

#1248-12

Landlord Private Property Waiver

Customer File #: 2564283

Borrower Name: Benjamin J Hewett

This form certifies that there will be no lot rent or land payment for the manufactured home located at:

Address: 796 SW Bussey Glenn

City: Ft White State: FL Zip Code: 32038

Landowner Name (print): Katherine Hewett

Landowner Phone #: 386 365 5843

Relationship to Borrower: Mother

Katherine B. Hewett
*Landowner Signature

*Copy of Deed or most recent tax records must accompany this form to document ownership of the land by Landowner.

#2564283

1248-12

Freedom Mobile Home Sales, Inc

3269

DATE OF BIRTH

BUYER: 08/30/60

CO-BUYER:

EMAIL 0

466 SW DEPUTY J DAVIS LN,
LAKE CITY, FLORIDA 32024
(386) 752-5355 Fax: (386) 752-4757

DRIVER'S LICENSE

BUYER: H300-070-60-310-1

CO-BUYER: 0

BUYER(S) BENJAMIN J HEWETT		PHONE -		DATE 07/29/20	
ADDRESS 796 SW BUSSEY GLEN FT WHITE FL 32038		Salesperson: MIKE COX			
DELIVERY ADDRESS 796 SW BUSSEY GLEN FT WHITE FL 32038					
LIVE OAK L-2563G		YEAR 2021	BEDROOMS 3X2	FLOOR SIZE 28 w 56	HITCH SIZE 28 w 60
SERIAL NUMBER LOHGA22035793AB		COLOR	PROPOSED DELIVERY DATE		STOCK NUMBER 1717
New or Used SPRINTER		KEY NUMBERS			
LOCATION	R-VALUE	THICKNESS	TYPE OF INSULATION		BASE PRICE OF UNIT \$78,857.47
CEILING	27	9 1/5	ROCKWOOL		
EXTERIOR	11	3 1/2	FIBERGLASS		SUB-TOTAL \$78,857.47
FLOORS	22	7	FIBERGLASS		COUNTY TAX \$50.00
THIS INSULATION INFORMATION WAS FURNISHED BY THE MANUFACTURER AND IS DISCLOSED IN COMPLIANCE WITH THE FEDERAL TRADE COMMISSION RULE 16 CRF, SECTION 460.16.					SALES TAX 6% \$4,731.45
OPTIONAL EQUIPMENT, LABOR, AND ACCESSORIES					TAG AND TITLE \$0.00
Delivered and Set Up:					
Trim					Included
Tied Down:					Included
Dirt Pad					Included
land clearing					NO
Connect water and sewer within 20 feet of existing facility					Included
Furnished \$ NO					
Unfurnished AGREE					
Customer responsible for any wrecker fees incurred on lot.					AGREE
Wheels & axles deleted from sale price of home.					AGREE
Electrical Hookup					Included
Type of A/C 14 SEER					Included
Type of Skirting VERTICAL					Included
Type of steps WOOD CODE					Included
NOTE: WARRANTY, EXCLUSIONS AND LIMITATIONS OF DAMAGES ON THE REVERSE					
DESCRIPTION OF TRADE-IN YEAR BEDROOMS SIZE					
MAKE N/A N/A N/A					
MODEL					
TITLE NO. SERIAL COLOR					
N/A N/A					
LIEN HOLDER PHONE NO AMOUNT					
N/A N/A N/A					
TRADE PAYOFF IS TO BE PAID BY 0					
THIS AGREEMENT CONTAINS THE ENTIRE UNDERSTANDING BETWEEN DEALER AND BUYER AND NO OTHER REPRESENTATION OR INDUCEMENT, VERBAL OR WRITTEN HAS BEEN MADE WHICH IS NOT CONTAINED IN THIS CONTRACT. Dealer and Buyer certify that the additional terms and conditions printed on Page 2 of this contract are agreed to as part of the contract and accessories, the insurance as described has been voluntary, the Buyer's trade-in is free of all claims whatsoever except as noted.					
1. CASH PURCHASE PRICE \$83,638.92					
TRADE-IN ALLOWANCE \$0.00					
LESS BAL. DUE ON ABOVE \$0.00					
NET ALLOWANCE \$0.00					
CASH DOWN PAYMENT \$8,400.00					
0 \$0.00					
LESS TOTAL CREDITS \$8,400.00					
BALANCE DUE TO FREEDOM \$75,238.92					
LAND PAYOFF \$0.00					
CLOSING COST FINANCED BY LENDER \$5,118.37					
INSURANCE \$0.00					
ESTIMATED FINAL LOAN AMOUNT \$80,357.29					
Initial:					
NO VERBAL AGREEMENTS WILL BE HONORED.					
SELLER AGREES TO PAY UP TO 6% \$0.00					
OF BUYERS CLOSING COST AND PREPAIDS					
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.					
Liquidated Damages are agreed to \$900.00 or 10% of the cash price, whichever is greater.					
REFER TO PARAGRAPH #6 ON THE REVERSE SIDE OF THIS CONTRACT					

Freedom Mobile Home Sales, Inc DEALER

Not Valid Unless Signed by Steve Smith (Vice Pres)

SIGNED X

SOCIAL SECURITY NO. 267-19-8776

BUYER

BY

Agent

SIGNED X

SOCIAL SECURITY NO.

BUYER

This instrument prepared by and to be returned to:
Kelly N. Catoe, Esquire
The Karniewicz Law Group
3834 W. Humphrey Street
Tampa, FL 33614
(813) 962-0747

Inst: 201912012473 Date: 06/03/2019 Time: 1:15PM
Page 1 of 2 B: 1385 P: 2057, P.DeWitt Cason, Clerk of Court
Columbia, County, By: BD
Deputy ClerkDoc Stamp-Deed: 0.70

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made this 2nd day of March, 2019 by and between, Katherine Bussey Hewett, a single woman, whose post office address 796 SW Bussey Glen, Fort White, Florida 32038, as Grantor, to Katherine B. Hewett, as Trustee of the Katherine B. Hewett Revocable Trust dated January 18, 2019, whose post office address 796 SW Bussey Glen, Fort White, Florida 32038, as Grantee.

WITNESSETH:

That Grantor, for and in consideration of the sum of Ten Dollars (\$10.00), lawful money of the United States of America, to her in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed to Grantee, its successors and assigns forever, all of that certain real property in Columbia County, Florida, more particularly described as follows:

Begin at the Northwest corner of the NW 1/4 of SE 1/4, Section 18, Township 7 South, Range 17 East, Columbia County, Florida, and run N 88 deg. 01' 07" E along the North line of said NW 1/4 of SE 1/4, 621. 12 feet, thence S 1 deg. 24' 51" E, 978. 64 feet, thence S 87 deg. 25' 54" W, 621.22 feet to the West line of said NW 1/4 of SE 1/4, thence N. 1 deg. 25' 51" W along said West line, 985.00 feet to the Point of Beginning.
Containing 14 acres, more or less.

Parcel ID: 18-75-17-10021-001

The above-described property is the homestead of Grantor.

TO HAVE AND TO HOLD, the above-described real property, with the appurtenances, tenements, and hereditaments, unto Grantee, its successors and assigns, in fee simple and forever.

SUBJECT TO declarations, restrictions, conditions, reservations, and easements of record, if any, none of which are intended to be reimposed hereby, and subject to the lien of all taxes and assessments for the year 2018 and thereafter.

AND Grantor reserves the right to use, occupy and reside upon any real property placed in this Trust as her permanent residence during her life. It is the intent of the provision to retain for the Grantor the requisite beneficial interest and possessory right in and to such real property to comply with Florida

Statute 196.041(2), such interest being hereby declared to be "equitable title to real estate" as that term is employed in Section 6, Article VII of the State Constitution.

AND Grantor does hereby specially warrant the title to said real property, and will defend the same against the lawful claims of all persons claiming by, through, or under Grantor.

This Special Warranty Deed was prepared without the benefit of a title search.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed under seal on the date aforesaid.

SIGNED, SEALED and DELIVERED
in the presence of:

Bethanne Lence
Signature of Witness

Bethanne Lence
Printed Name of Witness

W^{Mr} Fewell
Signature of Witness

WILLIAM FEWELL
Printed Name of Witness

Katherine B. Hewett
Katherine Bussey Hewett

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing Special Warranty Deed was acknowledged and executed before me on March 02, 2019, by Katherine Bussey Hewett.

Personally Known _____
Produced Identification ✓
Type of Identification FL D.L.

Mark Evans
Notary Public--State of Florida
Print Notary Name: _____
My Commission Number is: _____
My Commission Expires: _____

