

DATE 03/11/2005

Columbia County Building Permit

PERMIT

This Permit Expires One Year From the Date of Issue

000022901

APPLICANT KELLY RIZER PHONE 386 466-0094
ADDRESS 305 SW GLADE GLEN LAKE CITY FL 32024
OWNER NANCY BRANDON PHONE 386 466-0094
ADDRESS 305 SW GLADE GLEN LAKE CITY FL 32024
CONTRACTOR CHESTER KNOWLES PHONE 755-6441
LOCATION OF PROPERTY 247S, TL ON 240, TR ON OLD ITCHTUCKNEE RAD, TL ON GRAPE ST,
TR ON CANALOPE ST, TURNS INTO GLADE GLEN, 2ND DRIVE ON LEFT
TYPE DEVELOPMENT MH, UTILITY ESTIMATED COST OF CONSTRUCTION .00
HEATED FLOOR AREA TOTAL AREA HEIGHT .00 STORIES
FOUNDATION WALLS ROOF PITCH FLOOR
LAND USE & ZONING A-3 MAX. HEIGHT
Minimum Set Back Requirements: STREET-FRONT 30.00 REAR 25.00 SIDE 25.00
NO. EX.D.U. 0 FLOOD ZONE X DEVELOPMENT PERMIT NO.

PARCEL ID 31-5S-16-03744-409 SUBDIVISION PINE FOREST UNREC
LOT 9 BLOCK PHASE UNIT TOTAL ACRES 10.00

IH0000509
Culvert Permit No. Culvert Waiver Contractor's License Number Kelly Rizer Applicant/Owner/Contractor
EXISTING 05-0214-N BK HD Y
Driveway Connection Septic Tank Number LU & Zoning checked by Approved for Issuance New Resident

COMMENTS: ONE FOOT ABOVE THE ROAD

SPECIAL FAMILY LOT PERMIT

Check # or Cash 4299

FOR BUILDING & ZONING DEPARTMENT ONLY

(footer/Slab)

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

BUILDING PERMIT FEE \$.00 CERTIFICATION FEE \$.00 SURCHARGE FEE \$.00
MISC. FEES \$ 200.00 ZONING CERT. FEE \$ 50.00 FIRE FEE \$ 34.02 WASTE FEE \$ 73.50
FLOOD ZONE DEVELOPMENT FEE \$ CULVERT FEE \$ TOTAL FEE 357.52

INSPECTORS OFFICE CLERKS OFFICE CH

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."

This Permit Must Be Prominently Posted on Premises During Construction

PLEASE NOTIFY THE COLUMBIA COUNTY BUILDING DEPARTMENT AT LEAST 24 HOURS IN ADVANCE OF EACH INSPECTION, IN ORDER THAT IT MAY BE MADE WITHOUT DELAY OR INCONVENIENCE, PHONE 758-1008. THIS PERMIT IS NOT VALID UNLESS THE WORK AUTHORIZED BY IT IS COMMENCED WITHIN 6 MONTHS AFTER ISSUANCE.

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

PERMIT APPLICATION / MANUFACTURED HOME INSTALLATION APPLICATION

For Office Use Only

Zoning Official BLK 10.03.05Building Official HD 3-11-05AP# 0503-18Date Received 3/7/05By JWPermit # 22901Flood Zone XDevelopment Permit N/AZoning A-3Land Use Plan Map Category A-3Comments Special Family Lt Permit

FEMA Map # _____ Elevation _____ Finished Floor _____ River _____ In Floodway _____

☒ Site Plan with Setbacks shown
 ☒ Environmental Health Signed Site Plan
 ☐ Env. Health Release

Revised 9-23-04

☒ Well letter provided
 ☒ Existing Well

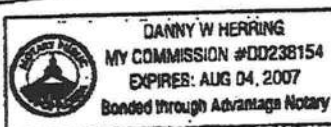
- Property ID 31-55-16-03744-409 Must have a copy of the property deed
- New Mobile Home ☒ Used Mobile Home _____ Year 2005
- Subdivision Information LOT 9 PINE FOREST UNR S/D 365-3826 cell
- Applicant Kelly Rizer / Nancy Brandon Phone # 386-466-0094
- Address 305 S.W. GLADE GLN LAKE CITY FL 32024
- Name of Property Owner Kelly Rizer Phone # 386-466-0094
- 911 Address 305 S.W. GLADE GLN LAKE CITY FL 32024
- Circle the correct power company - FL Power & Light - Clay Electric
(Circle One) - Suwannee Valley Electric - Progressive Energy
- Name of Owner of Mobile Home Same Phone # Same
- Address Same
- Relationship to Property Owner Same
- Current Number of Dwellings on Property 1
- Lot Size _____ Total Acreage _____
- Do you : Have an Existing Drive or need a Culvert Permit or a Culvert Waiver Permit
- Driving Directions SR 247 South, TL ON CR 240, T-R, on Old Itchucknee Rd, T-L, GRAPE ST, TR Canalope ST go TO Curve which Turns TO GLADE GLN 2nd Driveway on Left
- Is this Mobile Home Replacing an Existing Mobile Home NO # 357.52
- Name of Licensed Dealer/Installer Jessie L. Chester "KNOX" Phone # 755-6441
- Installers Address 5801 S.W. SR 47 LAKE CITY FL 32024
- License Number IH 0000509 Installation Decal # 228856

I Jessie L. "Chester" Knowles gives permission
for Nancy Brandon/Kelly Risser To pull move on permits
under my License # I# 0000509 To place a
mobile home on Their property.

NOTARY:

Danny W. Herring

Jessie L. Chester Knowles



MOBILE HOME INSTALLER AFFIDAVIT

Any person who engages in mobile home installation shall be licensed by the Department of Highway Safety and Motor Vehicles in accordance with Florida Statutes Section 320.3243- Mobile home installers license.

I, Jessie L. "Chester" Knowles License # IH 0000509
(Please Print)

Address 5801 SW. 3847 OAK CITY FL 32056 Phone # 386-755-6491

do hereby state that the installation of the manufactured home for

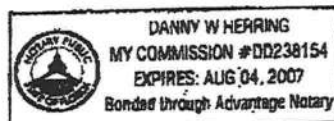
Nancy Brandon / Kelli Risser will be done under my supervision.
(Home owner)

Jessie L. "Chester" Knowles
Signature

Sworn to and subscribed before me this 24th day of Feb. A.D. 2005

Notary Public Danny W. Herring

My commission expires: Aug. 04, 2007



386-754-6660

Chester Knowles

PERMIT NUMBER

Installer Jessie L. Chester-Knowlton License # TH000504

Address of home being installed 303 S.W. Glade Glen Ave Lake City, FL 32024

Manufacturer HEROLD Length x width 16 x 12

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

I understand Lateral Arm Systems cannot be used on any home (new or used) where the sidewall lies exceed 5 ft 4 in.

Installer's initials JLK

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 # 228856

Triple/Quad ☐ Serial # 213685

PIER SPACING TABLE FOR USED HOMES

Load bearing capacity (sq ft)	Footer size (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'	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 23 1/2" x 31 1/2"

Perimeter pier pad size N/A

Other pier pad sizes (required by the mfg.) 16 x 16

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 N/A Pier pad size N/A

POPULAR PAD SIZES

Pad Size	Sq ft
16 x 16	256
16 x 18	288
18 1/2 x 18 1/2	342
16 x 22 1/2	360
17 x 22	374
13 1/4 x 26 1/4	348
20 x 20	400
17 3/16 x 25 3/16	441
17 1/2 x 25 1/2	446
24 x 24	576
26 x 26	676

ANCHORS

4 ft ☒ 5 ft ☐

FRAME TIES

within 2' of end of home spaced at 5' 4" oc ☒

TIEDOWN COMPONENTS

OTHER TIES

Longitudinal Stabilizing Device (LSD) Manufacturer Clifton Technology Number 24
Longitudinal Stabilizing Device w/ Lateral Arms Manufacturer Shearwall Number 22

POCKET PENETROMETER TEST

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

X 1.0 X 1.0 X 1.0

POCKET PENETROMETER TESTING METHOD

1. Test the penetrometer 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 1.0 X 1.0 X 1.0

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 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 the 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

Date Tested

Justin J. Chubb
2-14-05

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. 15C-1

Plumbing

Connect all sewer drains to an existing sewer lap or septic tank. Pg. 15C-1

Connect all potable water supply piping to an existing water meter, water lap, or other independent water supply systems. Pg. 15C-1

Site Preparation

Debris and organic material removed ✓
Water drainage: Natural ✓ Swale Pad Other

Fastening multi wide units

Floor: Type Fastener: 3/16" x 1 1/2" 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.

Gas leak (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.

Installer's initials

Installed:

Between Floors Yes
Between Walls Yes
Bottom of ridgebeam Yes

Type gasket ATTA
Pg. 15C-1

Weatherproofing

The bottomboard will be repaired and/or lapped. Yes ✓ Pg. 15C-1
Skirting 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
Electrical crossovers protected. Yes ✓
Other: 15C-1 indicates

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

Justin J. Chubb Date 2-14-05

16x72 Box

• INDICATES IF FROM SHEDDING
7-6" MAXIMUM VALS. HEIGHT



FP-III-16-95

REVISED
1.0-22-02 CDDOGRAM AND CUC 15/B. RECORDS. TIC

[illegible]

X indicata I Beam pairs 6'0" using 23 1/2" x 3 1/2" ABS pads assume 1000# soil.

HORTON HOMES, INC.
 CALTON, CA 94702

SEARCHED <input checked="" type="checkbox"/>	INDEXED <input checked="" type="checkbox"/>
SERIAL <input checked="" type="checkbox"/>	FILED <input checked="" type="checkbox"/>

1987 SEP 22 AMZ
 FBI/RECEIVED
 D/C 1

COLUMBIA COUNTY 9-1-1 ADDRESSING

263 NW Lake City Ave. * P. O. Box 2949 * Lake City, FL 32056-2949
PHONE: (386) 752-8787 * FAX: (386) 758-1365 * Email: ron_croft@columbiacountyfla.com

Addressing Maintenance

To maintain the Countywide addressing Policy you must make application for a 9-1-1 Address at the time you apply for a building permit. The established standards for assigning and posting numbers to all principal buildings, dwellings, businesses and industries are contained in Columbia County Ordinance 2001-9. The addressing system is to enable Emergency Service Agencies to locate you in an emergency, and to assist the United States Postal Service and the public in the timely and efficient provision of services to residents and businesses of Columbia County.

DATE ISSUED: January 28, 2005

ENHANCED 9-1-1 ADDRESS:

305 SW GLADE GLN (LAKE CITY, FL 32024)

Addressed Location 911 Phone Number: NOT AVAIL.

OCCUPANT NAME: NOT AVAIL.

OCCUPANT CURRENT MAILING ADDRESS: _____

PROPERTY APPRAISER MAP SHEET NUMBER: 28

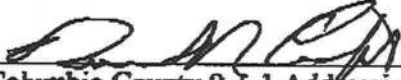
PROPERTY APPRAISER PARCEL NUMBER: 31-5S-16-03744-409

Other Contact Phone Number (If any): _____

Building Permit Number (If known): _____

Remarks: LOT 9, PINE FOREST UNR S/D (2ND LOCATION ON PARCEL)

Address Issued By: _____

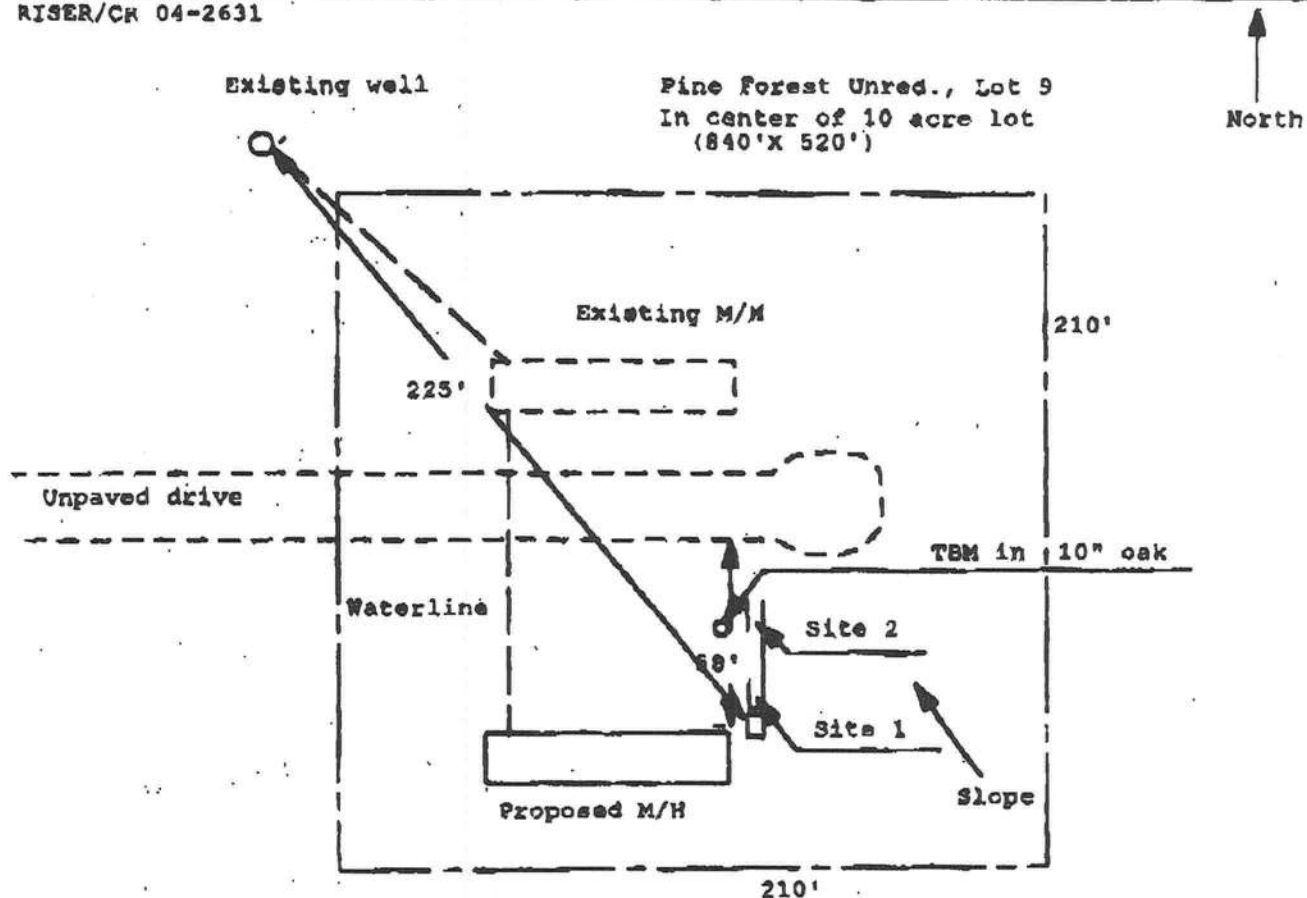

Columbia County 9-1-1 Addressing Department

**COLUMBIA COUNTY
9-1-1 ADDRESSING
APPROVED**

Charlie + Kelly Riser CR# 04-2631
 Application for Onsite Sewage Disposal System
 Construction Permit. Part II Site Plan
 Permit Application Number: 05-02141

ALL CHANGES MUST BE APPROVED BY THE COUNTY HEALTH UNIT

RISER/CR 04-2631



Entire parcel
 shown on Attachment

1 inch = 50 feet

Site Plan Submitted By Paul L. Riser Date 1/23/05
 Plan Approved ☒ Not Approved ☐ Date 3-1-05

By Paul L. Riser CPHU

Notes: _____

LYNCH WELL DRILLING, INC.
175 SW Young Pl
LAKE CITY, FL 32025
PHONE (386) 752-6677
FAX (386) 752-1477

RESIDENTIAL WATER WELL BUILDING PERMIT INFORMATION

Building Permit # _____ Owners Name Charles Rizer

Well Depth _____ Ft. Casing Depth _____ Ft. Water Level _____ Ft.

Casing Size 4 PVC _____ Steel X

Pump Installation: Submersible X Deep Well Jet _____ Shallow Well _____

Pump Make Red Jacket Pump Model # 100F211 2068 Hp 1

System Pressure (PSI) _____ On 20 Off 40 Avg. Pressure 40 (PSI)

Pumping System GPM at average pressure and pumping level 20 (GPM)

Tank Installation: Precharged (Baldder) _____ Atmospheric (Galvanized)

Make Hahr. Model _____ Size 82

Tank Draw-down per cycle at system pressure _____ Gallons

I HEREBY CERTIFY THAT THIS WATER WELL SYSTEM HAS BEEN
INSTALLED AS PER ABOVE INFORMATION.

Linda Newcomb
Signature

Linda Newcomb
Print Name

1274-2609
License Number

3-7-01
Date well drilled
It has a 82 gal. tank

Prepared By & Return To:
John H. Deas
184 Palm Circle
Lake City FL 32055

Property Appraiser's Identification No.

31-5s-16-03744-409
Purchaser(s) S.S. # (s)
265-85-4570
316-76-9737

THIS CONTRACT FOR DEED, made this 16th day of March, A.D. 19 98, between DEAS-BULLARD PROPERTIES, a Florida general partnership, whose mailing address is 184 Palm Circle, Lake City, Florida 32055, hereinafter referred to as "Seller", and CHARLES L. RIZER AND KELLY MICHELLE RIZER, his wife, whose mailing address is _____, hereinafter referred to as "Purchaser(s)".

WITNESSETH, that if the Purchaser(s) shall first make the payments and perform the covenants hereinafter mentioned on their part to be made and performed, the Seller hereby covenants and agrees to convey and assure to said Purchaser(s) their heirs, executors, administrators or assigns, in fee simple, clear of all encumbrances whatever, by a good and sufficient Warranty Deed, the following described property, situated in the County of Columbia, State of Florida, known and described as follows, to wit:

Parcel #9 Pine Forest, an unrecorded subdivision in Section 31, Township 5 South, Range 16 East, Columbia County, Florida.

Including 4 inch well, 42 gallon tank $\frac{1}{2}$ horsepower pump nad 900 gallon septic tank.

1 horsepower
(we upgraded)

DESCRIPTION:

PARCEL 9
COMMENCE AT THE SOUTHWEST CORNER OF THE SE 1/4 OF THE SE 1/4, SECTION 31, TOWNSHIP 5 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA AND RUN THENCE NORTH 89°18'56" EAST ALONG THE SOUTH LINE OF SAID SECTION 31, 715.15 FEET, THENCE NORTH 11°01'02" WEST, 533.24 FEET, THENCE NORTH 00°56'28" WEST, 516.04 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE NORTH 00°56'28" WEST, 517.49 FEET, THENCE SOUTH 89°18'56" WEST, 841.42 FEET, THENCE SOUTH 00°40'37" EAST, 517.48 FEET, THENCE NORTH 89°18'56" EAST, 843.80 FEET TO THE POINT OF BEGINNING. THE SOUTH 30 FEET OF THE WEST 30 FEET OF SAID LANDS BEING SUBJECT TO EASEMENT FOR INGRESS AND EGRESS. CONTAINING 10.01 ACRES, MORE OR LESS.

60-FOOT EASEMENT FOR INGRESS AND EGRESS

A STRIP OF LAND 60 FEET IN WIDTH BEING 30 FEET EACH SIDE OF A CENTERLINE DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SE 1/4, SECTION 31, TOWNSHIP 5 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA AND RUN THENCE NORTH 89°18'21" EAST ALONG THE SOUTH LINE OF SAID SECTION 31, 248.36 FEET, THENCE NORTH 00°24'47" WEST, 45.30 FEET TO THE NORTH RIGHT-OF-WAY LINE OF FAULKNER ROAD AND TO THE POINT OF BEGINNING. THENCE CONTINUE NORTH 00°24'47" WEST, 995.51 FEET TO REFERENCE POINT "A", THENCE CONTINUE NORTH 00°24'47" WEST, 382.03 FEET TO REFERENCE POINT "B", THENCE CONTINUE NORTH 00°24'47" WEST, 654.42 FEET TO REFERENCE POINT "C", THENCE CONTINUE NORTH 00°24'47" WEST, 520.44 FEET TO REFERENCE POINT "D", THENCE CONTINUE NORTH 00°24'47" WEST, 257.74 FEET TO REFERENCE POINT "E", THENCE CONTINUE NORTH 00°24'47" WEST, 582.65 FEET TO THE

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SOUTH LINE OF PINE HAVEN SUBDIVISION, A SUBDIVISION ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGES 138 AND 139 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA AND TO THE POINT OF TERMINATION. SAID POINT OF TERMINATION BEING ALSO THE SOUTHERLY TERMINUS OF PINE HAVEN LANE IN SAID SUBDIVISION. ALSO, BEGIN AT REFERENCE POINT "A" AND RUN THENCE NORTH 89°18'56" EAST, 873.80 FEET TO THE POINT OF TERMINATION. ALSO, BEGIN AT REFERENCE POINT "B" AND RUN THENCE SOUTH 89°19'13" WEST, 648.40 FEET TO THE POINT OF TERMINATION. ALSO, BEGIN AT REFERENCE POINT "C" AND RUN THENCE NORTH 89°18'56" EAST, 869.03 FEET TO THE POINT OF TERMINATION. ALSO, BEGIN AT REFERENCE POINT "D" AND RUN THENCE NORTH 89°18'56" EAST, 690.60 FEET TO THE POINT OF TERMINATION. ALSO, BEGIN AT REFERENCE POINT "E" AND RUN THENCE SOUTH 89°19'13" WEST, 708.94 FEET TO THE POINT OF TERMINATION.

This Contract for Deed is given subject to the oil, gas and mineral rights and easements of record, if any.

The total agreed upon purchase price of the property shall be Twenty Nine Thousand and No/100----- (\$29,000.00) DOLLARS, payable at the

times and in the manner following: One Thousand and No/100----- (\$1,000.00) Dollars down, receipt of which is hereby acknowledged, and the balance of \$ 28,000.00 shall be paid over a period of 360 months with the sum of \$ 289.00 becoming due on April 15, 1998 and a like sum of \$ 289.00 shall be due on the fifteenth day of each month thereafter until principal and interest are paid in full with interest at the rate of 12 per centum per annum. Purchaser(s) shall have the right to make prepayment at any time without penalty.

At such time as the purchaser(s) shall have paid the full amount due and payable under this Contract, or at such other times as provided herein, the Seller promises and agrees to convey the above described property to the Purchaser(s) by good and sufficient Warranty Deed, subject to restrictions as set forth below.

The Seller warrants that the title to the property can be fully insured by a title insurance company authorized to do business in the State of Florida.

The Purchaser(s) shall be permitted to go into possession of the property covered by this Contract immediately, and shall assume all liability for taxes from and after that date. Purchaser(s) acknowledges receipt of this Contract.

Purchaser(s) may not cut or remove any merchantable timber from the property without the written consent of the Seller during the term of this Contract or during the term of any mortgage given to Seller as provided herein. In the event Seller grants permission to cut or remove timber, all money derived from the sale thereof shall be applied against the remaining balance in inverse order.

The time of payment shall be of the essence, and in the event of any default of payment of any of the purchase money as and when it becomes due, or in performance of any other obligations assumed by Purchaser(s) in this Contract, including the payment of taxes, and in the event that the default shall continue for a period of Fifteen (15) days, then the Seller may consider the whole of the balance due under this Contract immediately due and payable and collectible, or the Seller may rescind this Contract, retaining the cash consideration paid for it as liquidated damages, and this Contract then shall become null and void and the Seller shall have the right to re-enter and immediately take possession of the property covered by this Contract. In the event that it is necessary for the Seller to enforce this Contract by foreclosure proceedings, or otherwise, all costs of the proceedings, including a reasonable attorney's fee, shall be paid by the Purchaser(s). Installments not paid within Ten (10) days after becoming due under the terms of this Contract shall be subject to, and it is agreed Seller shall collect a late charge in the amount of Ten Percent (10%) of the monthly payment per month upon such delinquent installments. ANY PAYMENT MADE BY CHECK AND WHICH IS RETURNED UNPAID BY THE BANK WILL REQUIRE PURCHASER(S) TO PAY A \$15.00 PENALTY FOR SUCH DISHONORED CHECK.

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In the event this Contract is assigned, sold, devised, transferred, quit-claimed or in any way conveyed to another by the Purchaser(s), then, in that event, all of the then remaining balance shall become immediately due and payable and collectible.

Purchaser(s) acknowledge that they have personally inspected subject property and found it to be as represented. Purchaser(s) further agrees that the property is suitable for the purpose for which it is being purchased.

IT IS MUTUALLY AGREED, by and between the parties hereto, that the time of each payment shall be an essential part of the Contract, and that all covenants and agreements herein contained shall extend to and be obligatory upon the heirs, executors, administrators and assigns of the respective parties.

RESTRICTIONS

For a period of twenty years from date hereof, no junk of any kind or description, including junk automobiles, junk electrical appliances, or worn out or discarded machinery, can be kept or placed upon this property.

No campers, motor homes, tents, buses, or similar type temporary housing may be occupied as a permanent residence. Mobile homes may not be placed on this property solely for rental purposes.

No defacement of property, such as a borrow pit, is allowed.

Swine are not allowed.

The developer may waive any of these restrictions for sufficient cause and good reason, provided the land owners of adjacent lots give their consent.

These restrictions terminate 20 years unless approved in writing unanimously by the owners within the subdivision to extend for another 20 years.

IN WITNESS WHEREOF, the parties of these presents have hereunto set their hands and seals the day and year first above written. Before I (we) signed this Contract, I (we) received a copy of the restrictions and I (we) personally inspected the above referenced property.

Connie B. Roberts
WITNESS AS TO SELLERS:
Connie B. Roberts
Sue D. Lane
WITNESS AS TO SELLERS:
Sue D. Lane
Connie B. Roberts
WITNESS AS TO BUYER(S):
Connie B. Roberts
Sue D. Lane
WITNESS AS TO BUYER(S):
Sue D. Lane

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 16th day of March, 1998, by Audrey S. Bullard, Partner on behalf of Deas-Bullard Properties, a Florida general partnership. He/she is personally known to me.

Deas-Bullard Properties, a Florida general partnership
By: Audrey S. Bullard L.S.
Audrey S. Bullard, General Partner
Charles L. Rizer L.S.
BUYER: Charles L. Rizer
Kelly Michelle Rizer L.S.
BUYER: Kelly Michelle Rizer

Sue D. Lane
Notary Public, State of Florida
Sue D. Lane
(Print or Type Name)
My Commission Expires 6/18/2003
Notary Public, State of Florida
Commission No. CC 556703
My Commission Exp. 6/18/2003
Bonded Through Fla. Notary Service & Bonding Co.

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 16th day of March, 1998, by Charles L. Rizer and Kelly Michell Rizer, his wife, who produced FL Driver's License #R260-152-72-386-0 expires 10-26-03 and #R 260-513-73-915-0 expires 11-16-01, as identification.

Sue D. Lane
Notary Public, State of Florida
Sue D. Lane
(Print or Type Name)
My Commission Expires 6/18/2003
Notary Public, State of Florida
Commission No. CC 556703
My Commission Exp. 6/18/2003
Bonded Through Fla. Notary Service & Bonding Co.

Prepared by:

Lloyd E. Peterson, Jr.
905 SW Baya Drive
Lake City, Florida 32025

Inst: 2005005630 Date: 03/10/2005 Time: 12:36
Doc Stamp-Deed : 0.70

MLK DC, P. DeWitt Cason, Columbia County B: 1040 P: 488

When recorded return to:

Lloyd E. Peterson, Jr.
905 SW Baya Drive
Lake City, Florida 32025

(Space above this line reserved for recording office use only)

Warranty Deed

Individual to Individual

THIS WARRANTY DEED mad the 18th day of February, 2005

Charles L. Rizer, and his wife, Kelly Michelle Rizer
hereinafter called the grantor, to

Nancy Lee Brandon, A Single Person
whose post office address is: 305 SW Glade Glen, Lake City, FL 32024
hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporation)

Witnesseth: That the grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee a Life Estate in, all that certain land situate in COLUMBIA County, Florida, viz: Parcel ID#

Parcel #9 Pine Forest, an unrecorded subdivision in Section 31, Township 5 South, Range 16 East, Columbia County, Florida.

Commence at the southwest corner of the SE 1/4 of the SE 1/4, Section 31, Township 5 South, Range 16 East, Columbia County, Florida, and run thence North 89 degrees 18' 56" East along the South line of said Section 31, 715.15 feet, thence North 11 degrees 01' 02" West, 533.24 feet, thence North 00 degrees 56' 28" West, 516.04 feet to the Point of Beginning, thence continue North 00 degrees 56' 28" West, 258.74 feet, thence continue South 89 degrees 18' 56" West 420.71 feet, thence South 00 degrees 40' 37" East 258.74 feet, thence North 89 degrees 18' 56" East 421.9 feet to the Point of Beginning.
Containing 2.5 acres, more or less.

30-Foot Easement for Ingress and Egress

A strip of land 30 feet in width being 30 feet to the North of the following described line. Commence at the Southwest corner of the SE 1/4 of the SE 1/4, Section 31, Township 5 South, Range 16 East, Columbia County, Florida, and run thence North 89 degrees 18' 56" East along the South line of said Section 31, 715.15 feet, thence North 11 degrees 01' 02" West, 533.24 feet, thence North 00 degrees 56' 28" West, 516.04 feet, thence continue South 89 degrees 18' 56" West 421.9 feet to the Point of Beginning, thence continue South 89 degrees 18' 56" West 421.9 feet to the Point of Ending.

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

TO HAVE AND TO HOLD, the same for the life of Nancy Lee Brandon.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2004.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]
Witness: Lloyd E. Peterson, Jr.

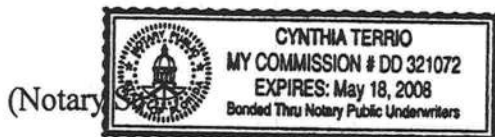
[Signature]
Charles L. Rizer

[Signature]
Witness:

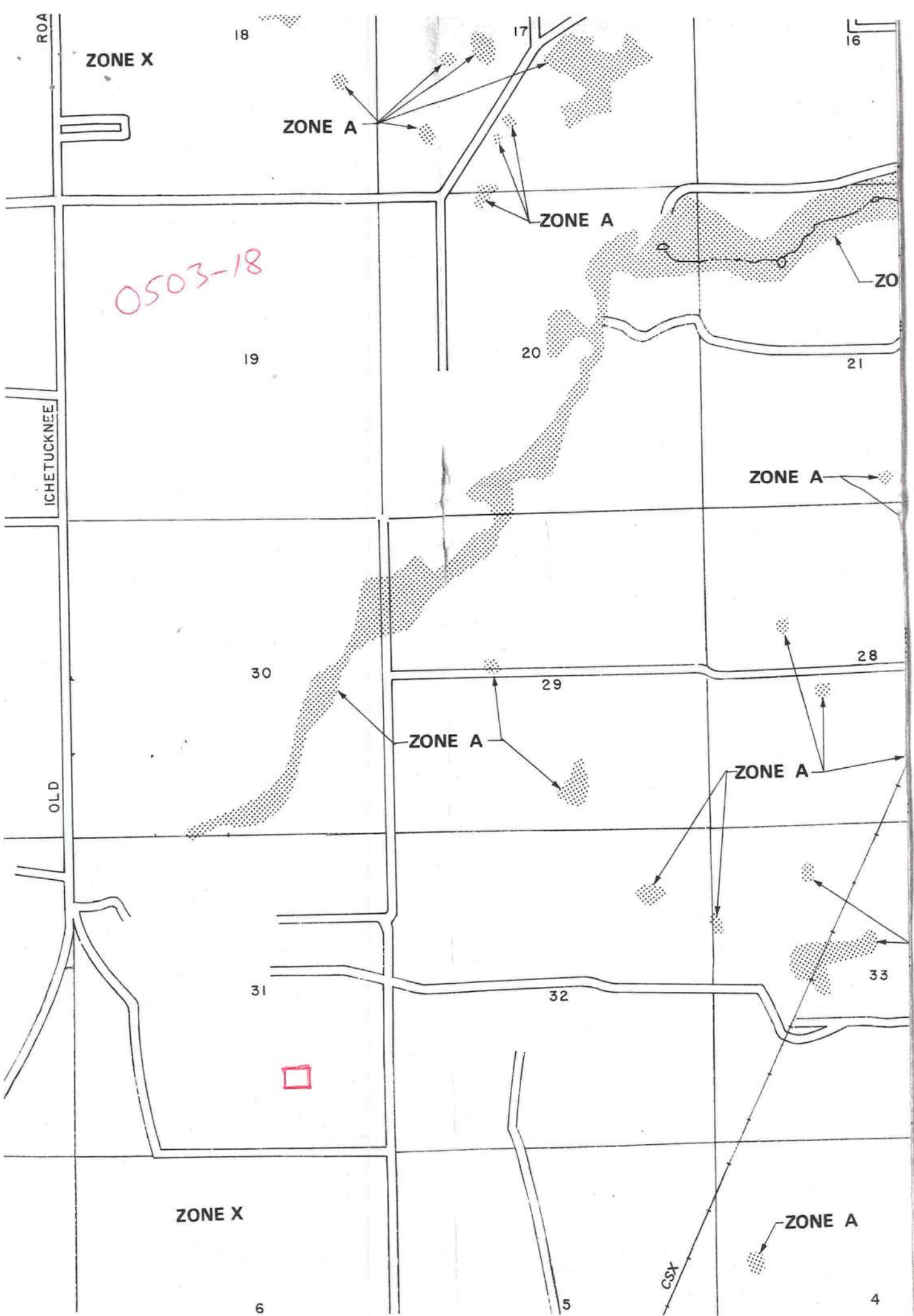
[Signature]
Kelly Michelle Rizer

**STATE OF FLORIDA
COUNTY OF COLUMBIA**

The foregoing instrument was acknowledged before me this 18th day of February, 2005 by Charles L. Rizer, and his wife, Kelly Michelle Rizer personally known to me or, if not personally known to me, who produced Driver's License No. _____ for identification and who did not take an oath.



[Signature]
Notary Public **Cynthia Terrio**



FAXED
4/14/05

CLERK OF
GLADE GLEN

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 31-5S-16-03744-409

Building permit No. 000022901

Permit Holder CHESTER KNOWLES

Owner of Building NANCY BRANDON

Location: 305 SW GLADE GLEN, LAKE CITY, FL

Date: 03/24/2005

Nancy Dicko

Building Inspector

POST IN A CONSPICUOUS PLACE
(Business Places Only)

