

PURCHASE AGREEMENT

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278 SW Deputy J. Davis Ln.
Lake City, Florida 32024



752-3743 or
752-3744



Fax: 386-755-2386
Email: cgmfg homes@comcast.net

C & G MANUFACTURED HOMES

Locally Owned and Operated

SOLD TO <u>Dexter & Reola Funkley</u>		PHONE <u>386-466-9237</u>		DATE <u>7-2-20</u>	
ADDRESS <u>2100 SW. MCKINLEY AVE. WHITE FL</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 agree to purchase the following described property:					
MAKE <u>Seabolt</u>	MODEL <u>GSL</u>	B. ROOMS <u>3</u>	FLOOR SIZE <u>148 W 28</u>	HITCH SIZE <u>152 W 28</u>	
SERIAL NUMBER <u>3BWHGA2200300 AB</u>	<input checked="" type="checkbox"/> NEW <input type="checkbox"/> USED	COLOR	SALESMAN		
OPTIONAL EQUIPMENT, LABOR AND ACCESSORIES			PRICE OF UNIT		\$ <u>65,900</u>
<u>SETUP 3 Del</u>					
<u>AC</u>			SALES TAX		<u>4009</u>
<u>SKURTING</u>			NON-TAXABLE ITEMS		<u>450</u>
<u>Steps</u>			VARIOUS FEES		
<u>Dep SR# 1853</u>			1. CASH PRICE		\$ <u>70,354</u>
<u>with Green Vinyl</u>			TRADE-IN ALLOWANCE		\$
<u>and Dishwasher by</u>			LESS BAL. DUE ON ABOVE		\$
			NET ALLOWANCE		
			CASH DOWN PAYMENT		<u>1,000</u>
			2. LESS TOTAL CREDITS		
			3. UNPAID BALANCE OF CASH SALE PRICE		\$ <u>69,354</u>
			Title to said unit shall remain in the Seller until the agreed purchase price therefor 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; thereupon 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 judgement and inspection in making this determination.		
Seller is not permitted to make plumbing or electrical connections, or connecting of 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 or any other cause beyond Seller's control.			Buyers warrant that they have read, 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 Buyers 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 severable; if one portion thereof is invalid the remaining portion shall, nevertheless, remain in full force and effect.		

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DEALER

BUYERS HERBY ACKNOWLEDGE RECEIPT OF A COPY OF THE
PURCHASE AGREEMENT AND ADDITIONAL TERMS AND CONDITIONS

LIMITED POWER OF ATTORNEY

I, Dexter Finkley, do hereby authorize Kimberly Moon to be
my representative and act on my behalf in all aspects of applying for a move on 3 Septic

permit to be placed on my property described as: Sec 25 Twp. 5 S

Rge 16 E Tax Parcel No. 03916-108.

Dexter Finkley
(Property Owner Signature)

8/10/2020
(Date)

Sworn to and subscribed before me this 10 day of August, 20 20.

Rebecca L. Arnau
Notary Public

My Commission expires: _____
Commission No. _____
Personally known: ✓
Produced ID (Type) _____

