

**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 10-6S-16-03815-154

Building permit No. 000029822

Permit Holder BERNIE THRIFT

Owner of Building TODD REEVES

Location: 300 SW HILLTOP TERR, FT WHITE, FL 32038

Date: 12/27/2011



Randy Jones by HLL
Building Inspector

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



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

ANY QUESTIONS PLEASE CONTACT THE PUBLIC WORKS DEPARTMENT AT 386-752-5955.

SIGNED: [Signature] DATE: 12-16-11
COMMENTS: Driver's License to be installed within 75 feet of southeast corner of lot 54
APPROVED: [Signature]
NOT APPROVED - NEEDS A CULVERT PERMIT
CULVERT WAIVER IS:
I HEREBY CERTIFY THAT I HAVE EXAMINED THIS APPLICATION AND DETERMINED THAT THE

PUBLIC WORKS DEPARTMENT USE ONLY

A SEPARATE CHECK IS REQUIRED
MAKE CHECKS PAYABLE TO BCC

Amount Paid 50.00

SIGNATURE: [Signature]
I HEREBY CERTIFY THAT I UNDERSTAND AND WILL FULLY COMPLY WITH THE DECISION OF THE COLUMBIA COUNTY PUBLIC WORKS DEPARTMENT IN CONNECTION WITH THE HEREIN PROPOSED APPLICATION.
PARCEL ID # 10-65-16-03815-154

SUBDIVISION/LOT/BLOCK/PHASE/UNIT/CARDINAL FARMS 54

LOCATION OF PROPERTY 47-S TO HERLONG, TR TO HILLTOP, TR AND THE LOT IS ON THE R.

CONTRACTOR BERNIE THRIFT PHONE 386.623.0048

OWNER TODD REEVES ADDRESS 300 SW HILLTOP TERRACE FT. WHITE FL 32038

APPLICANT TODD REEVES PHONE 786.280.8239

ADDRESS 4183 276TH TERRACE BRANFORD FL 32008

PHONE 786.280.8239

DATE: 12/15/2011 BUILDING PERMIT NO. 29822

Columbia County Building Department
Culvert Waiver
Culvert Waiver No. 000001924

[Signature] "KUSN"



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

ANY QUESTIONS PLEASE CONTACT THE PUBLIC WORKS DEPARTMENT AT 386-752-5955.

SIGNED: _____ DATE: _____

COMMENTS: _____

APPROVED _____ NOT APPROVED - NEEDS A CULVERT PERMIT

CULVERT WAIVER IS:

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS APPLICATION AND DETERMINED THAT THE

PUBLIC WORKS DEPARTMENT USE ONLY

A SEPARATE CHECK IS REQUIRED
MAKE CHECKS PAYABLE TO BCC

Amount Paid 50.00

SIGNATURE: _____

I HEREBY CERTIFY THAT I UNDERSTAND AND WILL FULLY COMPLY WITH THE DECISION OF THE COLUMBIA COUNTY PUBLIC WORKS DEPARTMENT IN CONNECTION WITH THE HEREIN PROPOSED APPLICATION.

PARCEL ID # 10-6S-16-03815-154

SUBDIVISION/LOT/BLOCK/PHASE/UNIT/CARDINAL FARMS

54

LOCATION OF PROPERTY 47-S TO HERLONG, TR TO HILLTOP, TR AND THE LOT IS ON THE R.

CONTRACTOR BERNIE THRIPT

PHONE 386.623.0046

ADDRESS 300 SW HILLTOP TERRACE

FL. WHITE 32038

OWNER TODD REEVES

PHONE 786.280.8239

ADDRESS 4183 276TH TERRACE

FL. BRANFORD 32008

APPLICANT TODD REEVES

PHONE 786.280.8239

DATE: 12/15/2011

BUILDING PERMIT NO. 29822

Culvert Waiver

Columbia County Building Department

Culvert Waiver No. 000001924

TH: DB
"KUS"
TH: DB

2011

**CUSTOMER
COPY
NOT FOR RECORDING**

Prepared by and return to: Bradley N. Dicks
P.O. Box 513
Lake City, FL 32056-0001

AGREEMENT FOR DEED

1. **THIS AGREEMENT** is entered into this 21st day of November, 2011, by and between **SUBRANDY LIMITED PARTNERSHIP**, a Florida limited partnership, whose address is P.O. Box 513 Lake City, Florida 32056 ("Seller") and **TODD REEVES AND MAYRIAM JAVIER, HUSBAND AND WIFE**, ("Buyer"), who is/are residents of the State of Florida and who directs that all mail be sent to 4183 276th Terrace, Branford, FL 32008.

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 54 OF AN UNRECORDED SUBDIVISION KNOWN AS CARDINAL FARMS

A parcel of land in Section 10, Township 6 South, Range 16 East, Columbia County, Florida, being more particularly described as follows:

COMMENCE at the Southeast corner of Section 11, Township 6 South, Range 16 East, Columbia County, Florida and run thence South 88°19'59" West along the South line of said Section 11 a distance of 5311.34 feet to the Southwest corner of Section 11; thence North 01°22'42" West along the West line of Section 11, being also the East line of Section 10 a distance of 1995.16 feet; thence South 88°38'56" West a distance of 60.18 feet; thence North 01°01'15" East a distance of 642.99 feet; thence North 01°21'04" West a distance of 1137.80 feet to the POINT OF BEGINNING; thence South 87°03'34" West a distance of 872.34 feet; thence North 01°21'04" West a distance of 500.08 feet; thence North 87°03'34" East a distance of 872.34 feet; thence South 01°21'04" East a distance of 500.08 feet to the POINT OF BEGINNING. Containing 10.01 acres, more or less. Subject to Roadway Easement to Columbia County and subject to Deed Restrictions recorded in O.R. Book 1012, Pages 905-909, Columbia County, Florida, and subject to Power Line Easement.

3. **PURCHASE PRICE**. In consideration of the Seller's covenants and agreements hereunder, Buyer hereby agrees to pay to the Seller the sum of FIFTY FOUR THOUSAND NINE HUNDRED AND 00/100 DOLLARS (\$54,900.00) (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 AND 00/100 DOLLARS (\$1,200.00) the receipt of which is hereby acknowledged by Seller; And the balance of FIFTY THREE THOUSAND SEVEN HUNDRED AND 00/100 DOLLARS (\$53,700.00) with interest thereon at the rate of NINE percent (9.00%) per annum in TWO HUNDRED FORTY(240) consecutive monthly installments in the amount of FOUR HUNDRED EIGHTY THREE AND 15/100

DOLLARS (\$483.15) each, payable on the 1ST day of each calendar month commencing on January 1, 2012.

4. SPECIAL TERMS AND CONDITIONS. NONE.

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 twenty Three and 00/100 Dollars (\$23.00) 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.

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 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 \$766.15. 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 therefore shall constitute a Default hereunder and shall allow seller to cancel this

contract for such failure.

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.
- (g) The master tract, of which this conveyance is a part, is subject to a development loan under a recorded mortgage. That mortgage contains a provision that any parcel can be released upon the payment of a specified sum, and the seller guarantees to be able to release the lands conveyed herein from that mortgage at, or prior to, the time the purchaser makes payment in full under this agreement for deed.

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

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 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 seller's 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 Seller's 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 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.

Bradley N. Dicks
Bradley N. Dicks, G.P. Subrandy Lmt. Partnership
SELLER

Nanci Brinkley
Signature of witness
Nanci Brinkley
Signature of witness
Shirley Hitson

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 21st day of November, 2011, by Bradley N. Dicks, who is personally known to me.

Nanci Brinkley
Notary Public, State of Florida

Todd Reeves
TODD REEVES
BUYER

Mayriam Javier
MAYRIAM JAVIER
BUYER

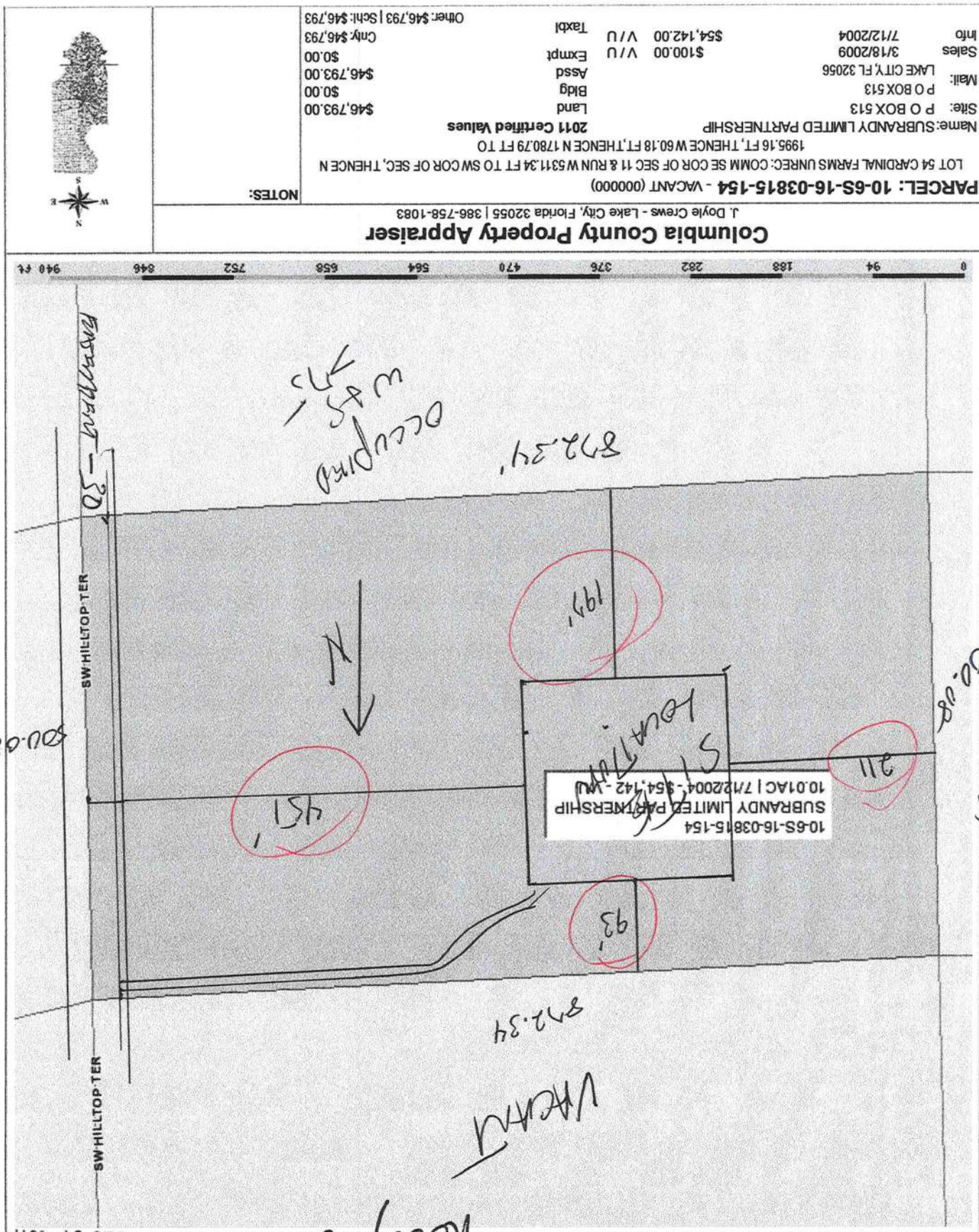
Nanci Brinkley
Signature of witness
Nanci Brinkley
Signature of witness
Shirley Hitson
Print name of witness
Shirley Hitson
Print name of witness

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 21st day of November, 2011, by Todd Reeves and Mayriam Javier, who are personally known to me, or has produced _____ as identification.

Nanci Brinkley
Notary Public, State of Florida





Columbia County Property Appraiser

J. Doyle Crews - Lake City, Florida 32055 | 386-758-1083

NOTES:

LOT 54 CARDINAL FARMS UNREC: COMM SE COR OF SEC 11 & RUN W 5311.34 FT TO SW COR OF SEC, THENCE N

1995.16 FT, THENCE W 60.18 FT, THENCE N 1780.79 FT TO

Name: SUBRANDY LIMITED PARTNERSHIP

2011 Certified Values

\$46,793.00

Land

Bldg

Assd

Exmpt

\$100.00 V/U

Taxbl

Other: \$46,793 | Schl: \$46,793

Only: \$46,793

Info 7/12/2004

Sales 3/18/2009

Mail: LAKE CITY, FL 32056

Site: P O BOX 513

Parcel: 10-6S-16-03815-154 - VACANT (000000)



Subrandy
Rocky D 7-0

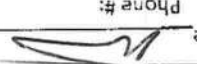
MOBILE HOME INSTALLATION SUBCONTRACTOR VERIFICATION FORM

APPLICATION NUMBER 1112-19 CONTRACTOR Bernie Thrift PHONE 623 0046

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

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 Todd Reeves	Signature 	License #	Phone #
MECHANICAL/A/C	Print Name Todd Reeves	Signature 	License #	Phone #
PLUMBING/GAS	Print Name Bernie Thrift	Signature 	License # 1H 102515511	Phone # 623 0046

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

F. 5. 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.