

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

TIEDOWN COMPONENTS

Longitudinal Stabilizing Device (LSD)
Manufacturer
1001 of One
Longitudinal Stabilizing Device w/ Lateral Arms
Manufacturer

OTHER TIES

	Number
Sidewall	4
Longitudinal	3
Marriage wall	2
Shearwall	2

POCKET PENETROMETER TEST

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

x 2000 x 2000 x 2000

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 2000 x 2000 x 2000

TORQUE PROBE TEST

The results of the torque probe test is 280 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.

Installer's initials

ALL TESTS MUST BE PERFORMED BY A LICENSED INSTALLER

Installer Name

Michael S. Peralta

Date Tested

1-2-09

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. 15/18

Plumbing

Connect all sewer drains to an existing sewer tap or septic tank. Pg. 15/18

Connect all potable water supply piping to an existing water meter, water tap, or other independent water supply systems. Pg. 15/18

Site Preparation

Debris and organic material removed ☒ Swale ☐ Pad ☐ Other ☐

Fastening multi wide units

Floor: Type Fastener: Length: Spacing: Walls: Type Fastener: Length: Spacing: Roof: Type Fastener: 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 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.

Type gasket Pg.

Installer's initials

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

Weatherproofing

The bottomboard will be repaired and/or taped. Yes ☒ Pg. 15/18 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 ☒ Drain lines supported at 4 foot intervals. Yes ☒ Electrical crossovers protected. Yes ☒ Other: ☐

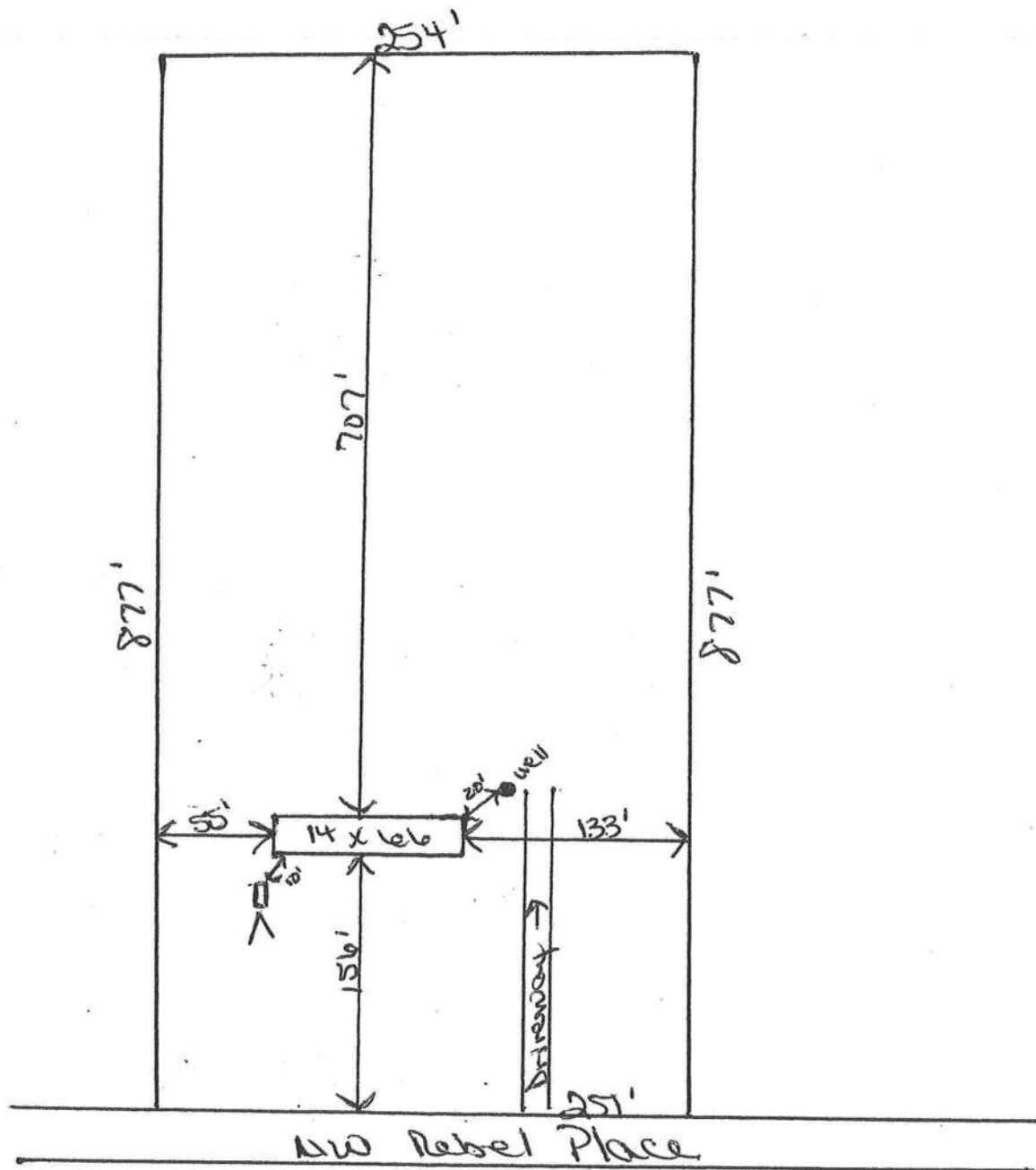
Installer verifies all information given with this permit worksheet is accurate and true based on the

Installer Signature

Michael S. Peralta

Date

1-2-09



IMPACT FEE OCCUPANCY AFFIDAVIT

This affidavit is given for the purpose of obtaining an exemption pursuant to Article VIII, Section 8.01, Columbia County Comprehensive Impact Fee Ordinance No. 2007-40, adopted October 18, 2007, as may be amended.

**STATE OF FLORIDA
COUNTY OF COLUMBIA**

BEFORE ME, the undersigned authority, personally appeared Tim Washburn who, after being duly sworn, deposes and says:

1. Except as otherwise stated herein, Affiant has personal knowledge of the facts and matters set forth in this affidavit regarding property identified below as:

- (a) Parcel No.: 28-25-16-0172-095
(b) Legal description (may be attached): _____

"attached"

2. Based upon Affiant's personal knowledge, a non-residential building or a residential dwelling has existed on the above referenced property. Said building or dwelling unit was last occupied on 1-5-2009 (date.)

3. This Affidavit is made and given by Affiant with full knowledge that the facts contained herein are accurate and complete, and with full knowledge that the penalties under Florida law for perjury include conviction of a felony of the third degree.

Further Affiant sayeth naught.

Tim Washburn

Print: Tim Washburn

Address: 506 NW Rebel Place
Lake City, FL 32055

SWORN TO AND SUBSCRIBED before me this 5 day of January, 2009 by Tim Washburn who is personally known to me or who has produced FL ID as identification.



[Signature]
Notary Public, State of Florida

My Commission Expires: 4/27/2009

Columbia County Property Appraiser

DB Last Updated: 12/15/2008

2008 Tax Year

Tax Record

Property Card

Interactive GIS Map

Print

Parcel: 28-2S-16-01772-095 HX

Search Result: 1 of 1

Owner & Property Info

Owner's Name	WASHBURN TIMOTHY J SR &		
Site Address	REBEL		
Mailing Address	DARLENE H WASHBURN 506 NW REBEL PLACE LAKE CITY, FL 32055		
Use Desc. (code)	MOBILE HOM (000200)		
Neighborhood	28216.02	Tax District	3
UD Codes	MKTA03	Market Area	03
Total Land Area	5.240 ACRES		
Description	LOT 15 BLOCK C PINE HILLS ADDITION. ORB AFD 1002-2043.		

GIS Aerial



Property & Assessment Values

Mkt Land Value	cnt: (2)	\$28,881.00
Ag Land Value	cnt: (0)	\$0.00
Building Value	cnt: (1)	\$6,146.00
XFOB Value	cnt: (0)	\$0.00
Total Appraised Value		\$35,027.00

Just Value	\$35,027.00
Class Value	\$0.00
Assessed Value	\$24,994.00
Exempt Value	(code: HX) \$24,994.00
Total Taxable Value	\$0.00

Sales History

Sale Date	Book/Page	Inst. Type	Sale VImp	Sale Qual	Sale RCode	Sale Price
6/1/2000	1002/2043	AG	V	U	03	\$27,000.00

Building Characteristics

Bldg Item	Bldg Desc	Year Blt	Ext. Walls	Heated S.F.	Actual S.F.	Bldg Value
1	MOBILE HME (000800)	1983	Alum Siding (26)	784	784	\$6,146.00

Note: All S.F. calculations are based on exterior building dimensions.

Extra Features & Out Buildings

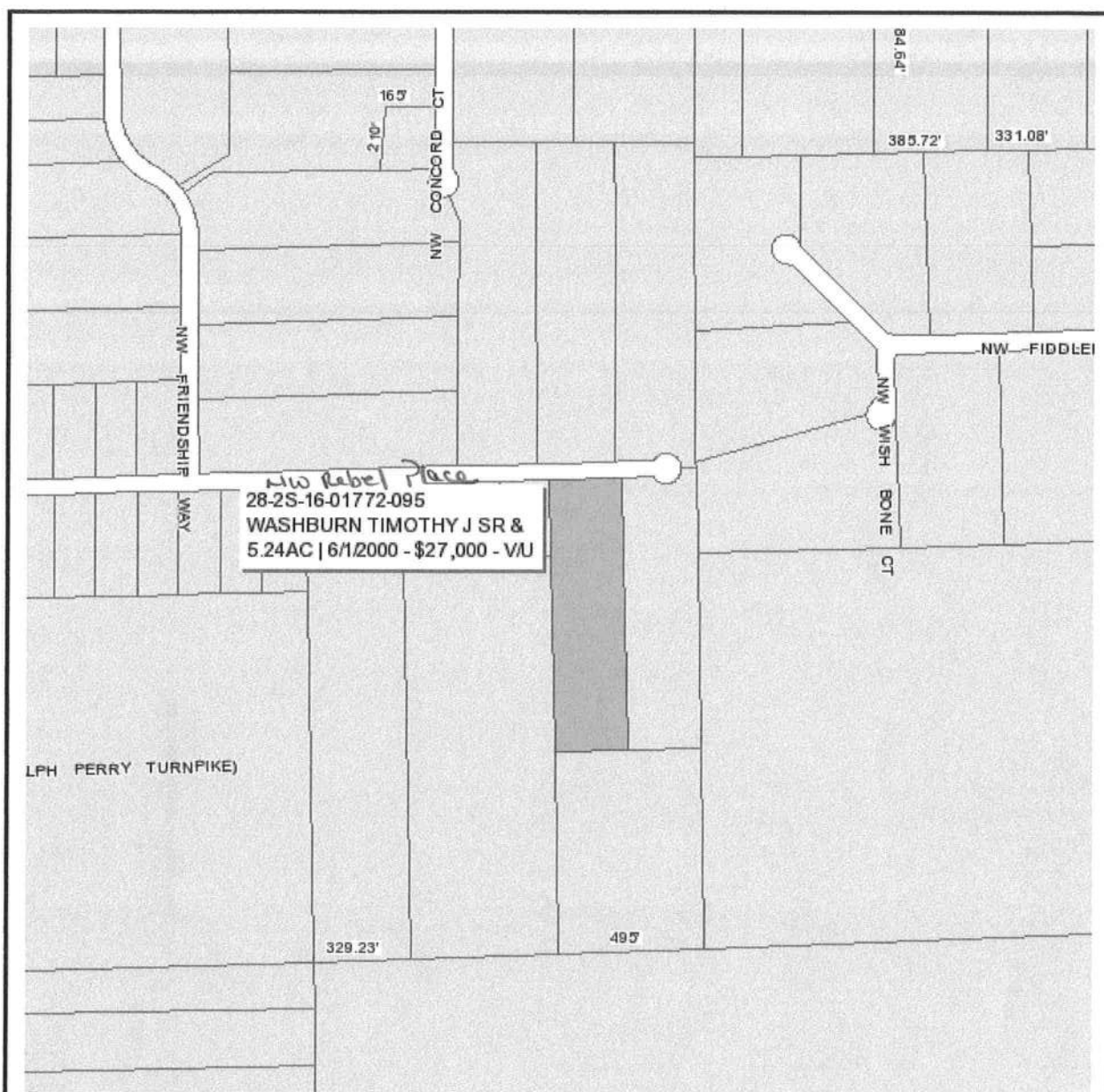
Code	Desc	Year Blt	Value	Units	Dims	Condition (% Good)
NONE						

Land Breakdown

Lnd Code	Desc	Units	Adjustments	Eff Rate	Lnd Value
000200	MBL HM (MKT)	5.240 AC	1.00/1.00/1.00/1.00	\$5,130.00	\$26,881.00
009945	WELL/SEPT (MKT)	1.000 UT - (.000AC)	1.00/1.00/1.00/1.00	\$2,000.00	\$2,000.00

Columbia County Property Appraiser

DB Last Updated: 12/15/2008



Columbia County Property Appraiser

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

PARCEL: 28-2S-16-01772-095 HX - MOBILE HOM (000200)

Name: WASHBURN TIMOTHY J SR &	LandVal	\$28,881.00
Site: REBEL	BldgVal	\$6,146.00
DARLENE H WASHBURN	ApprVal	\$35,027.00
Mail: 506 NW REBEL PLACE	JustVal	\$35,027.00
LAKE CITY, FL 32055	Assd	\$24,994.00
Sales Info 6/1/2000 \$27,000.00 V / U	Exmpt	\$24,994.00
	Taxable	\$0.00

0 230 460 690 ft



This information, GIS Map Updated: 12/15/2008, 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.

Prepared by and return to: Lenvil H. Dicks
P.O. Box 1
Lake City, FL 32056-0001

Inst: 2003027348 Date: 12/19/2003 Time: 14:00
Doc Stamp-Deed : 189.00
Doc Stamp-Mort : 89.95
Intang. Tax : 51.24
DC, P. Dewitt Cason, Columbia County B:1002 P:2043

AGREEMENT FOR DEED

1. **THIS AGREEMENT** is entered into this 1st day of June, 2000, by and between Lenvil H. Dicks, whose address is P.O. Box 1 Lake City, Florida 32056 ("Seller") and Timothy J. Washburn, Sr. and Darlene H. Washburn, his wife ("Buyer"), who is/are residents of the State of Florida and who directs that all mail be sent to 506 NW Rebel Place, Lake City, FL 32055.

2. **AGREEMENT TO CONVEY.** Provided that Buyer makes the payments and performs the other covenants required to be performed by the Buyer hereunder (collectively, the "Buyer's Obligations"), Seller agrees to convey to Buyer in fee simple by General Warranty Deed, free of all liens and encumbrances except Permitted Encumbrances (as hereinafter defined), the real property and any improvements thereon located in Columbia County, Florida, and more particularly described as follows (the "Property"):

Lot 15, Block C Pine Hills Addition, a subdivision as recorded in Plat Book 6, Pages 36-36A, Columbia County, FL, subject to Restrictions recorded in O. R. Book 0742, Page 0501, Columbia County, FL, and subject to Power Line Easement.

Sale includes improvements located on property.

3. **PURCHASE PRICE.** In consideration of the Seller's covenants and agreements hereunder, Buyer hereby agrees to pay to the Seller the sum of Twenty Six Thousand Nine Hundred Nineteen and 76/100 DOLLARS (\$ 26,919.76) (the "Purchase Price") to be paid by Buyer to Seller at Seller's address set forth above, or as necessary, to the escrow agent specified below, or at such other address as Seller shall designate, as follows:

Down Payment of One Thousand Two Hundred Ninety Seven and 17/100 DOLLARS (\$1297.17) the receipt of which is hereby acknowledged by Seller ; Additional Down Payment of N/A DOLLARS (\$ N/A) on or before N/A, , And the balance of Twenty Five Thousand Six Hundred Twenty Two and 59/100 DOLLARS (\$25,622.59) with interest thereon at the rate of thirteen percent (13 %) per annum in one hundred eighty (180) consecutive monthly installments in the amount of Three Hundred Twenty Four and 18/100 DOLLARS (\$324.18) each, payable on the fifteenth day of each calendar month commencing on June 15 ,2000.

4. **SPECIAL TERMS AND CONDITIONS.** This sale includes \$1,500.00 for moving mobile home and \$125.00 for building permit.

5. PRE-PAYMENT PRIVILEGE. Buyer may prepay the Purchase Price in full or in part at any time without penalty. Prepayments shall be applied against the remaining unpaid principal installments of the Purchase Price in inverse order of maturity.

6. LATE CHARGES. Buyer agrees to pay a late charge of Ten Dollars (\$ 10.00) on any payment not received by Seller within ten (10) days of the date on which it is due. In the event that the Buyer makes payment by check which is dishonored, Buyer also agrees to pay a returned check fee of Fifteen Dollars (\$15.00) for each dishonored check.

7. TAXES. Buyer agrees to pay all taxes, assessments or impositions that may be levied or imposed upon the property subsequent to the date of this Agreement. Further, Buyer hereby acknowledges that prior to recordation of this Agreement, the applicable taxing authorities may continue to send any tax bills, assessments, or impositions that may be levied or imposed upon the Property directly to the Seller who will make payment thereof; provided, however, that the Seller shall not be obligated to pay any assessed taxes until the latest date on which they are due. In the event of payment of any assessed taxes upon the Property by the Seller, the Buyer shall promptly reimburse Seller the amount actually paid by Seller within 30 days of receipt of written notice that a payment has been made. Additionally, Buyer will pay a \$15.00 service fee to Seller to defray Seller's costs and expenses associated with any such payment of taxes and collection of reimbursement from the Buyer as provided herein. Buyer's failure to timely pay any amounts due to Seller under this paragraph shall result in the unpaid balance of such amounts bearing interest at a rate of eighteen percent (18%) per annum (or the maximum interest rate allowable under applicable law, whichever is less).

Further, should Buyer fail to pay any taxes or assessments after recordation of this Agreement, or fail to keep the Property insured as provided below, Seller shall have the option to pay all or any of such taxes and assessments and to obtain such insurance. Buyer thereafter shall be obligated to immediately repay to Seller, on demand, the amount of all moneys paid by Seller on account of such taxes, assessments, and/or insurance together with interest thereon from the date of demand until repaid at the rate of eighteen percent (18%) per annum (or the maximum interest rate allowable under applicable law, whichever is less).

8. INSURANCE. Buyer shall keep the Property insured at all times with such casualty and liability insurance as is approved by Seller, which insurance shall insure the interest of both Buyer and Seller. Buyer shall furnish proof of insurance and premium payment to Seller upon request therefore by Seller, and in no event less than annually. Seller has no obligation to provide insurance on the Property or on any contents owned by Buyer. The risk of loss of the Property shall pass to Buyer on the date of this Agreement. This provision applies only to a sale that included a structure or building.

Inst:2003027348 Date:12/19/2003 Time:14:00
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Doc Stamp-Mort : 89.95
Intang. Tax : 51.26

DC, P. DeWitt Cason, Columbia County B:1002 P:2045

9. MAINTENANCE, REPAIRS, ALTERATIONS. Buyer shall be solely responsible for maintenance and repair of the Property after the date of this Agreement; Seller shall have no duty to maintain or repair the Property. Buyer shall keep the property in good condition and repair at all times, at Buyer's expense. Buyer will commit or permit no waste, violation of law, or public or private nuisance on the Property, and will do or permit no act by which the Property shall become less valuable. Seller may inspect the Property from time to time prior to delivery of the deed to Buyer as provided herein.

10. LIENS. The Buyer shall not and will not suffer or permit any construction, mechanics' or other lien to attach to the Property. Each and every contract for repairs and improvements to the Property, or any part thereof, shall contain an express and complete waiver and release of any and all liens or claims or right of liens against the Property, and no contract or agreement, oral or written, shall or will be executed by the Buyer for repairs or improvements to the property which does not contain an express waiver or release of lien by the contracting party. A copy of each and every such contract and of the plans and specifications for such repairs and improvements shall and will be promptly delivered to and may be retained by the Seller.

11. TIMBER. Until the Buyer's obligations have been paid in full, Buyer agrees not to cut or remove any merchantable timber from the Property without the prior written consent of the Seller. If Seller grants Buyer permission to cut or remove timber from the Property, Buyer shall deliver all proceeds from the sale thereof to Seller to be applied against the remaining unpaid principal installments of the Purchase Price in inverse order of maturity.

12. INSPECTION BY BUYER. This sale is "as is" and Seller makes no warranties or representations as to the condition of the Property. Buyer has had an opportunity to inspect the Property and is satisfied with its present condition.

13. RECORDATION OF AGREEMENT FOR DEED. Buyer hereby agrees to allow this Agreement to be recorded among the official records of the County in which the property is located. The Buyer shall be responsible for the Documentary Stamp taxes on the Purchase Price, as well as the financed balance. Buyer also agrees to pay all intangible taxes and document recording fees. Based upon the sales price and financed balance as contained in this Agreement, the total amount needed to defray the above expenses is \$376.69. Buyer agrees to provide these funds in order to record this Agreement within 160 days from the date of execution hereof. Buyer's failure to provide these funds to Seller will enable Seller, at Seller's option, to cancel this Agreement, or if Seller so chooses, Seller may record this Agreement and seek reimbursement for the expenses associated with the recording from Buyer. Buyer's failure to pay the referenced costs associated with recordation hereof to Seller within 30 days after receipt of written notice and request therefor shall constitute a Default hereunder and shall allow seller to cancel this contract for such failure.

Inst:2003027348 Date:12/19/2003 Time:14:00

Doc Stamp-Deed : 189.00

Doc Stamp-Mort : 89.95

Intang. Tax : 51.24

DC, P. DeWitt Cason, Columbia County B:1002 P:2046

14. POSSESSION. Buyer shall be entitled to possession of the Property from and after 7 business days from the date of this contract.

15. RISK OF TAKING FOR PUBLIC USE. Buyer assumes all risk of the taking of the Property for a public use. Any such taking shall not constitute a failure of consideration, but all sums received by Seller by reason of the taking, less any sums which Seller may be required to expend in procuring such sums, shall be applied as a payment on account of the Purchase Price. All sums received by Buyer by reason of a taking shall be forthwith delivered to Seller and applied against the Purchase Price until it is paid in full.

16. HOMESTEAD. Buyer understands that he is not eligible for a homestead exemption until this Agreement is recorded.

17. PERMITTED ENCUMBRANCES. The conveyance to be made by the Seller to the Buyer shall be expressly subject to the following ("Permitted Encumbrances"):

- (a) All taxes, special assessments and special taxes due, and any and all other impositions after the date of this Agreement;
- (b) zoning laws and ordinances in existence from time to time;
- (c) Building lines and building restrictions, and any and all other covenants and restrictions of record;
- (d) The rights of all persons claiming by, through or under the Buyer;
- (e) Any fractional mineral rights not owned by the Seller;
- (f) The right, if any, of the public in any portion of the Property, which may fall within any public street, way or alley adjacent or contiguous to the Property.

18. CONVEYANCE OF PROPERTY. Upon payment and performance in full of the Buyer's Obligations, Seller covenants and agrees to convey the Property to Buyer by General Warranty Deed subject only to Permitted Encumbrances. Seller warrants that marketability of title to the property is fully insurable by a title insurance company authorized to do business in the State of Florida, subject only to Permitted Encumbrances.

19. EVENT OF DEFAULT. The term "Default" or "Event of Default" wherever used in this Agreement, shall mean any one or more of the following events:

- (a) Failure by Buyer to pay to Seller when due any installments of principal or interest under this Agreement, or to pay any other sums to be paid by Buyer to Seller hereunder.
- (b) Other than as provided in paragraph (a) above, failure by Buyer to duly keep, perform and observe any of Buyer's Obligations or any other covenant, condition or agreement in this Agreement for a period of thirty (30) days after Seller gives written notice specifying the breach.

(c) If: (a) Buyer (i) files a voluntary petition in bankruptcy, (ii) is adjudicated as a bankrupt or insolvent, (iii) files any petition or answer seeking or acquiescing in any reorganization, management, composition, readjustment, liquidation, dissolution or similar relief for itself under any law relating to bankruptcy, insolvency or other relief for debtors, (iv) seeks or consents to appointment of any trustee, receiver, master or liquidator for itself or of all or any part of the Property, (v) makes any general assignment for the benefit of creditors, or (vi) makes any admission in writing of its inability to pay its debts generally as they become due; or (b) a court of competent jurisdiction enters an order, judgment or decree approving a petition filed against Buyer seeking any reorganization, arrangement, composition, readjustment, liquidation, dissolution or similar relief under any present or future federal, state or other statute, law or regulation relating to bankruptcy, insolvency or other relief for debtors, which order, judgment or decree remains unvacated and unstayed for an aggregate of sixty (60) days whether or not consecutive from the date of entry thereof; or (c) any trustee, receiver or liquidator of Buyer or of any part of the Property is appointed without the prior written consent of Seller, which appointment shall remain unvacated and unstayed for an aggregate of sixty (60) days whether or not consecutive.

(d) Any breach of any warranty or material untruth of any representation of Buyer contained in this Agreement.

(e) An event of default under any existing or future notes, loans, advances, guaranties, or other indebtedness owed to the Seller by the Buyer.

(f) Any default under any mortgage, superior or inferior to this Agreement, or an event that but for the passage of time or giving of notice would constitute an Event of Default, even if such is subsequently waived, except that in no manner should this provision be construed to allow such superior or subordinate mortgage to encumber the Property, except for Permitted Encumbrances.

(g) Failure to pay taxes or failure to promptly reimburse seller for any moneys paid on buyers behalf to defray taxes.

20. ACCELERATION UPON DEFAULT, ADDITIONAL REMEDIES. In the event one or more Defaults or Events of Default, as above provided, shall occur, the remedies available to Seller shall include, but not necessarily be limited to, any one or more of the following:

(a) Seller may declare the entire remaining balance of the Purchase Price immediately due and payable without further notice;

(b) Seller may take immediate possession of the Property or any part thereof which Buyer agrees to surrender to Seller, and retain all amounts theretofore paid by Buyer as liquidated damages;

and manage, control or lease the Property to such person or persons and exercise all rights granted pursuant to this Agreement; the taking of possession under this paragraph shall not prevent concurrent or later proceedings for the foreclosure sale of the Property as provided elsewhere herein;

(c) Seller may apply, on ex parte motion to any court of competent jurisdiction, for the appointment of a receiver to take charge of, manage, preserve, protect, complete construction of and operate the Property and any business or businesses located thereon, to collect rents, issues, profits and income therefrom; to make all necessary and needed repairs to the Property; to pay all taxes and assessments against the Property and insurance premiums for insurance thereon; and after payment of all expenses, fees and compensation incurred pursuant to any such receivership, including reasonable attorneys' fees to Seller's attorney and compensation to the receiver for management and completion of the Property, all of which shall be secured by the lien of this Agreement until paid in full, to apply the net proceeds derived therefrom to the Purchase Price or in such a manner as the court shall direct;

(d) Seller shall have the right to either cancel or foreclose this Agreement (at the sellers discretion), and in case of sale in an action or proceeding to foreclose this Agreement, Seller shall have the right to sell the Property in parts or as an entirety, with the intention being to give Seller the widest possible discretion permitted by law with respect to all aspects of any such sale or sales;

(e) Without declaring the entire remaining balance of the Purchase Price due, Seller may foreclose only as to the sum past due without injury to this Agreement or the displacement or impairment of the remainder of the lien hereof and at a foreclosure sale the Property shall be sold subject to all remaining balance of the Purchase Price and Seller may again foreclose in the same manner as often as there may be any sum past due; and

(f) Seller may exercise all other remedies available at law or in equity.

It shall not be necessary that Seller pay any impositions, premiums or other charges regarding which Buyer is in default before Seller may invoke its rights hereunder. The obtaining of a judgment or decree on this Agreement, whether in the State of Florida or elsewhere, shall not in any way affect the lien of this Agreement upon the Property, and any judgment or decree so obtained shall be secured hereby to the same extent the Purchase Price is now secured.

21. LEGAL EXPENSES. Buyer will pay to Seller all costs and expenses, including attorneys' fees, incurred by Seller in any action or proceeding to which he may be made a party by reason of being a party to this Agreement, and the Buyer will pay to Seller all costs and expenses, including attorneys' fees incurred by Seller in enforcing any of the covenants and provisions of this Agreement and incurred in any action brought by Seller against the Buyer on account of the

provisions hereof, and all such costs, expenses and attorneys' fees may be included in and form a part of any judgment entered in any proceeding brought by Seller against Buyer on or under this Agreement.

22. TITLE TO IMPROVEMENTS. In the event of the termination of this Agreement, all improvements whether finished or unfinished, on the Property, which may be put upon or on the Property by Buyer shall belong to and be the property of the Seller without liability or obligation on his part to account to the Buyer therefor or for any part thereof. This provision does not apply to mobile homes which are removed within 30 days of the termination of this contract.

23. ASSIGNMENT. If Buyer assigns, sells, devises, transfers, quitclaims, sublets, leases or otherwise conveys Buyer's interest in the Property under this Agreement to any person or entity without the previous written consent of the Seller, the outstanding principal balance of the Purchase Price, accrued interest thereon, and all other Buyer's Obligations, shall be immediately due and payable. Any such attempted conveyance, without Seller's written consent, shall not vest in the transferee any right, title, or interest in the Property. Seller, at his sole option, may give such written consent but is under no obligation to do so.

24. NOTICES. All notices, requests, demands, and other communications required or permitted to be given under this Agreement shall be in writing and sent to the address (es) or telecopy number (s) set forth in the preamble hereof, or at such other address as either party may give notice to the other from time to time. Each communication shall be deemed properly given and actually received: (1) as of the date and time the notice is personally delivered with a receipted copy; (2) if given by telecopy, when the telecopy is transmitted to the recipient's telecopy number (s) and confirmation of complete receipt is received by the transmitting party during normal business hours for the recipient, or the day after confirmation is received by the transmitting party if not during normal business hours for the recipient; (3) If delivered by first class U.S. Mail, postage prepaid, three (3) days after depositing with the United States Postal Service, or if delivered by U.S. Mail, postage prepaid, by certified mail, return receipt requested at the time of receipt as shown on the return receipt affixed thereto; or (4) if given by nationally recognized or reputable overnight delivery service, on the next day after receipted deposit with the service.

25. RIGHTS AND DISCLOSURES. Seller hereby discloses, and Buyer hereby acknowledges, that Seller is exempt from Chapter 498, Florida Statutes, and hereby makes the following disclosures in accordance with Section 498.025(2)(h), Florida Statutes (1999), as amended from time to time:

1. The Buyer must inspect the subdivided land prior to the execution of this Agreement for Deed, and acknowledges hereby that such inspection has occurred.
2. The Buyer shall have an absolute right to cancel this Agreement for Deed for any reason

whatsoever by simply advising the Seller thereof for a period of 7 business days following the date on which the Agreement for Deed was executed by the Buyer. Any such request must be in writing.

3.If the Buyer elects to cancel within the period provided, all funds or other property paid by the Buyer shall be refunded without penalty or obligation within 20 days after the receipt of the notice of cancellation by the Seller.

4.All funds for property paid by the Buyer shall be put in escrow until the Agreement for Deed has been recorded in the county in which the subdivision is located. (See paragraph 25 below).

5.Unless otherwise timely canceled, the Agreement for Deed shall be recorded within 180 days after its execution by the purchaser.

6.Sale of lots in the subdivision shall be restricted solely to the residents of the State of Florida.

7.Any underlying mortgage or other ancillary documents encumbering the Property purchased hereunder shall and will contain release provisions for the individual lot purchased hereunder.

8. The Seller is obligated to and has presented to the purchaser any disclosure required by Section 689.26, Florida Statutes, prior to the execution of the Agreement for Deed. (This statute is only applicable to purchasers purchasing in a development that requires membership in a homeowners' association.)

26. ESCROW AGENT. Buyer shall at Sellers request make all payments to an escrow agent as directed by the seller.

27. NO WAIVER, CUMULATIVE REMEDIES. No failure or delay on the part of the Seller in exercising any right, power or remedy hereunder shall operate as a waiver thereof, nor shall any single or partial exercise of any such right, power or remedy preclude any other or further exercise thereof or the exercise of any other right, power or remedy hereunder. The remedies herein are cumulative and not exclusive of any remedies provided by law or in equity.

28. AMENDMENTS, ETC. No amendment, modification, termination or waiver of any provision of this Agreement shall in any event be effective unless in writing and signed by the party to be charged thereby, and then such waiver or consent shall be effective only in the specific instance and for the specific purpose for which given.

29. TIME OF THE ESSENCE. Time is of the essence with respect to this Agreement.

30. HEADINGS. The headings in this Agreement are intended to be for convenience of reference only, and shall not define or limit the scope, extent or intent or otherwise affect the meaning of any provision hereof.

31. SEVERABILITY. In case any one or more of these provisions contained in this Agreement shall for any reason be held to be invalid, illegal or unenforceable in any respect, no other

Inst:2003027348 Date:12/19/2003 Time:14:00

Doc Stamp-Deed : 189.00

Doc Stamp-Mort : 89.95

Intang. Tax : 51.24

DC, P. DeWitt Cason, Columbia County B:1002 P:2051

provision of this Agreement shall be affected, and this Agreement shall be construed as if the invalid, illegal or unenforceable provision had never been included.

32. CONSTRUCTION OF AGREEMENT. It is agreed that in interpreting the terms of this Agreement, the rule of construction that the document should be construed more strictly against the party who itself or through its agent prepared the document shall not be applied, it being acknowledged and agreed that all parties hereto have participated in the preparation and negotiation of the terms of this Agreement, with the assistance of their respective counsel.

33. MULTIPLE PARTIES. If more than one party executes this Agreement, the term "Buyer" includes each Buyer as well as all of them, and their obligations under this Agreement shall be joint and several.

34. ENTIRE AGREEMENT. This Agreement embodies the entire agreement and understanding between the parties hereto and supersedes all prior agreements and understanding relating to the subject matter hereof.

35. COUNTERPARTS. This Agreement may be executed in any number of counterparts, all of which taken together shall constitute one and the same instrument and any of the parties hereto may execute this agreement by signing any such counterpart.

36. SUCCESSORS BOUND. This Agreement applies to and binds the parties hereto and their respective successors and permitted assigns.

37. GOVERNING LAW. This Agreement shall be governed by and be construed in accordance with the laws of the State of Florida.

IN WITNESS WHEREOF, Buyer and Seller have executed this Agreement on the day and year first above written.

Eva E. Timmons
witness
Eva Timmons

Lenvil H. Dicks
Lenvil H. Dicks
SELLER

Andrew J. Dicks
witness
Andrew J. Dicks

Inst: 2003027348 Date: 12/19/2003 Time: 14:00
Doc Stamp-Deed : 189.00
Doc Stamp-Mort : 89.95
Intang. Tax : 51.24

STATE OF FLORIDA
COUNTY OF COLUMBIA

2052
DC P Notitt Cassa Columbia County B-1002 P-2052

Before me this 1st day of June, 2000, appeared Lenvil H. Dicks who is personally known to me and hereby acknowledged the foregoing instrument.

Eva E. Timmons
witness
Eva E. Timmons

Eva E. Timmons
Eva E. Timmons
My Commission Expires:

OFFICIAL NOTARY SEAL
EVA E TIMMONS
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC662893
MY COMMISSION EXP. AUG. 2, 2001

Bradley Dicks
witness
Timothy J. Washburn, Sr.

BUYER

STATE OF FL
COUNTY OF Columbia

Before me this 1st day of June, 2000, personally appeared Timothy J. Washburn, who is personally known/produced identification and acknowledged the foregoing instrument.

Eva E. Timmons
Print Name:
My Commission Expires:

OFFICIAL NOTARY SEAL
EVA E TIMMONS
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC662893
MY COMMISSION EXP. AUG. 2, 2001

Eva E. Timmons
witness
Eva E. Timmons

Bradley Dicks
witness
Darlene H. Washburn

BUYER

STATE OF FL
COUNTY OF Columbia

Before me this 1st day of June, 2000, personally appeared Darlene H. Washburn, who is personally known/produced identification and acknowledged the foregoing instrument.

My Commission Expires:

Eva E. Timmons
Print Name: EVA E. TIMMONS

OFFICIAL NOTARY SEAL
EVA E TIMMONS
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC662893
MY COMMISSION EXP. AUG. 2, 2001

**CODE ENFORCEMENT DEPARTMENT
COLUMBIA COUNTY, FLORIDA
OUT OF COUNTY MOBILE HOME INSPECTION REPORT**

COUNTY THE MOBILE HOME IS BEING MOVED FROM Suwannee County
OWNERS NAME Tim + Darlene Washburn PHONE 92-2360 CELL 197-5419
INSTALLER Michael J. Belato PHONE 923-1373 CELL 923-1340
INSTALLERS ADDRESS 7161 182nd St. Wellborn, FL 32094

MOBILE HOME INFORMATION

MAKE General YEAR 1994 SIZE 14 x 70 (wide)
COLOR white / beige SERIAL No. GMHGD245930827
WIND ZONE II SMOKE DETECTOR NONE

INTERIOR:
FLOORS

DOORS

WALLS

CABINETS

ELECTRICAL (FIXTURES/OUTLETS)

EXTERIOR:

WALLS / SIDING

WINDOWS

DOORS

STATUS:

APPROVED ☒

NOT APPROVED ☐

NOTES:

INSTALLER OR INSPECTORS PRINTED NAME

Installer/Inspector Signature

License No.

Date 1-5-09

ONLY THE ACTUAL LICENSE HOLDER OR A BUILDING INSPECTOR CAN SIGN THIS FORM.

NO WIND ZONE ONE MOBILE HOMES WILL BE PERMITTED. MOBILE HOMES PRIOR TO 1977 ARE PRE-HUD AND THE WIND ZONE MUST BE PROVEN TO BE PERMITTED.

BEFORE THE MOBILE HOME CAN BE MOVED INTO COLUMBIA COUNTY THIS FORM MUST BE COMPLETED AND RETURNED TO THE COLUMBIA COUNTY BUILDING DEPARTMENT.

ONCE MOVED INTO COLUMBIA COUNTY AN INSPECTOR MUST COMPLETE A PRELIMINARY INSPECTION ON THE MOBILE HOME. CALL 386-719-2038 TO SET UP THIS INSPECTION. NO PERMIT WILL BE ISSUED BEFORE THIS IS DONE.

Code Enforcement Approval Signature

Date 1-8-09

**CODE ENFORCEMENT
PRELIMINARY MOBILE HOME INSPECTION REPORT**

DATE RECEIVED 1/7 BY JW IS THE MH ON THE PROPERTY WHERE THE PERMIT WILL BE ISSUED? Yes
OWNERS NAME DALENE INASHBYRN PHONE 752-2360 CELL _____
ADDRESS 502 NW 25th St. L.C. # 32055
MOBILE HOME PARK _____ SUBDIVISION Fine Ales Addition Lot 15-c
DRIVING DIRECTIONS TO MOBILE HOME 4th to 30th St. to Friendship, IL to Road,
TL next to last site on the R.

MOBILE HOME INSTALLER K. H. H. / PARLATO PHONE 963-1373 CELL _____

MOBILE HOME INFORMATION

MAKE GENERAL YEAR 1994 SIZE 14 x 66 COLOR White / Tan Trim
SERIAL No. G1M HGA 245 930827

WIND ZONE II Must be wind zone II or higher NO WIND ZONE I ALLOWED

INSPECTION STANDARDS

INTERIOR:

(P or F) - P=PASS F=FAILED

☒ SMOKE DETECTOR () OPERATIONAL () MISSING
☒ FLOORS () SOLID () WEAK () HOLES DAMAGED LOCATION _____
☒ DOORS () OPERABLE () DAMAGED
☒ WALLS () SOLID () STRUCTURALLY UNSOUND
☒ WINDOWS () OPERABLE () INOPERABLE
☒ PLUMBING FIXTURES () OPERABLE () INOPERABLE () MISSING
☒ CEILING () SOLID () HOLES () LEAKS APPARENT
☒ ELECTRICAL (FIXTURES/OUTLETS) () OPERABLE () EXPOSED WIRING () OUTLET COVERS MISSING () LIGHT
FIXTURES MISSING

EXTERIOR:

☒ WALLS/SIDING () LOOSE SIDING () STRUCTURALLY UNSOUND () NOT WEATHERTIGHT () NEEDS CLEANING
☒ WINDOWS () CRACKED/BROKEN GLASS () SCREENS MISSING () WEATHERTIGHT
☒ ROOF () APPEARS SOLID () DAMAGED

STATUS

APPROVED ☒ WITH CONDITIONS: _____
NOT APPROVED _____ NEED RE-INSPECTION FOR FOLLOWING CONDITIONS: _____

John S. Smith 402 1-9-09

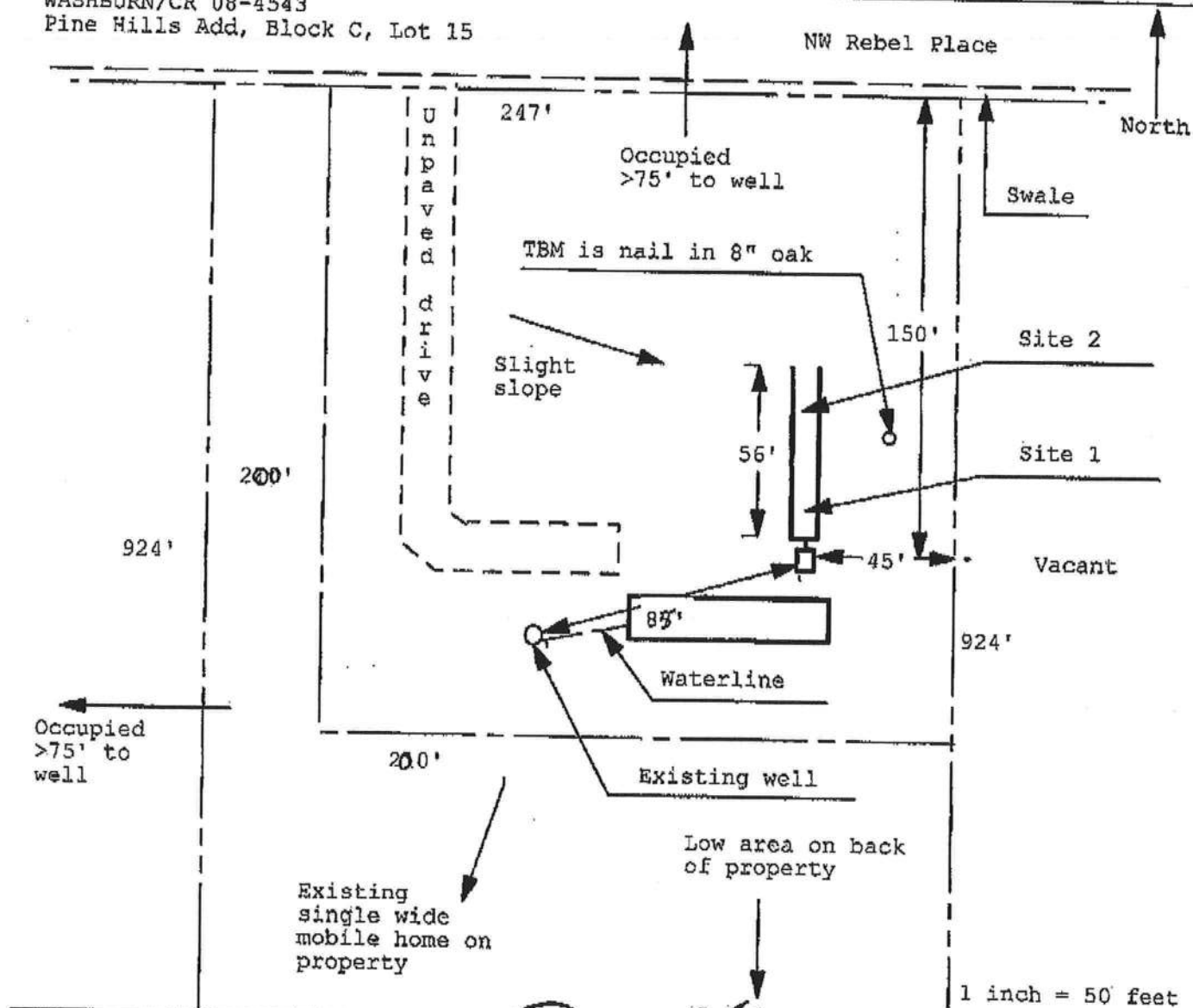
Application for Onsite Sewage Disposal System Construction Permit. Part II Site Plan

Permit Application Number: 09-0012

ALL CHANGES MUST BE APPROVED BY THE COUNTY HEALTH UNIT

WASHBURN/CR 08-4543

Pine Mills Add, Block C, Lot 15



Site Plan Submitted By Paul L. L...

Plan Approved / Not Approved /

Date 1/18/09

Date 1-13-09

By Wm A 21

Columbia CPHU

Notes: 12

STATE OF FLORIDA
DEPARTMENT OF HEALTH AND REHABILITATIVE SERVICES
ON-SITE SEWAGE DISPOSAL SYSTEM
APPLICATION FOR CONSTRUCTION PERMIT
Authority: Chapter 381, FS & Chapter 10D-6, FAC

PERMIT #
DATE PAID
FEE PAID \$
RECEIPT #
CR #

08-0012
907205
1-8-89
310.00
1086504
08-4543

APPLICATION FOR:

☒ New System ☐ Existing System ☐ Holding Tank ☐ Temporary/Experimental System
☐ Repair ☐ Abandonment ☐ Other (Specify) _____

APPLICANT: DARLENE WASHBURNTELEPHONE: 386-663-1373AGENT: C&M SETUPSMAILING ADDRESS: 7161 52ND STREETCITY: WELLBORNSTATE: FL ZIP: 32094

TO BE COMPLETED BY APPLICANT OR APPLICANT'S AUTHORIZED AGENT. ATTACH BUILDING PLAN AND TO-SCALE SITE PLAN SHOWING PERTINENT FEATURES REQUIRED BY CHAPTER 10D-6, FLORIDA ADMINISTRATIVE CODE.

PROPERTY INFORMATION [IF LOT IS NOT IN A RECORDED SUBDIVISION, ATTACH LEGAL DESCRIPTION OR DEED]

LOT: 15 BLOCK: C SUBDIVISION: PINE HILLS ADDITION DATESUBD: 90

PROPERTY ID #: 28-25-16-01772-095 [Section/Township/Range/Parcel] ZONING: A9

PROPERTY SIZE: 5.24 ACRES [Sqft/43560] PROPERTY WATER SUPPLY: ☒ PRIVATE ☐ PUBLIC

PROPERTY STREET ADDRESS: 506 NW REBEL PLACE

DIRECTIONS TO PROPERTY: HIGHWAY 41 NORTH, TL ON BAUGHN ROAD, TL ON FRIENDSHIP, TL ON REBEL, NEXT TO LAST ON RIGHT

BUILDING INFORMATION

☒ RESIDENTIAL☐ COMMERCIAL

Unit No	Type of Establishment	No. of Bedrooms	Building Area Sqft	# Persons Served	Business Activity For Commercial Only
1	MOBILE HOME	3	924	4	
2					
3					
4					

[N] Garbage Grinders/Disposals

[N] Ultra-low Volume Flush Toilets

[N] Spas/Hot Tubs

[N] Other (Specify) _____

[N] Floor/Equipment Drains

APPLICANT'S SIGNATURE: [Signature]DATE: 1-7-09

**COLUMBIA COUNTY
FLORIDA**

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 28-2S-16-01772-095

Building permit No. 000027570

Permit Holder MICHAEL PARLATO

Owner of Building DARLENE & TIMOTHY WASHBURN

Location: 506 NW REBEL PLACE., LAKE CITY, FL

Date: 03/10/2009



[Signature]

Building Inspector

**POST IN A CONSPICUOUS PLACE
(Business Places Only)**