

13845 NW HWY  
Chiefland, FL 32626

## PURCHASE AGREEMENT



352-490-7422

MOBILE HOMES

Fax: 352-490-7424

Email: cghomesscfl@gmail.com

C &amp; G OF CHIEFLAND, INC.

Locally Owned and Operated

SOLD TO <u>KYLE S GOODRICH</u>		PHONE <u>386-466-8766</u>	DATE <u>11-18-22</u>
ADDRESS <u>TBD SW COUNTY RD 240 LAKE CITY FLA 32025</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 to purchase the following described property:			
MAKE <u>DESTINY</u>	MODEL <u>CPD-TE 28523C</u>	B. ROOMS <u>3</u>	FLOOR SIZE <u>1521 W08</u>
SERIAL NUMBER <u>DISH 118476A A+B</u>	<input checked="" type="checkbox"/> NEW <input type="checkbox"/> USED	COLOR	HITCH SIZE <u>1561 W32</u>
SALESMAN <u>KEAL WALKER</u>			
OPTIONAL EQUIPMENT, LABOR AND ACCESSORIES		PRICE OF UNIT	<u>9149.900</u>
<u>DEL SETUP AC 3 SETS CODE STAYS</u>		IMPROVEMENTS	<u>20,000</u>
<u>STIR SKIRTING</u>			
<u>WELL</u>			
<u>SEPTIC TANK</u>		SALES TAX <u>WITH \$50 SURTAX</u>	<u>4547</u>
<u>POWER POLE</u>			
<u>DIRT PAD</u>		NON-TAXABLE ITEMS	
<u>PERMITS</u>		VARIOUS FEES	
<u>CULVERT</u>		1. CASH PRICE	<u>\$174,447</u>
		TRADE-IN ALLOWANCE	\$
		LESS BAL. DUE ON ABOVE	\$
		NET ALLOWANCE	
		CASH DOWN PAYMENT	<u>20,000</u>
		2. LESS TOTAL CREDITS	
		3. UNPAID BALANCE OF CASH SALE PRICE	<u>\$154,447</u>
		Title to said unit shall remain in the Seller until the agreed purchase price there for 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; there upon 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 judgment and inspection in making this determination.	
Seller is not permitted to make plumbing or electrical connections, or connecting 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, Independent Subcontractors, or any other cause beyond Seller's control.		Buyers warrant that they have read and 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 Buyer 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.	
BUYERS FULLY UNDERSTAND AND AGREE THAT THE BUYERS WILL BE SOLELY RESPONSIBLE TO PAY ANY PRICE INCREASES GIVEN BY THE MANUFACTURER UNTIL AT WHICH TIME THE HOME IS BUILT AND INVOICED BY THE MANUFACTURER.		BUYERS HERE BY ACKNOWLEDGE RECEIPT OF A COPY OF THE PURCHASE AGREEMENT AND ADDITIONAL TERMS AND CONDITIONS	
C & G OF CHIEFLAND, INC.		DEALER SIGNED X <u>[Signature]</u>	BUYER
Not Valid Unless Signed and Accepted by an officer of the Company		SIGNED X	BUYER
By <u>[Signature]</u>			



## Columbia County Property Appraiser

Jeff Hampton

2023 Working Values

updated: 1/19/2023

Parcel: &lt;&lt; 09-5S-17-09173-005 (45679) &gt;&gt;

## Owner &amp; Property Info

Owner	GOORICH KYLE 978 SW COUNTY ROAD 240 LAKE CITY, FL 32025		
Site			
Description*	BEG INTERS OF S R/W OF CR-240 & E LINE OF SW1/4 OF NE1/4 OF SE1/4, S 514.70 FT, W 400.16 FT, N 571.95 FT TO S R/W OF CR-240, SE ALONG RAW 402.95 FT TO POB. EX A PORTION DESC IN ORB 1119-1869. 349-47, 360-212, 360-214, 397-735, 422-509, 455-330, 462-482, 7 ...more>>>		
Area	4.17 AC	S/T/R	09-5S-17
Use Code**	CROPLAND CLS2 (5200)	Tax District	3

\*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.

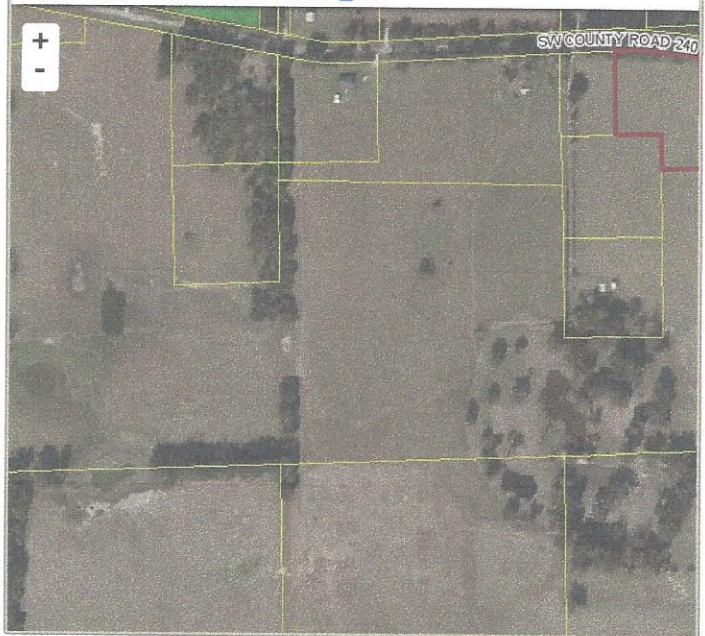
\*\*The Use Code is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning &amp; Zoning office for specific zoning information.

## Property &amp; Assessment Values

2022 Certified Values	2023 Working Values	
There are no 2023 Certified Values for this parcel	Mkt Land	\$0
	Ag Land	\$1,355
	Building	\$0
	XFOB	\$0
	Just	\$31,275
	Class	\$1,355
	Appraised	\$1,355
	SOH Cap [?]	\$0
	Assessed	\$1,355
	Exempt	\$0
	Total	county:\$1,355 city:\$0
	Taxable	other:\$0 school:\$1,355

Aerial Viewer Pictometry Google Maps

2022 2019 2016 2013 2010 Sales



## Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
11/11/2022	\$100	1479/0499	WD	V	U	11
9/23/2022	\$100	1476/0926	WD	V	U	11

## Building Characteristics

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

## Extra Features &amp; Out Buildings (Codes)

Code	Desc	Year Blt	Value	Units	Dims
NONE					

## Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
5200	CROPLAND 2 (AG)	4.170 AC	1.0000/1.0000 1.0000/ /	\$325 /AC	\$1,355
9910	MKT.VAL.AG (MKT)	4.170 AC	1.0000/1.0000 1.0000/ /	\$7,500 /AC	\$31,275

**Prepared by:**

Branden L. Strickland, Esq.  
Strickland Law Firm, P.L.  
283 NW Cole Terrace  
Lake City, FL 32055  
386-752-0946

The preparer of this instrument has performed no title examination nor has the preparer issued any title insurance or furnished any opinion regarding the title, names, addresses, tax identification number and legal description furnished by parties.

File# 22-0578

Inst: 202212021627 Date: 11/14/2022 Time: 4:07PM  
Page 1 of 3 B: 1479 P: 499, James M Swisher Jr, Clerk of Court  
Columbia, County, By: VC *we*  
Deputy ClerkDoc Stamp-Deed: 0.70

## Warranty Deed

Individual to Individual

THIS WARRANTY DEED made the 11<sup>th</sup> day of November, 2022, by Robert S. Goodrich and His Wife Pamela K. Goodrich whose address is: 978 SW County Road 240, Lake City, FL 32025, hereinafter called the grantor, to Kyle Goodrich whose address is: 978 SW County Road 240, Lake City, FL 32025, 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, all that certain land situate in COLUMBIA County, Florida:

**See Exhibit "A" Attached Hereto And By This Reference Made A Part Thereof.**

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

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

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 the prior year.



File# 22-0578


Exhibit "A"


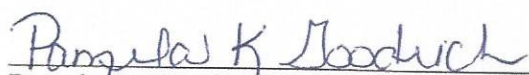
A part of the East Half of the SE 1/4 of Section 9, Township 5, South, Range 17 East, Columbia County, Florida more particularly described as follows:

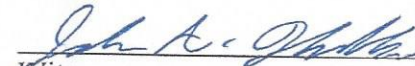
Begin at the intersection of the South right of way line of County Road No. 240 and the East line of the SW 1/4 of the NE 1/4 of the SE 1/4 of said Section 9, run thence S 00°01'59" E, along said East line, a distance of 514.70 feet; thence S 88°44'38" W, 400.16 feet; thence N 00°01'30" W, 571.95 feet to a point on the South right of way line of County Road No. 240, said point being on a curve run thence Easterly along the curve with a radius of 1859.86 feet, an arc length of 403.74 feet, with an included angle of 12°26'20" being subtended by a chord bearing and distance of S 83°05'24" E, 402.95 feet, to the Point of Beginning.

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:

  
Witness:  
Madison Williams  
Printed Name:

  
Robert S. Goodrich  
  
Pamela K. Goodrich

  
Witness:  
Jordan A. Hallock  
Printed Name:

STATE OF FLORIDA  
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 11<sup>th</sup> day of November, 2022 by Robert S. Goodrich and His Wife Pamela K. Goodrich, personally known to me or, if not personally known to me, who produced DL as identification.



Jordan A. Hallock  
Notary Public  
State of Florida  
Comm# HM123233  
Expires 4/27/2025



# Mobile Home Permit Worksheet

Application Number: \_\_\_\_\_

Date: \_\_\_\_\_

Installer Ernest S. Johnson License # TH1025249

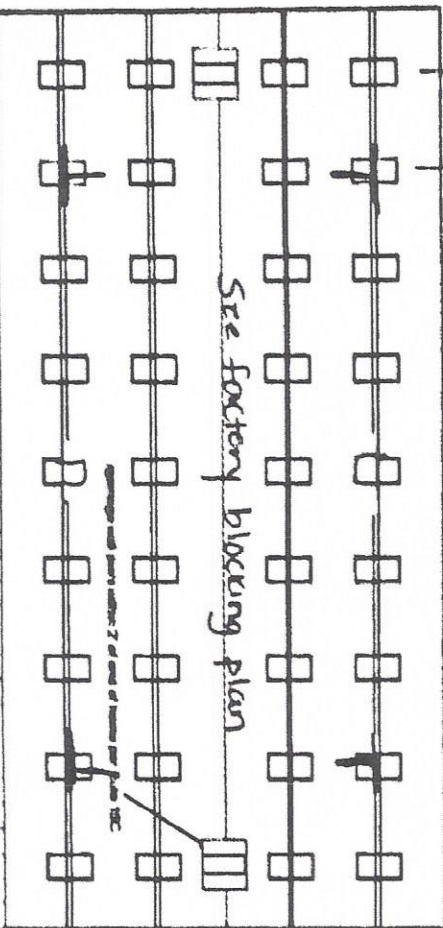
Address of home \_\_\_\_\_  
being installed \_\_\_\_\_

Manufacturer Destiny Length x width 52 x 28

NOTE: If home is a single wide fill out one half of the blocking plan  
If home is a triple or quad wide stretch in remainder of home  
I understand Lateral Arm Systems cannot be used on any home (new or used)  
where the sidewall has exceeded 5 ft 4 in.

Installer's initials: ESJ

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 Decal # 96444

Triple/Quad ☐ Serial # \_\_\_\_\_

## PIER SPACING TABLE FOR USED HOMES

Load bearing capacity	Footer size (sq. ft.)	16' x 16' (256)	18' 1/2' x 18' (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'	8'
1500 psf	4'	6'	8'	10'	12'	14'	16'
2000 psf	6'	8'	10'	12'	14'	16'	18'
2500 psf	8'	10'	12'	14'	16'	18'	20'
3000 psf	10'	12'	14'	16'	18'	20'	22'
3500 psf	12'	14'	16'	18'	20'	22'	24'

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

## PIER PAD SIZES

I-beam pier pad size 2 3/8 x 3 1/2 1 1/2"  
Ollivet 1065-11 0" 17.5 x 25.5

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 \_\_\_\_\_

See

factory

blocking plan

TIEDOWN COMPONENTS

Longitudinal Stabilizing Device (LSD)  
Manufacturer \_\_\_\_\_  
Longitudinal Stabilizing Device w/ Lateral Arms  
Manufacturer Ollivet 1101 V

Sideeal  
Longitudinal  
Marriage wall  
Shearwall  
Number 24  
0  
4

FRAME TIES

within 2' of end of home spaced at 5' 4" OC

OTHER TIES

ANCHORS

4 ft ☒ 5 ft ☒

Pad Size	Sq. In.
15 x 15	225
16 x 18	288
18.5 x 18.5	342
16 x 22.5	360
17 x 22	374
13 1/4 x 25 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



# Mobile Home Permit Worksheet

Application Number: \_\_\_\_\_

Date: \_\_\_\_\_

## POCKET PENETROMETER TEST

The pocket penetrometer tests are rounded down to \_\_\_\_\_ psf or check here to declare 1000 lb soil ☒ without testing

x 1000 x 1000 x 1000

### 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 1000 x 1000 x 1000

## TORQUE PROBE TEST

The results of the torque probe test is 85 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

Installer's initials \_\_\_\_\_

## ALL TESTS MUST BE PERFORMED BY A LICENSED INSTALLER

Installer Name Ernest S. Johnson

Date Tested Assumed driver now uses 415' anchors

## 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 \_\_\_\_\_

## Plumbing

Connect all sewer drains to an existing sewer tap or septic tank Pg \_\_\_\_\_

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

## Site Preparation

Debris and organic material removed ☒ Swale ☒ Pad ☒ Other \_\_\_\_\_

## Fastening multi wide units

Floor: Type Fastener 1095 Length: 6 Spacing: 20  
Walls: Type Fastener 1095 Length: 4 Spacing: 18  
Roof: Type Fastener 1095 Length: 6 Spacing: 18

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 ES

Type gasket R11  
Pg \_\_\_\_\_ Installed: Between Floors Yes ☒  
Between Walls Yes ☒  
Bottom of ridgebeam Yes ☒

## Weatherproofing

The bottomboard will be repaired and/or taped. Yes ☒ Pg \_\_\_\_\_  
Siding 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 \_\_\_\_\_

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 Ernest S. Johnson Date \_\_\_\_\_



[illegible]

1000LBS ABS FOUNDATION PLAN

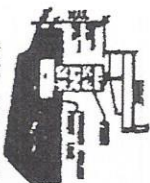
1998

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[illegible]

NOTE: SEE 1-12  
INSTALLATION MANUAL

[illegible]

1000LBS ABS FOUNDATION PLAN

2B'x52' 3BR~2BA

**DOMINY TRILL**

**ELITE MEDICAL**

280 TF 262 Y

1/29/2001

1308

1-C17

**E**

250 R.W. BRYAN ROAD  
MOUNTAIN, GEORGIA 31766  
PHONE: 1-800-702-0630



# REVISIONS

DATE	DESCRIPTION

DRAWING TITLE

DRAWING FILE INFORMATION

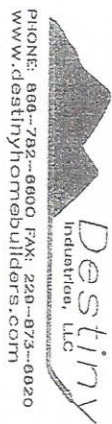
28X58 3BR-2B

DRAWN BY: RYAN GOLDEN

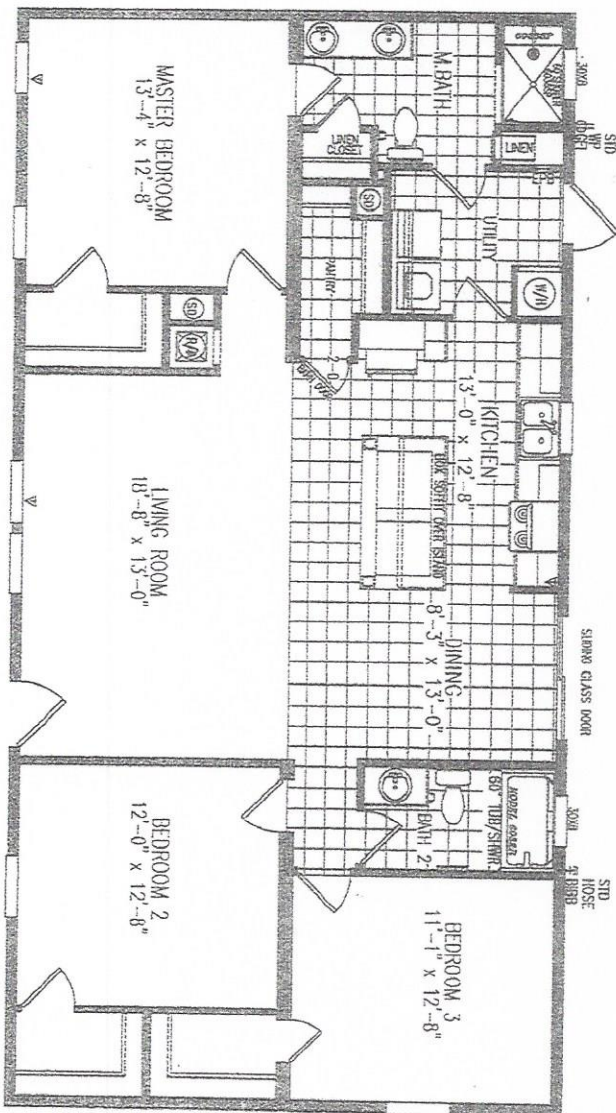
DATE: 07/20/2021

PROJECT: TIMBERLINE ELITE  
MODEL NO: D583-796-96  
SQ. FT.: 1458

SHEET: 1-A1  
REVISED:  



MODEL 290TE 28523C3BR ~ 2BTH  
28' x 56' ~ 1386 SQ. FT.





1" = 100'  
JH/LL

# MAP OF BOUNDARY SURVEY

A part of the East Half of the SE 1/4 of Section 9, Township 5, South, Range 17 East, Columbia County, Florida more particularly described as follows:  
Begin at the intersection of the South right of way line of County Road No. 240 and the east line of the SW 1/4 of the NE 1/4 of the SE 1/4 of said Section 9, run thence S 00°01'59" E, along said east line, a distance of 514.70 feet; thence S88°44'38"W, 400.16 feet; thence N00°01'30"W, 571.95 feet to a point on the South right of way line of County Road No. 240, said point being on a curve run thence easterly along the curve with a radius of 1859.86 feet, an arc length of 403.74 feet, with an included angle of 12°26'20" being subtended by a chord bearing and distance of S83°05'24"E, 402.95 feet, to the Point of Beginning. Containing 5.06 acres more or Less.

