

FILE # 3061302 PURCHASE AGREEMENT

13845 NW HWY
Chiefland, FL 32626

352-490-7422

MOBILE HOMES

Fax: 352-490-7424

Email: cghomescfl@gmail.com

UPDATED

DOWNPAYMENT C & G OF CHIEFLAND, INC.

Locally Owned and Operated

SOLD TO <u>STEPHANIE ANN AVERY</u>		PHONE <u>772-216-5108</u>		DATE <u>9-16-23</u>	
ADDRESS <u>232 SW TRUNKWAY FORT WHITE FL 32038</u>		COUNTY <u>COLUMBIA</u>		EMAIL	
In consideration of and subject to the terms and conditions stated in this purchase agreement Seller agrees to sell and Buyers to purchase the following described property:					
MAKE <u>DESTINY</u>	MODEL <u>290 TE 2876-4A</u>	B. ROOMS <u>4+3</u>	FLOOR SIZE <u>176</u> <u>W38</u>	HITCH SIZE <u>180</u> <u>W38</u>	
SERIAL NUMBER <u>DBS 290 GA 23--13196 A+B</u>	<input checked="" type="checkbox"/> NEW <input type="checkbox"/> USED	COLOR	SALESMAN <u>KEN WALKER</u>		
OPTIONAL EQUIPMENT, LABOR AND ACCESSORIES		PRICE OF UNIT		<u>189,900</u>	
<u>DBL SETUP STON AC</u>		<u>IMPROVEMENTS</u>		<u>14,000</u>	
<u>3 SETS CODE STEPS</u>					
<u>LAP TO GROUND SKIRTING</u>					
		SALES TAX <u>WITH 7.5 SURTAX</u>		<u>5772</u>	
		NON-TAXABLE ITEMS			
		VARIOUS FEES			
		1. CASH PRICE		<u>\$209,672</u>	
		TRADE-IN ALLOWANCE		\$	
		LESS BAL. DUE ON ABOVE		\$	
		NET ALLOWANCE			
		CASH DOWN PAYMENT		<u>20,967.20</u>	
		2. LESS TOTAL CREDITS			
		3. UNPAID BALANCE OF CASH SALE PRICE		<u>\$188,705</u>	
		Title to said unit shall remain in the Seller until the agreed purchase price there for is paid in full in cash or by the execution of a Retail Installment Contract, or a Security Agreement and its acceptance by a financing agency; there upon title to the within described unit passes to the buyer as of the date of either full cash payment or on the signing of said credit instruments even though the actual physical delivery may not be made until a later date.			
		IT IS MUTUALLY UNDERSTOOD THAT THIS AGREEMENT IS SUBJECT TO NECESSARY CORRECTIONS, AND ADJUSTMENTS CONCERNING CHANGES IN NET PAYOFF ON TRADE-IN TO BE MADE AT THE TIME OF SETTLEMENT.			
FOR THE PURPOSE OF THIS AGREEMENT THE TERM (BUYER) OR (BUYERS) MAY BE USED INTERCHANGEABLE AND MAY REPRESENT SINGULAR OR PLURAL IN MEANING.		Buyer represents he/she examined the unit and found it suitable for his/her particular needs, and that it is of acceptable quality and that buyer relied upon his/her judgment and inspection in making this determination.			
Seller is not permitted to make plumbing or electrical connections, or connecting certain natural gas or propane appliances where state or local ordinances require a licensed plumber or electrician so to do. Special building ordinances or laws requiring plumbing, electrical or construction changes are not the responsibility of Seller or the manufacturer. Seller is not responsible for obtaining health or sanitation permits, nor for local, county or state permits involving restrictive zoning. (COST OF CHANGES NEEDED FOR COMPLIANCE MUST BE BORNE BY BUYER. IT IS SOLELY THE BUYERS RESPONSIBILITY TO ASSURE THEIR CHOSEN HOME SITE IS ACCEPTABLE FOR HOME PLACEMENT WITHOUT VIOLATION OF ANY LOCAL, STATE, OR FEDERAL GUIDELINES.)		There is no assurance a mobile home can remain level when placed, upon any surface other than of level blacktop or concrete.			
Seller is not responsible or liable for any delays caused by the manufacturer, accidents, strikes, fires, Acts of God, Independent Subcontractors, or any other cause beyond Seller's control.		Buyers warrant that they have read and fully understand and agree to this purchase agreement and the additional terms and conditions; that buyers are of statutory age or older; or have been legally emancipated; that the within described unit, the optional equipment and accessories thereon and, insurance if included, has been voluntarily purchased. The Buyer warrant that the property being traded in is free from all encumbrances whatsoever, except as noted above. Buyer agrees each paragraph and provision of this contract is sever-able; if one portion thereof is invalid the remaining portion shall, nevertheless, remain in full force and effect.			
BUYERS FULLY UNDERSTAND AND AGREE THAT THE BUYERS WILL BE SOLELY RESPONSIBLE TO PAY ANY PRICE INCREASES GIVEN BY THE MANUFACTURER UNTIL AT WHICH TIME THE HOME IS BUILT AND INVOICED BY THE MANUFACTURER.		BUYERS HERE BY ACKNOWLEDGE RECEIPT OF A COPY OF THE PURCHASE AGREEMENT AND ADDITIONAL TERMS AND CONDITIONS			
C & G OF CHIEFLAND, INC. DEALER		SIGNED X		BUYER	
Not Valid Unless Signed and Accepted by an officer of the Company		SIGNED X		BUYER	
By					

Columbia County Property Appraiser

Jeff Hampton

2024 Working Values

updated: 11/9/2023

Parcel: << 12-7S-16-04190-003 (22025) >>

Owner & Property Info

Result: 1 of 1

Owner	WALTERS RANDOLPH C AVERY STEPHANIE A 232 SW TRUDY WAY FORT WHITE, FL 32038		
Site	232 SW TRUDY WAY, FORT WHITE		
Description*	LOT 3 GOLDEN FARMETTES S/D. 789-897, 877-616, WD 1126-264, QC 1271-2204, WD 1287-178, WD 1454-1031, QC 1474-2149		
Area	2.71 AC	S/T/R	12-7S-16
Use Code**	MOBILE HOME (0200)	Tax District	3

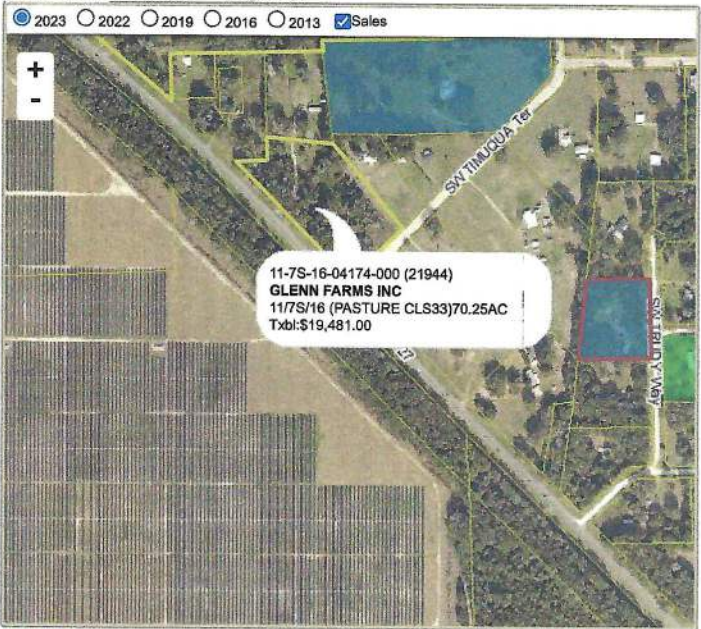
*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.

**The Use Code is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning & Zoning office for specific zoning information.

Property & Assessment Values

2023 Certified Values		2024 Working Values	
Mkt Land	\$27,100	Mkt Land	\$27,100
Ag Land	\$0	Ag Land	\$0
Building	\$83,930	Building	\$82,200
XFOB	\$8,200	XFOB	\$8,200
Just	\$119,230	Just	\$117,500
Class	\$0	Class	\$0
Appraised	\$119,230	Appraised	\$117,500
SOH Cap [?]	\$0	SOH Cap [?]	\$0
Assessed	\$119,230	Assessed	\$117,500
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$119,230 city:\$0 other:\$0 school:\$119,230	Total Taxable	county:\$117,500 city:\$0 other:\$0 school:\$117,500

Aerial Viewer Pictometry Google Maps



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
8/14/2022	\$100	1474/2149	QC	I	U	11
12/7/2021	\$155,000	1454/1031	WD	I	Q	01
12/31/2014	\$20,000	1287/0178	WD	I	Q	01
2/1/2014	\$45,000	1271/2204	QC	I	U	11
6/30/2007	\$69,500	1126/0264	WD	I	Q	
3/22/1999	\$25,000	0877/0616	WD	I	Q	
3/1/1984	\$8,100	0534/0264	AG	V	Q	
5/1/1981	\$6,000	0467/0772	WD	V	Q	
5/1/1981	\$6,000	0467/0772	WD	V	Q	

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	MANUF 1 (0201)	1997	840	912	\$82,200

*Bldg Desc determinations are used by the Property Appraisers office solely for the purpose of determining a property's Just Value for ad valorem tax purposes and should not be used for any other purpose.

Extra Features & Out Buildings (Codes)

Code	Desc	Year Blt	Value	Units	Dims
0070	CARPORT UF	2020	\$400.00	1.00	0 x 0
0296	SHED METAL	2020	\$800.00	1.00	0 x 0
9945	Well/Sept		\$7,000.00	1.00	0 x 0

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0200	MBL HM (MKT)	2.710 AC	1.0000/1.0000 1.0000/1	\$10,000 /AC	\$27,100

Mobile Home Permit Worksheet

Application Number: _____

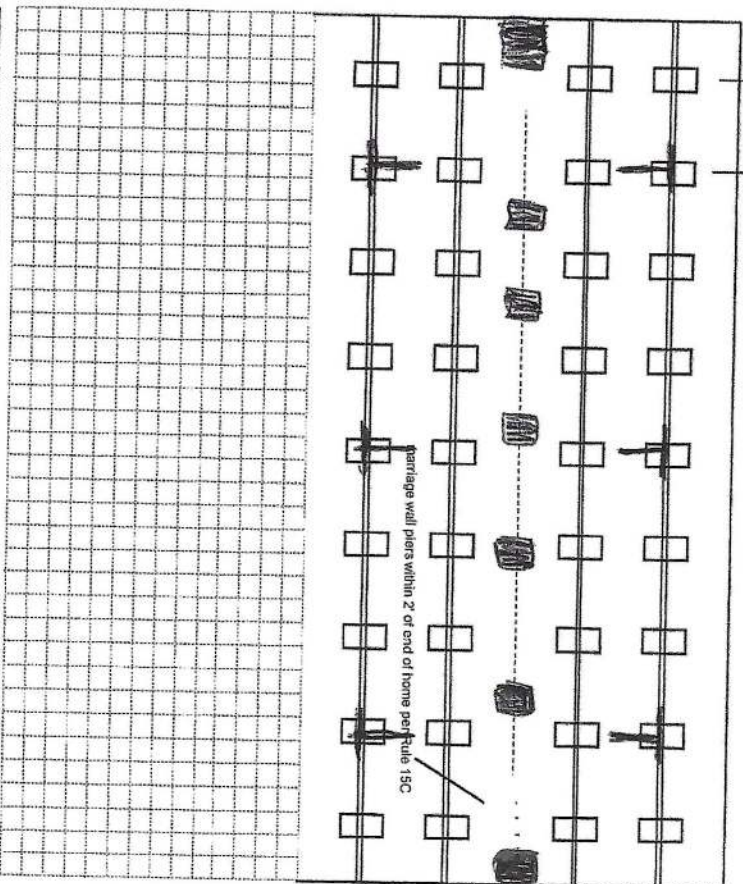
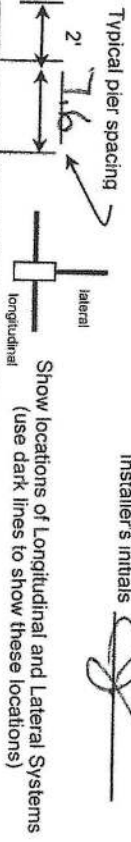
Date: _____

Installer: Ernest S Johnson License # 1025249
Address of home being installed: _____

Manufacturer: Destiny Length x width: 76x28

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 where the sidewall ties exceed 5 ft 4 in.

Installer's initials: [Signature]



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 # 166103
Triple/Quad ☐ Serial # _____

PIER SPACING TABLE FOR USED HOMES

Load bearing capacity (sq in)	16" x 16" (258)	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'	9'	10'
2000 psf	6'	8'	9'	10'	11'	12'
2500 psf	7' 6"	9'	10'	11'	12'	13'
3000 psf	8'	10'	11'	12'	13'	14'
3500 psf	8'	10'	11'	12'	13'	14'

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

PIER PAD SIZES

I-beam pier pad size 23x31 7.6
Perimeter pier pad size 011x3105-11
Other pier pad sizes adjustable cut, 17.5x25.5
(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 26 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 factory Pier pad size _____

See Blocking Plan

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

Number
Sidewall _____
Longitudinal _____
Marriage wall _____
Shearwall _____

Mobile Home Permit Worksheet

POCKET PENETROMETER TEST

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

x 1000 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 1000

TORQUE PROBE TEST

The results of the torque probe test is _____ 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 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.

Installer's initials

ALL TESTS MUST BE PERFORMED BY A LICENSED INSTALLER

Installer Name

Ernest S. Johnson

Date Tested

Assumed Olive 1101v uses 485 foot Anchors

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. _____

Plumbing

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

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

Application Number: _____

Date: _____

Site Preparation

Debris and organic material removed _____
Water drainage: Natural _____ Swale _____ Pad (C) Other _____

Fastening multi wide units

Floor: Type Fastener 1/2 x 5 Length: 7 1/4 Spacing: 20 10
Walls: Type Fastener 1/2 x 5 Length: 7 1/4 Spacing: 20
Roof: Type Fastener 1/2 x 5 Length: 7 1/4 Spacing: 20
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. Understand a strip of tape will not serve as a gasket.

Installer's initials

Type gasket yes

Installed:

Pg. factory de r11
Between Floors Yes /
Between Walls Yes /
Bottom of ridgebeam Yes /

Weatherproofing

The bottomboard will be repaired and/or taped. Yes /
Siding on units is installed to manufacturer's specifications. Yes /
Fireplace chimney installed so as not to allow intrusion of rain water. Yes /

Miscellaneous

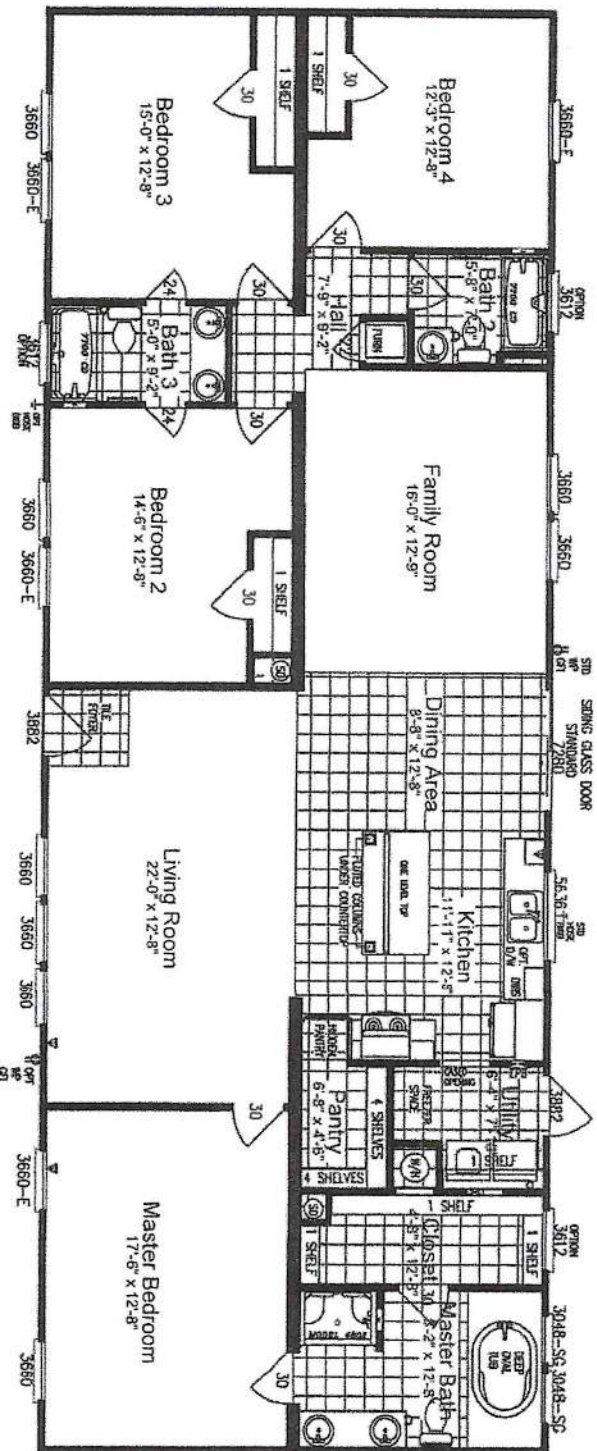
Skirting to be installed. Yes / No /
Dryer vent installed outside of skirting. Yes / N/A /
Range downflow vent installed outside of skirting. Yes / N/A /
Drain lines supported at 4 foot intervals. Yes / N/A /
Electrical crossovers protected. Yes /
Other: _____

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

Ernest S. Johnson

Date



MODEL: 290TE28764A 4 BR ~ 3 BA
28'-0 X 76'-0 ~ 2027 SQ. FT.

Destiny
Industries, LLC
PHONE: 866-792-6600 FAX: 228-873-6620
WWW.DESTINYHOMEBUILDERS.COM

REVISIONS

DATE

SALES FLOOR PLAN

DRAWING FILE INFORMATION

28'-0x76'-0 4BR~3BA

DRAWN BY:

DONNY TRULL

PRODUCT: TIMBERLINE ELITE

DATE: 11/15/2021

SHEET: 1-A1

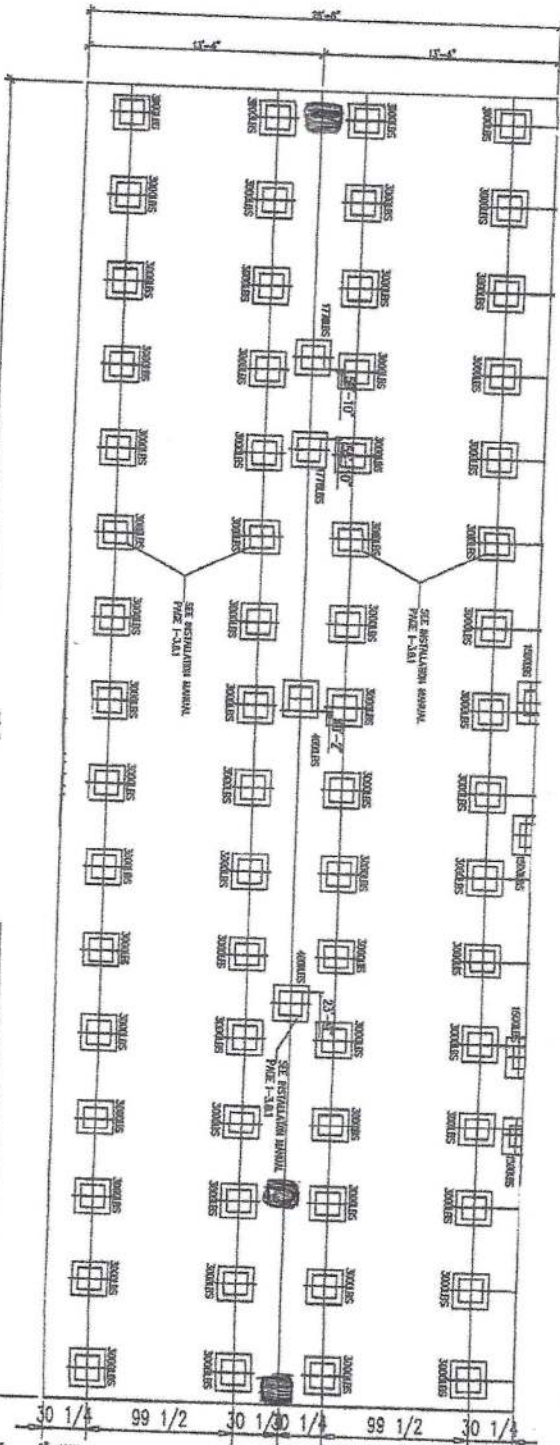
MODEL NO.

290TE28764A

ISS. FT. 2027

REVISED -

SOIL BEARING LOAD 1000 LB
 1500 LB=16'x16" ABS FOOTER
 1770 LB=16'x16" ABS FOOTER
 3000 LB=17'x25.5" ABS FOOTER
 4000 LB=24'x24" ABS FOOTER



NOTE: SEE I-3.2
 INSTALLATION MANUAL

MAXIMUM SPAN BETWEEN WELLS UNDER 1-GEARS (FEET)			
PAD SIZE (SQ. FT.)	SPAN (FEET)	WELL (IN)	WELL (IN)
10'x10'	2.00	1.00	1.00
12'x12'	2.40	1.20	1.20
14'x14'	2.80	1.40	1.40
16'x16'	3.20	1.60	1.60
18'x18'	3.60	1.80	1.80
20'x20'	4.00	2.00	2.00
22'x22'	4.40	2.20	2.20
24'x24'	4.80	2.40	2.40
26'x26'	5.20	2.60	2.60
28'x28'	5.60	2.80	2.80
30'x30'	6.00	3.00	3.00
32'x32'	6.40	3.20	3.20
34'x34'	6.80	3.40	3.40
36'x36'	7.20	3.60	3.60
38'x38'	7.60	3.80	3.80
40'x40'	8.00	4.00	4.00
42'x42'	8.40	4.20	4.20
44'x44'	8.80	4.40	4.40
46'x46'	9.20	4.60	4.60
48'x48'	9.60	4.80	4.80
50'x50'	10.00	5.00	5.00

MAXIMUM CLEAR SPAN FOR MARG. LINE SUPPORTS (FEET)			
PAD SIZE (SQ. FT.)	SPAN (FEET)	WELL (IN)	WELL (IN)
10'x10'	2.00	1.00	1.00
12'x12'	2.40	1.20	1.20
14'x14'	2.80	1.40	1.40
16'x16'	3.20	1.60	1.60
18'x18'	3.60	1.80	1.80
20'x20'	4.00	2.00	2.00
22'x22'	4.40	2.20	2.20
24'x24'	4.80	2.40	2.40
26'x26'	5.20	2.60	2.60
28'x28'	5.60	2.80	2.80
30'x30'	6.00	3.00	3.00
32'x32'	6.40	3.20	3.20
34'x34'	6.80	3.40	3.40
36'x36'	7.20	3.60	3.60
38'x38'	7.60	3.80	3.80
40'x40'	8.00	4.00	4.00
42'x42'	8.40	4.20	4.20
44'x44'	8.80	4.40	4.40
46'x46'	9.20	4.60	4.60
48'x48'	9.60	4.80	4.80
50'x50'	10.00	5.00	5.00

Destiny
 Industrial, LLC

ABS FOUNDATION PLAN

DATE: 5/28/06
 SHEET: 1-C17

DESIGNED BY: Jerry Benton

1. THE ABS PADS MUST BE INSTALLED PER OTHER TECHNOLOGIES INSTALLATION INSTRUCTIONS.
2. THE PADS MUST BE USED TO SUPPORT A SINGLE OR DOUBLE STACKED FOUNDATION.
3. THE ABS PADS MAY BE USED TO SUPPORT A CONTINUOUS FOUNDATION WALL. THE PADS MAY ONLY BE USED FOR REMOVAL OF FOUNDATION PILES.
4. ABS PADS MAY BE COINTEGRATED TO OTHER LARGER AREAS IN THIS CASE THE MAX. ALLOWABLE LOADS MUST BE COINTEGRATED AS WELL.
5. IF THE REQUIREMENTS OF DESIGN ARE NOT MET, THE OTHER REQUIREMENTS OF DESIGN ARE NOT MET.

PHONE: 866-782-6880 FAX: 228-873-8820
 WWW.destinyhomebuilders.com

License Number: IH / 1025249 / 1 Name: ERNEST SCOTT JOHNSON

Order #: 6039	Label #: 106103	Manufacturer:	(Check Size of Home)
Homeowner:		Year Model:	Single _____
Address:		Length & Width:	Double _____
City/State/Zip:		Type Longitudinal System:	Triple _____
Phone #:		Type Lateral Arm System:	HUD Label #:
Date Installed:		New Home: _____ Used Home: _____	Soil Bearing / PSF:
Installed Wind Zone:		Data Plate Wind Zone:	Torque Probe / in-lbs:
Note:			Permit #:

STATE OF FLORIDA
INSTALLATION CERTIFICATION LABEL

106103

LABEL #

DATE OF INSTALLATION

ERNEST SCOTT JOHNSON

NAME

IH / 1025249 / 1

6039

LICENSE #

ORDER #

CERTIFIES THAT THE INSTALLATION OF THIS MOBILE HOME IS
IN ACCORDANCE WITH FLORIDA STATUTES 320.8249, 320.8325
AND RULES OF THE HIGHWAY SAFETY AND MOTOR VEHICLES.

INSTRUCTIONS

PLEASE WRITE DATE OF
INSTALLATION AND AFFIX
LABEL NEXT TO HUD LABEL.
USE PERMANENT INK PEN
OR MARKER ONLY.
COMPLETE INFORMATION
ABOVE AND KEEP ON FILE
FOR A MINIMUM OF 2 YEARS.
YOU ARE REQUIRED TO
PROVIDE COPIES WHEN
REQUESTED.