

Form 500

In this contract the words **I, ME and MY** refer to the Buyer and Co-Buyer signing this contract. The words **YOU and YOUR** refer to the Dealer/Retailer/Seller. Subject to the terms and conditions in the Warranties and Notices, you agree to sell and I agree to purchase the following described unit.

BUYER(S) Elizabeth Baillie
 ADDRESS 338 SE Hubble St. LAKE CITY, FL 32025
 DELIVERY ADDRESS 1334 SW NEWARK DR. Fort White, FL
 DELIVERY COUNTY Columbia PHONE 352-949-7685
 SALESPERSON TREKA Foster SALESPERSON LICENSE # _____
 DEALER LICENSE # _____
 Palm Harbor Villages, Inc. dba Palm Harbor Village & Palm Harbor Construction Qualified Business License # QB17910

A. Manufactured Home: ☒ NEW ☐ USED ☐ IF 'NEW': ☐ STOCK ☐ SPECIAL ORDER
Heetwood Keystone 2025 3 1
 MANUFACTURER MODEL YEAR STOCK NUMBER # BEDRMS # SECTIONS
 PROPOSED DELIVERY DATE LABEL DECAL NUMBERS ID OR SERIAL NUMBERS FLOOR SIZE (Excluding Hitch)
11/26/2024 2469970A 11x16
 HITCH SIZE _____
 Insulation Information: LOCATION R-VALUE THICKNESS TYPE OF INSULATION
 THIS INSULATION INFORMATION WAS FURNISHED BY THE MANUFACTURER AND IS DISCLOSED IN COMPLIANCE WITH THE FEDERAL TRADE COMMISSION RULE 16CFR SECTION 460.16.
 CEILING _____
 EXTERIOR _____
 FLOORS _____

B. Contract Options: See attached Contract Options pages for specific optional equipment.

C. Trade-In: Make: _____ Model: _____ Year: _____
 Serial # _____ Bedrooms: _____ Size: _____
 Title # _____ Color: _____
 Lien Holder: _____ Payoff Amount: _____
 TRADE-IN DEBT TO BE PAID BY: ☐ BUYER ☐ SELLER

D. Remarks and Notices:

Deposits are fully refundable within ten (10) days after PHV's receipt of your written request if you elect to rescind this contract before any services and/or the home itself is ordered from the manufacturer.

If your contract requires PHV to order services, which may include, but are not limited to, appraisal, title search, survey, percolation test, permits, site inspections, and/or soil test. I/We agree to pay for such services and authorize PHV to pay the cost of any such services from my/our deposit. I/We understand that once services have been ordered, payment for them is non-refundable.

In the event I/We elect to rescind the contract AFTER the home is ordered from the manufacturer, I/We agree that PHV shall withhold all of my/our remaining deposit funds of up to 10% of the total cash price of the home ordered. In the event that deposit funds are insufficient to cover both the service cost(s), if any, and 10% of the total cash price of the home, I/We agree to pay PHV the shortfall within ten (10) days of my/our notice of rescission of the contract.

_____ Initial _____ Initial

Price includes normal delivery within 50 miles. House cat, extra miles blocking not included and will be determined at site inspection.

At the discretion of Palm Harbor Homes, this agreement shall be null and void or subject to price increase if I do not close within 60 days of the date of this agreement.

NOTICE: THIS CONTRACT IS SUBJECT TO ARBITRATION AND IS THE FULL AND COMPLETE CONTRACT. THERE ARE NO ORAL PROMISES INCLUDED OR IMPLIED.

NOTE: SEE WARRANTY, EXCLUSIONS AND LIMITATIONS OF DAMAGES ON PAGE FOUR

E. Pricing Itemization:

BASE CASH PRICE	86,000.00
TAXABLE OPTIONS / IMPROVEMENTS	
TAXABLE SUB-TOTAL	86,000.00
NON-TAXABLE OPTIONS / IMPROVEMENTS	
TOTAL BASE PRICE	86,000.00
SALES TAX	2630.00
FEES	350.00
TOTAL HOME VALUE (Insurance Value)	
INSURANCE	
EXTENDED SERVICE CONTRACT	
LENDER PREPAID FINANCE CHARGES	
TOTAL CASH PRICE	88,980.00
TRADE-IN ALLOWANCE	
LESS BAL. DUE ON ABOVE	
NET ALLOWANCE	
DEPOSIT	1000.00
ADDITIONAL CASH DUE BY:	
OTHER DOWN PAYMENT:	48,000.00
REFUNDABLE DEPOSIT	
LESS TOTAL CREDITS	
SALES TAX (If not included above)	
LOAN AMOUNT (including points)	
LESS LENDER PREPAID FINANCE CHARGES	
UNPAID BALANCE OF CASH SALES PRICE	39,980.00

F. Additional Information:

During extraordinary times caused by natural disasters such as hurricanes, or other strains on the economy such as pandemics, the demand for the materials used in the construction of manufactured and modular homes may cause price increases which are beyond the control of the manufacturer or of Palm Harbor Villages, Inc. (PHV). Therefore, under the terms of this Earnest Money contract (the "Contract"), PHV reserves the right increase the price of the home based on any surcharges for materials it receives from the manufacturer. Customer will receive thirty (30) days advance notice of any such increase, and at the customer's option, for this reason and only this reason, this Contract may be cancelled. Once the contract has been paid in full, the price increases, if any, and the customers right to cancel are no longer applicable.

Home Delivered Setup

New A/C Installed

2-sets of steps

New Skirting Installed

THIS AGREEMENT CONTAINS THE ENTIRE UNDERSTANDING BETWEEN YOU AND ME AND NO OTHER REPRESENTATION OR INDUCEMENT SPOKEN OR WRITTEN HAS BEEN MADE WHICH IS NOT CONTAINED IN THIS CONTRACT.

You and I certify that the additional terms and conditions printed on all pages of this contract are agreed to as part of this agreement, the same as if printed above the signatures. My (Our) purchase of the manufactured home including optional equipment and accessories, insurance, etc. is voluntary and my trade-in is free of liens, except as noted.

I, OR WE, ACKNOWLEDGE RECEIPT OF A COPY OF THIS ORDER AND THAT I, OR WE, HAVE READ AND UNDERSTAND ALL PAGES OF THIS AGREEMENT.

Palm Harbor Homes

BUYER SIGNATURE: Elizabeth A. Baillie

11/30/24
Date

Not Valid Unless Signed and Accepted by the General Manager of the Sales Center Identified Above

Birthdate: _____ Driver's License # & State: _____

Accepted By: [Signature] Date: 11-30-24

CO-BUYER SIGNATURE: _____

Printed Name: _____ License #: _____

Birthdate: _____ Driver's License # & State: _____

Date

This sales transaction has involved significant negotiations between Seller and Buyer(s). The Buyer(s) acknowledge and agree that this contract supersedes (completely replaces) all prior contracts regarding this sale, if any, which Seller and Buyer(s) have signed prior to this date.

Form 500

In this contract the words **I, ME** and **MY** refer to the Buyer and Co-Buyer signing this contract. The words **YOU** and **YOUR** refer to the Dealer/Retailer/Seller. Subject to the terms and conditions in the Warranties and Notices, you agree to sell and I agree to purchase the following described unit.

BUYER(S) Elizabeth Baillie
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 DELIVERY COUNTY Columbia PHONE 352-949-7685

SALESPERSON TREKA Foster SALESPERSON LICENSE # _____
 DEALER LICENSE # _____

Palm Harbor Villages, Inc. dba Palm Harbor Village & Palm Harbor Construction Qualified Business License # QB17910

A. Manufactured Home: ☒ NEW ☐ USED ☐ IF 'NEW': ☐ STOCK ☐ SPECIAL ORDER

Heartwood Keystone 2025 3 1
 MANUFACTURER MODEL YEAR STOCK NUMBER # BEDRMS # SECTIONS
 LABEL DECAL NUMBERS ID OR SERIAL NUMBERS FLOOR SIZE (Excluding Hitch)
2LE2606A 116x66
2469970A
 PROPOSED DELIVERY DATE _____
 HITCH SIZE _____

Insulation Information: LOCATION R-VALUE THICKNESS TYPE OF INSULATION
 THIS INSULATION INFORMATION WAS FURNISHED BY THE MANUFACTURER AND IS DISCLOSED IN COMPLIANCE WITH THE FEDERAL TRADE COMMISSION RULE 16CFR, SECTION 460.16.
 CEILING _____
 EXTERIOR _____
 FLOORS _____

B. Contract Options: See attached Contract Options pages for specific optional equipment.

C. Trade-In: Make: _____ Model: _____ Year: _____
 Serial # _____ Bedrooms: _____ Size: _____
 Title # _____ Color: _____
 Lien Holder: _____ Payoff Amount: _____
 TRADE-IN DEBT TO BE PAID BY: ☐ BUYER ☐ SELLER

D. Remarks and Notices:

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If your contract requires PHV to order services, which may include, but are not limited to, appraisal, title search, survey, percolation test, permits, site inspections, and/or soil test. I/We agree to pay for such services and authorize PHV to pay the cost of any such services from my/our deposit. I/We understand that once services have been ordered, payment for them is non-refundable.

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_____ Initial _____ Initial

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At the discretion of Palm Harbor Homes, this agreement shall be null and void or subject to price increase if I do not close within 60 days of the date of this agreement.

NOTICE: THIS CONTRACT IS SUBJECT TO ARBITRATION AND IS THE FULL AND COMPLETE CONTRACT. THERE ARE NO ORAL PROMISES INCLUDED OR IMPLIED.

NOTE: SEE WARRANTY, EXCLUSIONS AND LIMITATIONS OF DAMAGES ON PAGE FOUR

E. Pricing Itemization:

BASE CASH PRICE	86,000.00
TAXABLE OPTIONS / IMPROVEMENTS	
TAXABLE SUB-TOTAL	86,000.00
NON-TAXABLE OPTIONS/ IMPROVEMENTS	
TOTAL BASE PRICE	86,000.00
SALES TAX	2630.00
FEES	350.00
TOTAL HOME VALUE (Insurance Value)	
INSURANCE	
EXTENDED SERVICE CONTRACT	
LENDER PREPAID FINANCE CHARGES	
TOTAL CASH PRICE	88,980.00
TRADE-IN ALLOWANCE	
LESS BAL. DUE ON ABOVE	
NET ALLOWANCE	
DEPOSIT	1000.00
ADDITIONAL CASH DUE BY:	
OTHER DOWN PAYMENT:	48,000.00
REFUNDABLE DEPOSIT	
LESS TOTAL CREDITS	
SALES TAX (If not included above)	
LOAN AMOUNT (including points)	
LESS LENDER PREPAID FINANCE CHARGES	
UNPAID BALANCE OF CASH SALES PRICE	29,980.00

F. Additional Information:

During extraordinary times caused by natural disasters such as hurricanes, or other strains on the economy such as pandemics, the demand for the materials used in the construction of manufactured and modular homes may cause price increases which are beyond the control of the manufacturer or of Palm Harbor Villages, Inc. (PHV). Therefore, under the terms of this Earnest Money contract (the "Contract"), PHV reserves the right increase the price of the home based on any surcharges for materials it receives from the manufacturer. Customer will receive thirty (30) days advance notice of any such increase, and at the customer's option, for this reason and only this reason, this Contract may be cancelled. Once the contract has been paid in full, the price increases, if any, and the customers right to cancel are no longer applicable.

Home Delivered Setup

NEW A/C. Installed

2-sets of Steps

NEW-SKIPLING Installed

THIS AGREEMENT CONTAINS THE ENTIRE UNDERSTANDING BETWEEN YOU AND ME AND NO OTHER REPRESENTATION OR INDUCEMENT SPOKEN OR WRITTEN HAS BEEN MADE WHICH IS NOT CONTAINED IN THIS CONTRACT.

You and I certify that the additional terms and conditions printed on all pages of this contract are agreed to as part of this agreement, the same as if printed above the signatures. My (Our) purchase of the manufactured home including optional equipment and accessories, insurance, etc. is voluntary and my trade-in is free of liens, except as noted.

I, OR WE, ACKNOWLEDGE RECEIPT OF A COPY OF THIS ORDER AND THAT I, OR WE, HAVE READ AND UNDERSTAND ALL PAGES OF THIS AGREEMENT.

Palm Harbor Homes

Not Valid Unless Signed and Accepted by the General Manager of the Sales Center Identified Above

Accepted By: [Signature] Date: 11-30-24

Printed Name: _____ License #: _____

BUYER SIGNATURE: Elizabeth A. Baillie

Birthdate: _____ Driver's License # & State: _____

CO-BUYER SIGNATURE: _____ Date: _____

Birthdate: _____ Driver's License # & State: _____

This sales transaction has involved significant negotiations between Seller and Buyer(s). The Buyer(s) acknowledge and agree that this contract supersedes (completely replaces) all prior contracts regarding this sale, if any, which Seller and Buyer(s) have signed prior to this date.

- * If service is provided by Palm Harbor Village, delivered, standard three course high set-up, and tied down to state code. Air conditioning unit sized to engineering specifications unless otherwise noted on this contract.
- * Purchase of Home does not include Furniture, Light Bulbs, or Decor items.
- * Palm Harbor Village retains all wheels, axles, and tires.
- * At Warranty Close, the "Estimated Site Improvement Allowance" on the Construction Cost Estimate Worksheet will be added to Section E. of this contract.
- * CASH transactions require 100% of the funds to be paid in full at the Warranty Close prior to delivery of the home.
- * NO GAS, ELECTRIC, WATER, SEWER HOOK-UPS or INSTALLATION OF AIR CONDITIONER CONNECT BOX will be provided unless otherwise specifically provided for in this contract.
- * Existing water and sewer hook-up facilities are only provided up to 30 feet, ONLY if this service is specifically provided for in this contract.
- * Customer is responsible for obtaining all permits unless otherwise specified in writing in this contract.

Note: All items included in Total Base Price must be listed as taxable / non-taxable options and must show the person / company that is to provide the option/service and include where you may contact them and their license if applicable. Items listed here that are included in the Base Cash Price will be noted as "included" in the price column.

[illegible]**TOTAL TAXABLE OPTIONS** (Balance carried to page 1)

Initials: EB Date: 11/30/24 Initials: _____ Date: _____

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CONTRACT OPTIONS (Continued)

BUYER(S):

Palm Harbor Villages, Inc. dba Palm Harbor Village & Palm Harbor Construction Qualified Business License # Q917910

Note: All items included in Total Base Price must be listed as taxable / non-taxable options and must show the person / company that is to provide the option/service and include where you may contact them and their license if applicable. Items listed here that are included in the Base Cash Price will be noted as "included" in the price column.

<i>Non-Taxable Options</i>	<i>PRICE</i>
LAND PAYOFF	N/A
CLEARING / GRADING	N/A
SEPTIC / SEWER / TRENCH	N/A
WELL / WATER / TRENCH	N/A
ELECTRICAL	N/A
FOUNDATION / RUNNERS / PADS	N/A
DRIVE / WALKS / FLAT SURFACES	N/A
GARAGE / CARPORT / DECKS / SKIRTS / APPLIANCES	N/A
MISCELLANEOUS	N/A
TOTAL NON-TAXABLE OPTIONS (Balance carried to page 1)	

<i>Furnishings and Equipment</i>			
<i>Item</i>	<i>Make</i>	<i>Model</i>	<i>Serial # or Description</i>
Refrigerator			
Range/ Stove			
Dishwasher			
Hot Water Heater			
Central Heating			
Air Conditioner			
Washer			
Dryer			
Disposal			
Trash Compactor			
Includes Carpeting			
Window Treatments			
Furnishings			

This document verifies that no other promises, special choices, materials, accessories, furnishings, or land improvements other than what has been indicated have been included in the Sale.

Home Serial Numbers, HUD labels and Appliance information are not always available at the time the contract is signed. Therefore, I make the following choice (initial one):

- _____ N/A - Serial Number, HUD Number and Appliance information is available.
- _____ Resign contract when Serial Number, HUD Number and Appliance information is assigned by factory.
- _____ Palm Harbor Villages, Inc. has my authorization to update the contract with Serial Number, HUD Number and Appliance information. A copy will be mailed to me.

Initials: EAH Initials: _____
Date: 11/30/24 Date: _____

This sales transaction has involved significant negotiations between Seller and Buyer(s). The Buyer(s) acknowledge and agree that this contract supersedes (completely replaces) all prior contracts regarding this sale, if any, which Seller and Buyer(s) have signed prior to this date.

BUYER NAME: _____

ADDITIONAL TERMS AND CONDITIONS

In this contract the words, I, me, and my refer to the Buyer and Co-Buyer signing this contract. The words You and Your refer to the Dealer.

I further agree (continued from Page 1 (one) of the Contract):

1. **IF NOT A CASH TRANSACTION.** If I do not complete this purchase as a cash transaction, I know before or at the time of delivery of the unit purchased, I will enter into a retail installment contract and sign a security agreement or other agreement as may be required to finance my purchase.
2. **TITLE.** Title to the unit purchased will remain in you until the agreed upon purchase price is paid in full in cash, or I have signed a retail installment contract and it has been accepted by a bank or finance company, at which time title passes to me even though the actual delivery of the unit purchased may be made at a later date.
3. **TRADE-IN.** If I am trading in a used car, manufactured home, trailer, or other vehicle, I will give you the original bill of sale or the title to the trade-in. I promise that any trade-in which I give is owned by me and is free of any lien or other claim except as noted on Page 1 (one) of this contract. I promise that all taxes of every kind levied against the trade-in have been fully paid. If any governmental agency makes a levy or claims a tax lien or demand against the trade-in, you may, at your option, either pay it and I will reimburse you on demand, or you may add that amount to this contract as if it had been originally included.
4. **REGISTRATION OR LICENSE OF TRADE-IN.** If I have a trade-in and it is registered or licensed in a state outside of the one where this order is written, I will immediately have the trade-in registered or licensed in the state you indicate and I will pay any and all expenses and registration or licensing fees required. If you handle the registration or licensing of the trade-in, I will reimburse you for the expense on demand or you may add that amount to this contract as if it had been originally included.
5. **REAPPRAISAL OF TRADE-IN.** If I am making a trade-in and it is not delivered to you at the time of the original appraisal and if later, on delivery, it appears to you that there have been material changes made in the furnishings or accessories, or in its general physical condition, you may make a reappraisal. This later appraisal value will then determine the allowance to be made for the trade-in.
6. **FAILURE TO COMPLETE PURCHASE.** If I fail or refuse to complete this purchase within the time frame specified in this contract or as specified in the Uniform Commercial Code of the state in which I sign this contract, or within an agreed-upon written extension of time, for any reason [other than cancellation because of any increase in price], you may keep that portion of my cash deposit which will adequately compensate you for your consequential damages, incidental damages, and all other damages, expenses, or losses which you incur because I fail to complete my purchase. I agree, however, that this contract shall not be interpreted as containing a "liquidated damages" provision. If I have not given you a cash deposit or it is inadequate, and I have given you a trade-in, you may sell the trade-in at public or private sale, and deduct from the money received an amount that will adequately compensate you for any or all of the above mentioned damages, expenses, and losses incurred because I failed to complete this purchase. I understand that you shall have the rights of a seller upon breach of contract under the Uniform Commercial Code, except the right to seek and collect "liquidated damages" under Section 2-718. If you prevail in any legal action which you bring against me, or which I bring against you, concerning this contract, I agree to reimburse you for your reasonable attorney's fees, court costs and expenses which you incur in prosecuting or defending against that legal action.
7. **CHANGES BY MANUFACTURER.** I understand that the Manufacturer may make any changes in the model, or designs, or any accessories and parts from time to time, and at anytime. If the Manufacturer does make changes, neither you nor the Manufacturer are obligated to make the same changes in the unit I am purchasing and covered by this order, either before or after it is delivered to me.
8. **DELAYS.** I will not hold you liable for delays caused by the Manufacturer, accidents, strikes, fires, or any other cause beyond your control.
9. **INSPECTION.** I have examined the product and find it suitable for my particular needs. I have relied upon my own judgment and inspection in determining that it is of acceptable quality. On the special unit ordered, I have relied on my inspection of the display model(s), the brochures and bulletins and/or the floor plans provided to you by the Manufacturer, in making my decision to purchase the unit described on Page 1 (one) of this agreement.
10. **EXCLUSION OF WARRANTIES.** I UNDERSTAND THAT THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE AND ALL OTHER WARRANTIES EXPRESS OR IMPLIED ARE EXCLUDED BY YOU FROM THIS TRANSACTION AND SHALL NOT APPLY TO THE GOODS SOLD. I UNDERSTAND THAT YOU MAKE NO WARRANTIES WHATSOEVER REGARDING THE UNIT OR ANY APPLIANCE OR COMPONENT CONTAINED THEREIN, EXCEPT THAT AS MAY BE REQUIRED UNDER APPLICABLE STATE LAW.
11. **MANUFACTURERS WARRANTIES.** I UNDERSTAND THAT THERE MAY BE WRITTEN WARRANTIES COVERING THE UNIT PURCHASED, OR ANY APPLIANCE(S) OR COMPONENT(S), WHICH HAVE BEEN PROVIDED BY THE MANUFACTURER OF THE UNIT OR MANUFACTURER OF THE APPLIANCE(S) OR COMPONENT(S). YOU WILL GIVE ME COPIES OF ANY AND ALL WRITTEN WARRANTIES SUPPLIED BY THE MANUFACTURERS. DELIVERY BY YOU TO ME OF THE WARRANTY BY THE MANUFACTURER OF THE UNIT PURCHASED, OR ANY APPLIANCE(S) OR COMPONENT(S) DOES NOT MEAN YOU ADOPT THE WARRANTY(S) OF SUCH MANUFACTURER(S). I ACKNOWLEDGE THAT THESE EXPRESS WARRANTIES MADE BY THE MANUFACTURER(S) HAVE NOT BEEN MADE BY YOU EVEN IF THEY SAY YOU MADE THEM OR SAY YOU MADE SOME OTHER EXPRESS WARRANTY. YOU ARE NOT AN AGENT OF THE MANUFACTURER(S) FOR WARRANTY PURPOSES EVEN IF YOU COMPLETE, OR ATTEMPT TO COMPLETE REPAIRS FOR THE MANUFACTURER(S).
12. **LIMITATION OF DAMAGES.** IF THE MANUFACTURER(S) WARRANTY IS LIMITED TO REPAIR OR REPLACEMENT AND SUCH WARRANTY FAILS BECAUSE OF ATTEMPT AT REPAIR ARE NOT COMPLETED WITHIN A REASONABLE TIME OR THE MANUFACTURER(S) HAS (HAVE) GONE OUT OF BUSINESS, I AGREE, THAT IF I AM ENTITLED TO ANY DAMAGES AT ALL AGAINST YOU, MY DAMAGES ARE LIMITED TO THE LESSER OF EITHER THE COST OF NEEDED REPAIRS OR REDUCTION IN THE MARKET VALUE OF THE UNIT CAUSED BY THE LACK OF REPAIRS. IN ANY CASE, YOU WILL NOT BE REQUIRED TO PAY ME ANY INCIDENTAL OR CONSEQUENTIAL DAMAGES. I ALSO AGREE THAT ONCE I HAVE ACCEPTED THE UNIT, EVEN THOUGH THE MANUFACTURER(S) WARRANTY DOES NOT ACCOMPLISH ITS PURPOSE, THAT I CANNOT RETURN THE UNIT TO YOU AND SEEK A REFUND FOR ANY REASON.
13. **INSURANCE.** I understand that I am not covered by insurance on the unit purchased until accepted by an insurance company, and I agree to hold you harmless from any and all claims due to loss or damage prior to acceptance of insurance coverage by an insurance company.
14. **CONTROLLING LAW AND PLACE OF SUIT.** The law of the State, in which I sign this contract, is the law which is to be used in interpreting the terms of this contract. You and I agree that if any dispute between us is submitted to a court for resolution, such legal proceeding shall take place in the county in which your principal offices are located. If under state law a special dispute resolution procedure or complaint process is available, I agree to the extent permitted by law that procedure shall be the only method of resolution and source of remedies available to me.
15. **ONE YEAR PERIOD OF LIMITATION.** I understand and agree that if either of us should have a claim against the other for breach of this contract or otherwise arising out of this contract, such person or entity shall have only one year after such cause of action accrues in which to commence against the other arbitration (or other legal action if arbitration is not applicable for any reason) asserting such breach or claim.
16. **IF PART INVALID REST OF CONTRACT SAVED.** You and I agree that each portion of this contract is independent and if any paragraph or provision violates the law and is unenforceable, the rest of the contract will be valid.
17. **DELIVERY AND PLACEMENT.** If you have included delivery of the unit purchased in the purchase price, or if you quote a charge for delivery to my destination, your agreement to transport the unit purchased, as well as the price quotation made, is based upon my assurance that travel is along acceptable all-weather roads, fully open and accessible, from the point of origin to point of delivery, during the period required for transportation. I assume all responsibility for the proper preparation of my property to both receive and locate the unit purchased. If you must hire extra labor and/or equipment in order to deliver and place the unit purchased because of something not previously disclosed to you, I will pay for all those additional costs. I understand that you do not guarantee proper placement unless a concrete pier, running below the frost line, has first been prepared. I will pay for all labor and material costs to re-set the unit when caused by future settling or sinking resulting from failure to provide a foundation approved by the State or Local Code in which the home is sited. I understand that the sewer must be stubbed out of the ground, the waterline must be capped and the electric line connected to a meter pole with a proper receptacle within 20 feet of the electric box inside of the home. I understand that unless otherwise provided on Page 1 (one) of this contract, the unit purchased is sold by you F.O.B. your lot and I am responsible for transporting it.
18. **CONNECTIONS, PERMITS AND CHANGES.** I understand that you are not permitted to make plumbing or electrical connections or connection of certain natural gas or propane appliances where state or local ordinance require a licensed plumber or electrician to do this work. I understand that you are not responsible for obtaining health or sanitation permits, nor for any local, county, or state permits required because of restrictive zoning. I understand that you are not responsible for making changes to plumbing, electrical or construction changes required by special building ordinances or laws. I will pay the costs of any changes needed for compliance with local, county, or state laws or zoning requirements.
19. **NOTICE OF WIDTH LIMITATIONS.** I have been informed of the length and width limitations, as of the date of this contract, now enforced in the several states, or provinces of Canada, as they may apply to the movement of manufactured homes over the public highways, and the fact that special permits are required. I understand that some states, or the provinces of Canada, may not grant the required permits where the size exceeds the statutory maximum. I release you and your assigns, and the manufacturer and its assigns, from any and all demands, suits or counter-claims, based on the size of the unit purchased, if it exceeds the limitations which are now, or may later be, imposed by any state or province.

All persons signing this form: If you do not understand any term(s) or legal effect(s), seek immediate competent legal counsel.

This sales transaction has involved significant negotiations between Seller and Buyer(s). The Buyer(s) acknowledge and agree that this contract supersedes (completely replaces) all prior contracts regarding this sale, if any, which Seller and Buyer(s) have signed prior to this date.

Initials: EAB

MANUFACTURED HOME DISPUTE RESOLUTION PROGRAM

REGULATIONS OF THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD) REQUIRE THAT MANUFACTURED HOME PURCHASERS RECEIVE THE FOLLOWING INFORMATION ABOUT FILING CONSUMER COMPLAINTS AND THE DISPUTE RESOLUTION PROCESS:

The U.S. Department of Housing and Urban Development (HUD) Manufactured Home Dispute Resolution Program is available to resolve disputes among manufacturers, retailers, or installers concerning defects in manufactured homes. Many states also have a consumer assistance or dispute resolution program. For additional information about these programs, see sections titled "Dispute Resolution Process" and "Additional Information-HUD Manufactured Home Dispute Resolution Program" in the Consumer Manual required to be provided to the purchaser. These programs are not warranty programs and do not replace the manufacturer's or any other person's warranty program.

The Consumer Manual is provided by the manufacturer and shipped with the home. A list of State Administrative Agencies (SAA) is available in the manual. If your state does not participate in the Federal program, or if you cannot get a resolution with your state agency, you can contact HUD at the address and phone number listed in your Consumer Manual.

Only alleged defects reported in the first year after the first installation of the manufactured home are covered under the HUD Manufactured Home Dispute Resolution Program. The Dispute Resolution Program applies to unresolved defect(s) involving manufacturers, retailers and/or installation issues. It is not applicable to cosmetic, contract or normal wear & tear issues.

If a resolution cannot be reached through the state or HUD resolution program the dispute will be resolved by binding arbitration. The matter will be referred to binding arbitration pursuant to the arbitration provision included in your sales documents.

Elizabeth A. Baillie

PRINT PURCHASER'S NAME

Elizabeth A. Baillie

PURCHASER'S SIGNATURE

PRINT PURCHASER'S NAME

PURCHASER'S SIGNATURE

DATE 11/30/24
MONTH DAY YEAR

ARBITRATION PROVISION

THE PARTIES TO THE RETAIL INSTALLMENT CONTRACT, EARNEST MONEY CONTRACT, MODULAR EARNEST MONEY CONTRACT OR CASH SALE AGREEMENT hereinafter the "Contract", agree that, EXCEPT AS PROVIDED IN THE FOLLOWING PARAGRAPH, any and all controversies or claims arising out of, or in any way relating to, the Contract or the negotiation, purchase, financing, installation, ownership, occupancy, habitation, manufacture, warranties (express or implied), repair or sale/disposition of the home which is the subject of the Contract, whether those claims arise from or concern the contract, warranty, statutory, property or common law, will be settled solely by means of binding arbitration before the American Arbitration Association (AAA) in accordance with its Consumer Arbitration Rules and applicable state law. Judgment on the arbitration award may be entered in any court having jurisdiction.

The parties agree that the following claims by Seller/Assignee are excluded from this Arbitration Provision: 1) claims to enforce a security agreement or a lien relating to the manufactured home secured in the transaction financing the purchase of the home whether as chattel or real property; 2) claims for eviction/possession. The institution and maintenance of these judicial proceedings shall not constitute a waiver of any party to compel arbitration regarding any other dispute subject to arbitration under the terms of this Provision.

The parties agree that this Arbitration Provision is being executed in conjunction with the Contract and amends and modifies the same. As such, it is the express intent of the parties that this Arbitration Provision be binding and enforceable and not affected by any merger clause contained in any other documents executed in conjunction with the purchase of the subject home.

Nothing in this Arbitration Provision prevents any party or beneficiary from seeking a consumer inspection from any federal or state licensing or regulatory agency or relieves anyone from any duty to comply with any order or directive of any applicable state department or agency.

The parties agree that this Arbitration Provision inures to the benefit of, and is intended to be for the benefit of, the manufacturer of the home which is the subject of the Contract as well as the manufacturer's and retailer's employees, officers, directors, agents, parent companies or affiliated companies as fully as if the manufacturer was a signatory to the Contract.

The parties agree that any contests to the validity or enforceability of this Arbitration Provision, or any other part of the Contract or related documentation, will be determined by arbitration in accordance with the terms of this Arbitration Provision. The parties further agree that in the event a dispute arises as to whether any claim, dispute or controversy is subject to this Arbitration Provision, that issue shall be decided by arbitration in the same manner and with the same effect as all other controversies subject to this Arbitration Provision.

This Arbitration Provision shall be interpreted to specifically prohibit class action arbitration; furthermore, the arbitrator selected hereunder shall not have any jurisdiction over, nor any authority to determine the arbitrability of, any class action claims.

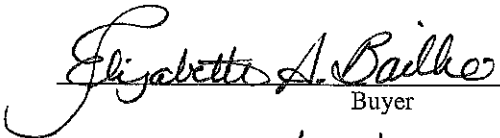

Either party may initiate arbitration (the "Claimant") by serving a written demand for arbitration (the "Demand") upon the other party (the "Respondent"). Palm Harbor Villages, Inc. must be served with the Consumer's Demand via its registered agent, Corporation Service Company, 2338 W. Royal Palm Road, Suite J, Phoenix, Arizona 85021. Consumer agrees that service of a Demand may be made upon Consumer at the address listed in the purchase contract or such other address for service provided to Palm Harbor Villages in writing by Consumer. The Claimant must also send one copy of the Demand to the AAA at the same time the Demand is sent to the Respondent. The mailing address of AAA's Case Filing Service is:

American Arbitration Association
Case Filing Services
1101 Laurel Oak Road, Suite 100
Voorhees, NJ 08043

When sending a Demand to the AAA, the Claimant must also send the following: (i) a copy of this Arbitration Provision; and (ii) the proper filing fee; the amount of the filing fee can be obtained by contacting AAA.

The parties understand they have the right to have any disputes between them decided in court, but they choose instead to have any such disputes decided by arbitration. The parties further understand that by agreeing to arbitrate, they knowingly and voluntarily waive any right they have to a jury trial and other rights afforded by the judicial process.

The parties agree that any arbitration proceedings commenced in accordance with this Arbitration Provision will be held in Suwannee County, FL, or such other location as the parties may mutually agree.

_____	
Buyer	Buyer
_____	<u>11/30/24</u>
Date	Date
	
Palm Harbor Homes	
<u>11-30-24</u>	
Date	

This sales transaction has involved significant negotiations between Seller and Buyer(s). The Buyer(s) acknowledge and agree that this contract supersedes (completely replaces) all prior contracts regarding this sale, if any, which Seller and Buyer(s) have signed prior to this date.

Columbia County Property Appraiser

Jeff Hampton

2025 Working Values

updated: 11/21/2024

Retrieve Tax Record

Tax Estimator

2024 TRIM (pdf)

Property Card

Parcel List Generator

Show on GIS Map

Print

Parcel: << 00-00-00-01218-000 (3766) >>

Owner & Property Info

<<

Result: 2 of 2

Owner	BAILLIE ELIZABETH A 338 SE HUBBLE ST LAKE CITY, FL 32025		
Site	1334 SW NEWARK DR, FORT WHITE		
Description*	LOT 94 UNIT 19 THREE RIVERS ESTATES. 835-205, WD 1467-278, WD 1526-1870,		
Area	0.91 AC	S/T/R	25-6S-15
Use Code**	VACANT (0000)	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

2024 Certified Values		2025 Working Values	
Mkt Land	\$20,000	Mkt Land	\$20,000
Ag Land	\$0	Ag Land	\$0
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$20,000	Just	\$20,000
Class	\$0	Class	\$0
Appraised	\$20,000	Appraised	\$20,000
SOH/10% Cap	\$200	SOH/10% Cap	\$0
Assessed	\$20,000	Assessed	\$20,000
Exempt	\$0	Exempt	\$0
Total	county:\$19,800	Total	county:\$20,000
Taxable	city:\$0	Taxable	city:\$0
	other:\$0		other:\$0
	school:\$20,000		school:\$20,000

NOTE: Property ownership changes can cause the Assessed value of the property to reset to full Market value, which could result in higher property taxes.

**▼ Sales History**

Show Similar Sales within 1/2 mile

Fill out Sales Questionnaire

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
11/1/2024	\$64,000	1526 / 1870	WD	V	Q	01
5/17/2022	\$29,000	1467 / 278	WD	V	Q	01
2/10/1997	\$0	835 / 205	WD	V	Q	02

▼ Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
NONE					

▼ Extra Features & Out Buildings

Code	Desc	Year Blt	Value	Units	Dims
NONE					

Order #: 6153	Label #: 108699	Manufacturer:	FLEETWOOD	(Check Size of Home)
Homeowner:	LIZ BAILE	Year Model:	2025	Single <input checked="" type="checkbox"/>
Address:	1334 SW NEWARK DR	Length & Width:	66 x 16	Double <input type="checkbox"/>
City/State/Zip:	FOET WHITE FL	Type Longitudinal System:	OLIVER TECH	Triple <input type="checkbox"/>
Phone #:		Type Lateral Arm System:	OLIVER TECH	HUD Label #:
Date Installed:		New Home: <input checked="" type="checkbox"/> Used Home: <input type="checkbox"/>		Soil Bearing / PSF:
Installed Wind Zone:	II	Data Plate Wind Zone:	II	Torque Probe / in-lbs:
Note:		Permit #:		

SEE A# FILE 2606A246997DA

STATE OF FLORIDA
INSTALLATION CERTIFICATION LABEL
108699

LABEL # _____ DATE OF INSTALLATION _____
DANIEL A HALL

NAME _____
IH / 1144605 / 11 6153

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



COLUMBIA COUNTY BUILDING DEPARTMENT
LETTER OF AUTHORIZATION TO SIGN FOR PERMITS
135 NE Hernando Ave, Suite B-21, Lake City, FL 32055
Phone: 386-758-1008 Fax: 386-758-2160

I, DANIEL A. HALL (license holder name), licensed qualifier
for HALLS TRANSPORT (company name), do certify that

the below referenced person(s) listed on this form is/are employed by me directly or through an employee leasing arrangement; or, is an officer of the corporation; or, partner as defined in Florida Statutes Chapter 468, and the said person(s) is/are under my direct supervision and control and is/are authorized to purchase permits, call for inspections, and sign on my behalf.

Printed Name of Person Authorized	Signature of Authorized Person
1. TEEA Foster	1.
2.	2.
3.	3.
4.	4.
5.	5.

I, the license holder, realize that I am responsible for all permits purchased, and all work done under my license and fully responsible for compliance with all Florida Statutes, Codes, and Local Ordinances. I understand that the State and County Licensing Boards have the power and authority to discipline a license holder for violations committed by him/her, his/her agents, officers, or employees and that I have full responsibility for compliance with all statutes, codes and ordinances inherent in the privilege granted by issuance of such permits.

If at any time the person(s) you have authorized is/are no longer employee(s), or officer(s), you must notify this department in writing of the changes and submit a new letter of authorization form, which will supersede all previous lists. Failure to do so may allow unauthorized persons to use your name and/or license number to obtain permits.

License Holders Signature (Notarized)

1144605
License Number

12-3-24
Date

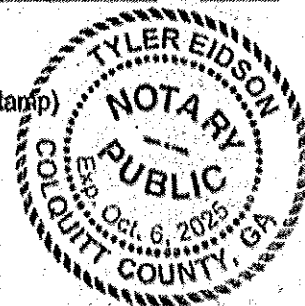
NOTARY INFORMATION:

STATE OF: Georgia COUNTY OF: Colquitt

The above license holder, whose name is _____
personally appeared before me and is known by me or has produced identification
(type of I.D.) license on this 3 day of December, 20 24.

NOTARY'S SIGNATURE

(Seal/Stamp)





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

*Use to authorize
Agent to pull
permit on Installers
behalf.

MOBILE HOME INSTALLERS AGENT AUTHORIZATION

I, DANIEL A. HALL, give this authority and I do certify that the below
Installers Name

referenced person(s) listed on this form is/are under my direct supervision and control and
is/are authorized to purchase permits, call for inspections and sign on my behalf.

Printed Name of Authorized Person	Signature of Authorized Person	Agents Company Name
TREER Foster	<i>Treer Foster</i>	Daniel Hall MH Setup

I, the license holder, realize that I am responsible for all permits purchased, and all work done
under my license and I am fully responsible for compliance with all Florida Statutes, Codes, and
Local Ordinances.

I understand that the State Licensing Board has the power and authority to discipline a license
holder for violations committed by him/her or by his/her authorized person(s) through this
document and that I have full responsibility for compliance granted by issuance of such permits.

Daniel Hall License Holders Signature (Notarized) 1144605 License Number 12-3-24 Date

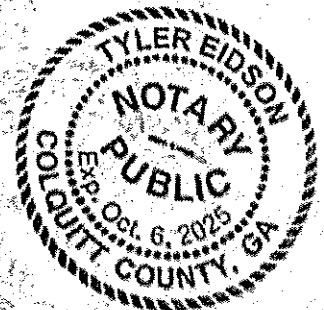
NOTARY INFORMATION:

STATE OF: Georgia COUNTY OF: Colquitt

The above license holder, whose name is Tyler Eidson,
personally appeared before me and is known by me or has produced identification
(type of I.D.) License on this 3 day of December, 2024.

[Signature]
NOTARY'S SIGNATURE

(Seal/Stamp)



Mobile Home Permit Worksheet

Application Number: _____

Date: _____

Customer - Baillie, Liz

Installer: DANIELA A. HALL License # 1144605

Address of home being installed: 1334 SW NEWARK DR.

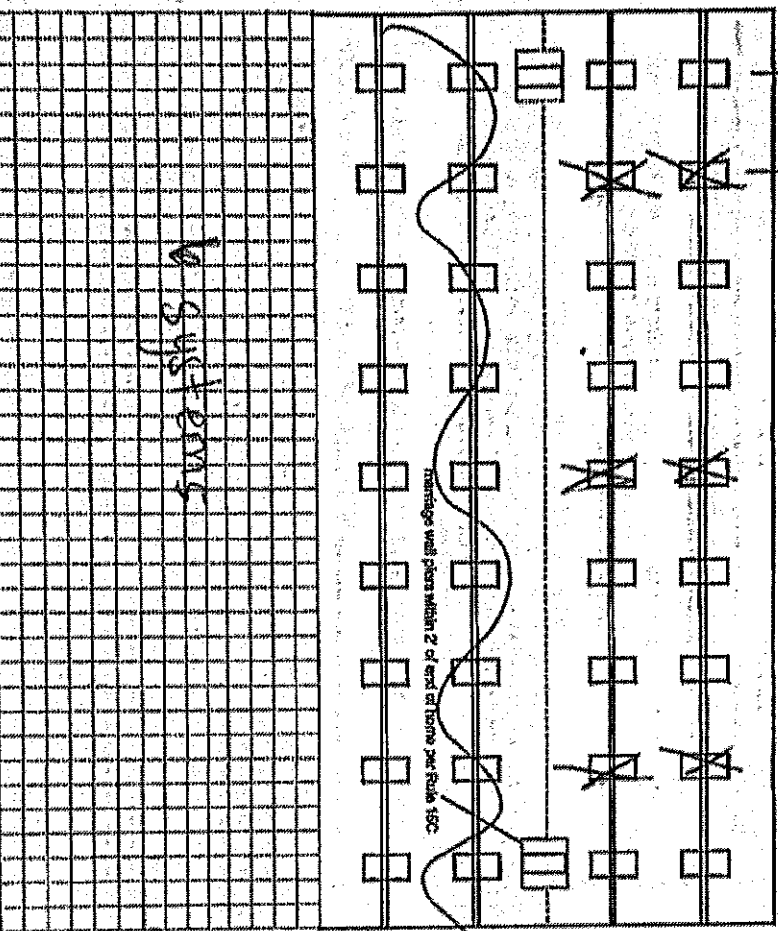
Fort White, FL

Manufacturer Fleetwood Length x width Mobile

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

Installer's initials DAH

Typical pier spacing 2' 4" Show locations of Longitudinal and Lateral Systems (use dark lines to show these locations)



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 Detail # 108699

Triple/Quad ☐ Serial # FLEETWOOD 244699704

PIER SPACING TABLE FOR USED HOMES

Load bearing capacity (sq in)	16' x 16" (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'	9'	10'	11'	12'	13'
3500 psf	8'	9'	10'	11'	12'	13'

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

PIER PAD SIZES

I-beam pier pad size 17.5 x 22.5

Perimeter pier pad size 16 x 16

Other pier pad sizes (required by the mfg.) _____

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 _____ Pier pad size _____

N/A

TIEDOWN COMPONENTS

Longitudinal Stabilizing Device (LSD) Manufacturer OLIVER TECH
Longitudinal Stabilizing Device w/ Lateral Arms Manufacturer OLIVER TECH

Side wall Longitudinal Marriage wall Shearwall

Number 30

OTHER TIES

FRAME TIES

within 2' of end of home spaced at 5' 4" oc 0

ANCHORS

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 25 1/2	448
24 x 24	576
26 x 26	676

Mobile Home Permit Worksheet

Application Number: _____

Date: _____

POCKET PENETROMETER TEST

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

X 1 X 1 X 1

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 1 X 1 X 1

TORQUE PROBE TEST

The results of the torque probe test is 350 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.

DAK Installer's initials

ALL TESTS MUST BE PERFORMED BY A LICENSED INSTALLER

Installer Name

DANIEL A. HAY

Date Tested

12-3-24

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. 65

Plumbing

Connect all sewer drains to an existing sewer tap or septic tank. Pg. 69

Connect all potable water supply piping to an existing water meter, water tap, or other independent water supply systems. Pg. 69

Site Preparation

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

Fastening multi wide units

Floor: Type Fastener: N/A Length: N/A Spacing: N/A
Walls: Type Fastener: N/A Length: N/A Spacing: N/A
Roof: Type Fastener: N/A Length: N/A Spacing: N/A
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. I understand a strip of tape will not serve as a gasket.

Installer's initials

Type gasket

N/A

Installed: Between Floors Yes —
Between Walls Yes —
Bottom of ridgebeam Yes —

16 X 66

Weatherproofing

The bottomboard will be repaired and/or taped. yes Pg. 112
Siding on units is installed to manufacturer's specifications. yes
Fireplace chimney installed so as not to allow intrusion of rain water. Yes N/A

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 N/A
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

Daniel Hay

Date 12-3-24



COLUMBIA COUNTY BUILDING DEPARTMENT
LETTER OF AUTHORIZATION TO SIGN FOR PERMITS
135 NE Hernando Ave, Suite B-21, Lake City, FL 32055
Phone: 386-758-1008 Fax: 386-758-2160

I, DANIEL A. HALL (license holder name), licensed qualifier
for HALLS TRANSPORT (company name), do certify that

the below referenced person(s) listed on this form is/are employed by me directly or through an employee leasing arrangement; or, is an officer of the corporation; or, partner as defined in Florida Statutes Chapter 468, and the said person(s) is/are under my direct supervision and control and is/are authorized to purchase permits, call for inspections, and sign on my behalf.

Printed Name of Person Authorized	Signature of Authorized Person
1. <u>TREEA Foster</u>	1. <u>[Signature]</u>
2.	2.
3.	3.
4.	4.
5.	5.

I, the license holder, realize that I am responsible for all permits purchased, and all work done under my license and fully responsible for compliance with all Florida Statutes, Codes, and Local Ordinances. I understand that the State and County Licensing Boards have the power and authority to discipline a license holder for violations committed by him/her, his/her agents, officers, or employees and that I have full responsibility for compliance with all statutes, codes and ordinances inherent in the privilege granted by issuance of such permits.

If at any time the person(s) you have authorized is/are no longer employee(s), or officer(s), you must notify this department in writing of the changes and submit a new letter of authorization form, which will supersede all previous lists. Failure to do so may allow unauthorized persons to use your name and/or license number to obtain permits.

[Signature]
License Holders Signature (Notarized)

1144605
License Number

12-3-24
Date

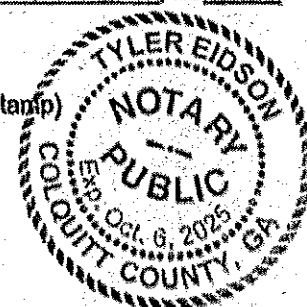
NOTARY INFORMATION:

STATE OF: Georgia COUNTY OF: Colquitt

The above license holder, whose name is _____
personally appeared before me and is known by me or has produced identification
(type of I.D.) license on this 3 day of December, 2024.

[Signature]
NOTARY'S SIGNATURE

(Seal/Stamp)



BOUNDARY SURVEY

OF,
LOT 94, THREE RIVERS ESTATES, UNIT 19
SECTION 25, TWP 6-S, RNG 15-E
COLUMBIA COUNTY, FLORIDA

DESCRIPTION

LOT 94, THREE RIVERS ESTATES, UNIT 19, A SUBDIVISION ACCORDING TO THE PLAT AS RECORDED IN PLAT BOOK 6, PAGE 13 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.

LEGEND

- DENOTES 5/8" IRON ROD & CAP SET (LB7683)
- DENOTES IRON PIPE OR REBAR FOUND (5/8")
- DENOTES 4"x4" CONCRETE MONUMENT SET (LB7683)
- DENOTES 4"x4" CONCRETE MONUMENT FOUND
- ⊙ DENOTES NAIL & DISC FOUND
- NO ID - NO IDENTIFICATION
- FND - FOUND
- CM - CONCRETE MONUMENT
- ± - MORE OR LESS
- ORB - OFFICIAL RECORDS BOOK
- PG - PAGE(S)
- (P) - PLAT
- (D) - DEED
- (C) - CALCULATED
- (M) - MEASURED
- AC - ACRE(S)
- POB - POINT OF BEGINNING
- POC - POINT OF COMMENCEMENT
- EOP - EDGE OF PAVEMENT
- EOG - EDGE OF GRADE
- N - NORTH
- E - EAST
- S - SOUTH
- W - WEST
- ◇ - TELEPHONE PEDESTAL
- PC - POINT OF CURVATURE
- PI - POINT OF INTERSECTION
- PT - POINT OF TANGENCY
- IP - IRON PIPE
- IPC - IRON PIPE and CAP
- IR - IRON ROD
- IRC - IRON ROD and CAP
- R - RADIUS
- T - TANGENT
- L - ARC LENGTH
- Δ - CENTRAL ANGLE
- CH - CHORD BEARING & DISTANCE
- RAW - RIGHT OF WAY
- TWP - TOWNSHIP
- RNG - RANGE
- X—X DENOTES FENCE
- E—E DENOTES OVERHEAD ELECTRIC
- DENOTES POWER POLE
- CONCRETE

SCALE: 1" = 50'

0 50 100 150

SURVEY FOR: STEFANIE MACDONALD

02/10/2023

DATE OF CERTIFICATE

01/11/2023

DATE OF FIELD SURVEY

BRIAN SCOTT DANIEL, PSM
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 6449

SURVEY VALID ONLY ON THE DATE OF FIELD SURVEY SHOWN HEREON. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER.

JOB NUMBER:
220246

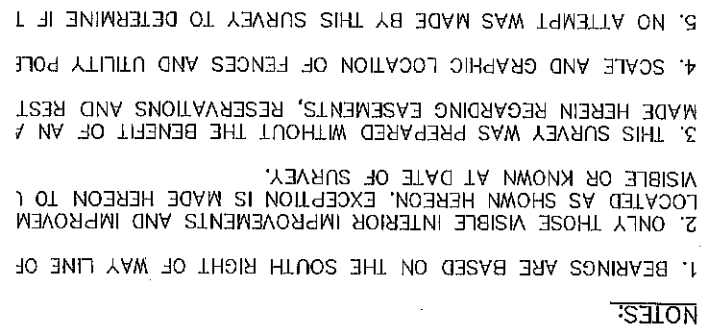
APPROVED:
BSD

DRAWN BY:
BC

FIELD BOOK
44 : 59
EFB

SHEET NO.

1 OF 1



GD

Prepared by and return to:

T. Bentley

Dixie Title Services, LLC

167 Northeast 351 Highway

Cross City, FL 32628

File No DTS241022

Consideration \$64,000.00

Parcel Identification No 00-00-00-01218-000

[Space Above This Line For Recording Date]

WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 1st day of November, 2024 between David MacDonald and Stefanie MacDonald, husband and wife, whose post office address is 6580 Northwest 55th Street, Bell, FL 32619, of the County of Gilchrist, Florida, Grantor, to Elizabeth A. Baillie, whose post office address is 338 Southeast Hubble Street, Lake City, FL 32025, of the County of Columbia, Florida, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S. \$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Columbia County, Florida, to-wit:

Lot 74, Section 25, more particularly known as Lot 94, Unit 19 of 3 Rivers Estates, Inc., said Unit 19 better described as follows: Commence at the Southwest corner of Section 24, Township 6 South, Range 15 East, Columbia County, Florida, and run South 65 degrees 52 minutes East Lambert Grid Bearing 531.32 feet for a Point of Beginning; thence run North 28 degrees 01 minutes West, 3693.12 feet; thence South 84 degrees 44 minutes 20 seconds East, 117.83 feet; thence South 32 degrees 35 minutes 50 seconds East, 187.97 feet; thence South 53 degrees 23 minutes 20 seconds East, 1755.29 feet; thence South 28 degrees 01 minutes East, 5021.26 feet; thence South 61 degrees 50 minutes West, 866 feet; thence North 28 degrees 01 minutes West, 3166 feet to the Point of Beginning. Being a part of Sections 23, 24 and 25, Township 6 South, Range 15 East, Columbia County, Florida.

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

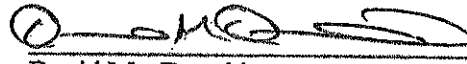
Subject to taxes for 2024 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

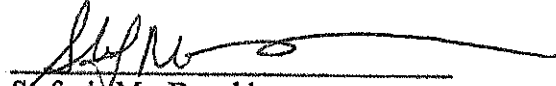
And Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:



David MacDonald



Stefanie MacDonald



WITNESS

PRINT NAME: Jane E. Moore



WITNESS

PRINT NAME: Michael W Moore

2600 NW 30th St.

Bell, FL 32619

WITNESS 1 ADDRESS

2600 NW 30th St

Bell, FL 32619

WITNESS 2 ADDRESS

STATE OF FLORIDA
COUNTY OF GILCHRIST

The foregoing instrument was acknowledged before me by means of (☒) physical presence or () online notarization this 31st day of October, 2024, by David MacDonald and Stefanie MacDonald.



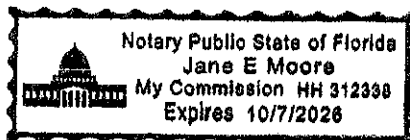
Signature of Notary Public

Print, Type/Stamp Name of Notary

Personally Known: _____ OR Produced Identification: ☒ _____

Type of Identification

Produced: FL IDL



NOTICE TO APPLICANT/OWNER REGARDING FLOODING

Please read carefully before you begin your construction project!

WARNING: The degree of flood protection required by this County's floodplain ordinance and the Florida Building Code are considered as minimum for regulatory purposes only. The floodplain ordinance and Florida Building Code are based on scientific and engineering considerations, but do not include actual, observed events of flooding that may have occurred at your property. You should also keep in mind that larger floods have, can, and will occur from time to time. Flood heights may be increased by man-made or natural causes. Approval of your permit under the floodplain ordinance does not imply that the permitted structure will be free from flooding or flood damage. The Special Flood Hazard Areas and Base Flood Elevations are contained in the Flood Insurance Study and shown on Flood Insurance Rate Maps. The County adopts these maps for purposes of compliance with the National Flood Insurance Program but makes no representations or assurances of their accuracy or reliability. The County does not maintain, track, or provide flood history data for any particular parcel of land.

THERE IS NO GUARANTY OF VESTED USE, EXISTING USE, OR FUTURE USE CREATED BY YOUR COMPLIANCE WITH THE FLOODPLAIN ORDINANCE. YOU ARE RESPONSIBLE FOR ASSESSING YOUR OWN PARTICULAR FLOOD RISK AND YOU ARE ENCOURAGED TO SPEAK WITH NEIGHBORING OWNERS AND THE PREVIOUS OWNERS OF YOUR LAND TO OBTAIN FIRST-HAND KNOWLEDGE OF YOUR PROPERTY'S SPECIFIC FLOOD HISTORY.

DISCLAIMER OF LIABILITY. The County floodplain ordinance does not create liability of the part of Board of County Commissioners of Columbia County or any officer or employee thereof for any flood damage that results from reliance on the ordinance, or any administrative decision lawfully made thereunder. Again, it is your responsibility to assess your property's flood risk and build accordingly.

For more information, see the Columbia County Code of Ordinances, Land Development Regulations, Article 8, at: https://library.municode.com/fl/columbia_county. Additional information can also be found on the County Building Department's web page: <https://www.columbiacountyfla.com/BuildingandZoning.asp>.

ACKNOWLEDGMENT

I have read and understand the foregoing NOTICE TO APPLICANT/OWNER REGARDING FLOOD ZONES. I understand it is my responsibility to determine my property's flood risk, and that the County has made me no assurances that my property can not or will not flood.

OWNER SIGNATURE: _____

PRINT NAME: _____

PARCEL # OR ADDRESS: _____

1334 SW Newark Dr., Ft White, FL 32038

SITE PLAN CHECKLIST

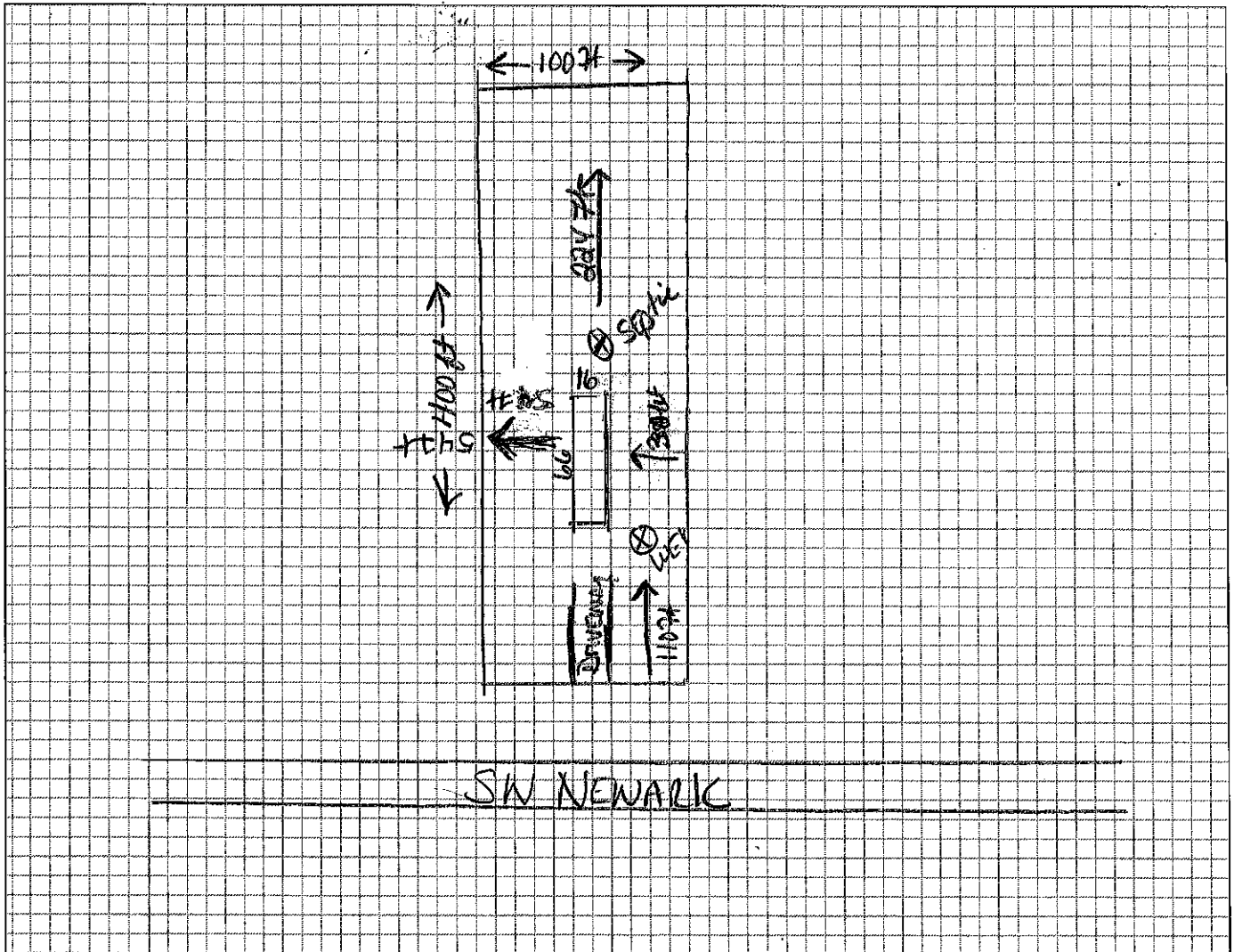
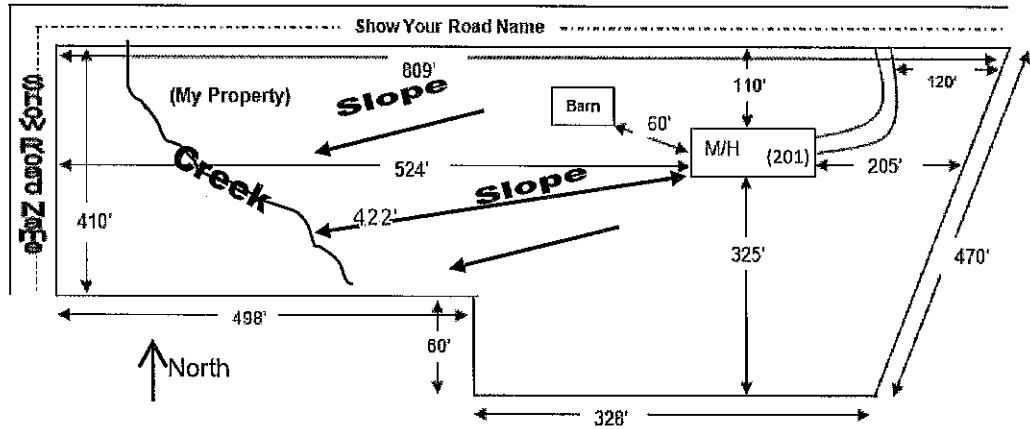
- ___ 1) Property Dimensions
- ___ 2) Footprint of proposed and existing structures (including decks), label these with existing addresses
- ___ 3) Distance from structures to all property lines
- ___ 4) Location and size of easements
- ___ 5) Driveway path and distance at the entrance to the nearest property line
- ___ 6) Location and distance from any waters; sink holes; wetlands; and etc.
- ___ 7) Show slopes and or drainage paths
- ___ 8) Arrow showing North direction

SITE PLAN EXAMPLE

Revised 7/1/15

NOTE:

This site plan can be copied and used with the 911 Addressing Dept. application forms.



2. ONLY THOSE VISIBLE INTERIOR IMPROVEMENTS AND IMPROVEMENTS PERTINENT TO THE SUBJECT LOCATED AS SHOWN HEREON. EXCEPTION IS MADE HEREON TO UNDERGROUND FACILITIES AND OTHER VISIBLE OR KNOWN AT DATE OF SURVEY.
3. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OR TITLE POLICY. THERE MADE HEREIN REGARDING EASEMENTS, RESERVATIONS AND RESTRICTIONS OF RECORD NOT PROVIDED.
4. SCALE AND GRAPHIC LOCATION OF FENCES AND UTILITY POLES, IF ANY, MAY BE EXAGGERATED.
5. NO ATTEMPT WAS MADE BY THIS SURVEY TO DETERMINE IF THE SUBJECT PROPERTY LIES WITHIN

