

**AFFIDAVIT**

**STATE OF FLORIDA  
COUNTY OF COLUMBIA**

This is to certify that I, (We) LEXINGTON ESTATES, LLC  
owner of the below described property:

Tax Parcel No: 04215-000 & 04215-001 - 10 ACRES

522 SW HORNET CT, FORT WHITE, FL 32038

Give my permission to Ms. Michelle Fanuelson or Mr. Travonie Owens to place a  
mobile home/single family home (circle one) on the  
above-mentioned property.

I authorize him to pull all necessary permits for well, septic and electric.

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

Mark Sullivan

Mark P. Sullivan, Managing Member  
LEXINGTON ESTATES , LLC - Owner

SWORN AND SUBSCRIBED before me this 10<sup>th</sup> day of August  
2021. This (these) person(s) are personally known to me or produced  
ID



Kayla Alfonso  
Notary Public  
State of Florida  
Comm# HH054904  
Expires 10/19/2024

JYL cejno  
Notary Signature

LEASE AGREEMENT

Lease agreement made between NORTHERN ALACHUA HOLDINGS, LLC and LEXINGTON ESTATES, LLC of 20638 NW 78th AVE, Alachua, FL 32615, hereinafter referred to as "LESSOR", and Michelle Fanuelson of 441 NW 28<sup>th</sup> Ave, Gainesville FL 32609, hereinafter referred to as "LESSEE".

Lessor hereby leases to Lessee the premises described as follows:

**Description of Property:**

**Legal Description**

Tax Parcel #14-7S-16-04215-000 - Columbia County, Florida. N1/2 OF SW1/4 OF NE1/4 OF NE1/4. ORB 1076-741, WD 1275- 1487

&

Tax Parcel #14-7S-16-04215-001 - Columbia County, Florida. S1/2 OF SW1/4 OF NE1/4 OF NE1/4. ORB 1076-743, WD 1275- 1489,

Please see Attached SCHEDULE "A" for COMPLETE LEGAL  
ADDRESS: 522 HORNET CT. FT. WHITE, FL

**\*\*PARCELS MUST BE COMBINED AS REQUIRED BY THE COUNTY\*\***

1. EFFECTIVE DATE. The effective date of this Contract shall be August 20, 2020.

2. TERMS: Lessee shall pay Lessor rental in the amount of \$1,060.00 monthly. Lease commencing August 20, 2020, and due on the 20th of each month thereafter. The lease payment shall be deemed to be in default if payment of a lease payment is not received by Lessor within fifteen (15) days from the due date. Moreover, a late fee of ten percent (10%) shall be paid on any payment made five or more days late. In addition, a charge of \$35.00 per check is imposed for any returned checks.

3. UTILITIES AND MAINTENANCE: Lessee shall be responsible for all utilities and maintenance. Property leased "as is". LESSOR shall have no maintenance obligations or responsibilities. Lessee shall comply with all building, zoning and health codes and other applicable laws for said leased premises. LESSEE RESPONSIBLE FOR MEETING COUNTY CODE REQUIREMENTS PRIOR TO OCCUPANCY.

4. DEFAULT: In the event of any breach of the payment of rent or any other allowed charge, or other breach of this lease, Lessor shall have full rights to terminate this Lease in accordance with state law and re-enter and claim possession of the leased premises in addition to such other remedies available to Lessor arising from said breach.

5. LIABILITY RELEASE: LESSEE shall NOT hold LESSOR liable for any liabilities that may occur, while on said property, while under said contract. It is the BUYERS responsibility to provide Liability Insurance naming LEXINGTON ESTATES, LLC as

an additional insured, PRIOR to occupying property.

6. LESSORS ACCESS TO PREMISES: LESSOR may enter the premises in the following circumstances:

A. At any time for the protection or preservation of the premises.

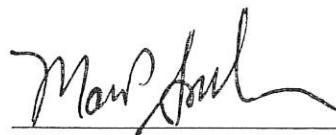
B. To inspect the premises under the following:

1. If LESSEE is in default and after reasonable notice to BUYER and at reasonable time.

7. OTHER AGREEMENTS: No trampolines, dogs or swimming pools allowed unless LESSEE'S Liability Insurance specifically covers that risk. No Lot shall be maintained nor shall any activity be carried on upon any lot, which is an annoyance or nuisance. No immoral, improper or unlawful use shall be made of the property, and each Owner shall comply with all valid laws, zoning ordinances and regulations of all governmental agencies having jurisdiction thereof. No travel trailers, camper, shed or tent can be used as a dwelling on any Lot.

EXECUTED by SELLER the 20th day of August 2020.

Witnesses:



Mark P. Sullivan  
Managing Member  
386-462-1776 hm  
352-215-1018 mobile



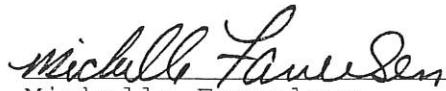
Nancy J. Sullivan  
Managing Member

Witness

E-MAIL: Sullivan1776@windstream.net

EXECUTED by BUYER the 20th day of August 2020.

Witness

  
Michelle Fanuelson

SSN  
HOME:  
WK:  
CELL: 352-415-5751

e-mail

SCHEDULE "A"

TAX PARCEL# 14-7S-16-04215-000 - COLUMBIA COUNTY FL

THE NORTH  $\frac{1}{4}$  OF THE SW  $\frac{1}{4}$  OF THE NE  $\frac{1}{4}$  OF THE NE  $\frac{1}{4}$  OF SECTION 14, TOWNSHIP 7 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA. CONTAINS 5.03 ACRES, MORE OR LESS. TOGETHER WITH AND SUBJECT TO AN EASEMENT FOR INGRESS AND EGRESS AND PUBLIC UTILITIES OVER AND ACROSS THE SOUTH 60 FEET OF THE SE  $\frac{1}{4}$  OF THE NE  $\frac{1}{4}$  OF THE NE  $\frac{1}{4}$  OF SECTION 14, TOWNSHIP 7 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, AND THE EAST 60 FEET OF THE SW  $\frac{1}{4}$  OF THE NE  $\frac{1}{4}$  OF THE NE  $\frac{1}{4}$  OF SECTION 14, TOWNSHIP 7 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA. AND ALSO, TOGETHER WITH A NON-EXCLUSIVE 20 FOOT EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE WEST 20 FEET OF THE SW  $\frac{1}{4}$  OF THE NW  $\frac{1}{4}$  AND THE SOUTH  $\frac{1}{2}$  OF THE NW  $\frac{1}{4}$  OF THE NW  $\frac{1}{4}$  OF SECTION 13, TOWNSHIP 7 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, AS RECORDED IN OFFICIAL RECORDS BOOK 815 PAGE 2140 OF THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA.

TAX PARCEL #14-7S-16-04215-001 - COLUMBIA COUNTY FL

DESCRIPTION: PARCEL NO. 18  
THE SOUTH  $\frac{1}{4}$  OF THE SW  $\frac{1}{4}$  OF THE NE  $\frac{1}{4}$  OF THE NE  $\frac{1}{4}$  OF SECTION 14, TOWNSHIP 7 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA. CONTAINS 5.03 ACRES, MORE OR LESS. TOGETHER WITH AND SUBJECT TO AN EASEMENT FOR INGRESS AND EGRESS AND PUBLIC UTILITIES OVER AND ACROSS THE SOUTH 60 FEET OF THE SE  $\frac{1}{4}$  OF THE NE  $\frac{1}{4}$  OF THE NE  $\frac{1}{4}$  OF SECTION 14, TOWNSHIP 7 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, AND THE EAST 60 FEET OF THE SW  $\frac{1}{4}$  OF THE NE  $\frac{1}{4}$  OF THE NE  $\frac{1}{4}$  OF SECTION 14, TOWNSHIP 7 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA. AND ALSO, TOGETHER WITH A NON-EXCLUSIVE 20 FOOT EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE WEST 20 FEET OF THE SW  $\frac{1}{4}$  OF THE NW  $\frac{1}{4}$  AND THE SOUTH  $\frac{1}{2}$  OF THE NW  $\frac{1}{4}$  OF THE NW  $\frac{1}{4}$  OF SECTION 13, TOWNSHIP 7 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, AS RECORDED IN OFFICIAL RECORDS BOOK 815 PAGE 2140 OF THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA.