PERMIT APPLICATION / MANUFACTURED HOME INSTALLATION APPLICATION

	For Office Use Only (Revised 7-1-15) Zoning Official Building Official
1	AP# 53433 Date Received By MG Permit #
F	Flood Zone Development Permit Zoning Land Use Plan Map Category
(Comments
-	EMA Month
1	EMA Map# Elevation Finished Floor River In Floodway Recorded Deed or Property Appraiser PO Site Plan _ PH # BH #
1	Existing well Land Owner Affidavit Installer Authorization FW Comp. letter App Fee Paid
	BOT Approval □ Parent Parcel # □ STUP-MH □ □ 1911 App
	-Emerme water sys Leasessment 1111 - Ear-County Lead VF Form
Pro	operty ID# 20-35-17-05182-10-Subdivision Dak Forest landing Lot# 2
	New Mobile Home Used Mobile Home MH Size 4 Year 98
	Applicant Soup North Phone # 803-517-5701
	Address 3311 Sw Stock Rd 247 lake City Fl 32024
	Name of Property Owner Deset Snead Phone# 260-337-3557
	911 Address 1028 NE Dara Ter Lake City FI
	Circle the correct power company - FL Power & Light - Clay Electric
	(Circle One) - Suwannee Valley Electric - Duke Energy
	Name of Owner of Mobile Home Derek Snead Phone #240-337-3557
	Address 1468 Sw Main Blud 1051 Lake Coty F1 32055
	Relationship to Property Owner
I	Current Number of Dwellings on Property
	Lot Size Total Acreage
	Do you : Have Existing Drive or Private Drive or need Culvert Permit or Culvert Waiver (Circle one)
	(Currently using) (Blue Road Sign) (Putting in a Culvert) (Not existing but do not need a Culvert)
п	Is this Mobile Home Replacing an Existing Mobile Home 105 Ab 165
ш	Driving Directions to the Property Ron US-441 N, R on NE Tannyl
	R on NE Diana Ferr, property on R
	Name of the state
	Installers Address 5801 Sw State Rd 47 Lave City F1 32024
	License Number TH 1038219 Installation Decal #
	installation becal #

CODE ENFORCEMENT PRELIMINARY MOBILE HOME INSPECTION REPORT

DATE RECEIVED BY IS THE M/H ON THE PROPERTY WHERE THE PERMIT WILL BE ISSUED?
OWNERS NAME Derex Spead PHONE 260-337-5557
ADDRESS 1726 NW Main Blvd Lake City Fl 32055
MOBILE HOME PARKSUBDIVISION
DRIVING DIRECTIONS TO MOBILE HOME
MOBILE HOME INSTALLER RUSTY KNOWLS PHONE CELL 384-397-0884
MOBILE HOME INFORMATION
MOBILE HOME INFORMATION MAKE Styline YEAR 98 SIZE 120 x 76 COLOR White SERIAL NO. 8D6 11131 K
SERIAL NO. SDICILISIK
WIND ZONE Must be wind zone II or higher NO WIND ZONE I ALLOWED
INSPECTION STANDARDS
INTERIOR: (P or F) - P= PASS F= FAILED
SMOKE DETECTOR () OPERATIONAL () MISSING
FLOORS () SOLID () WEAK () HOLES DAMAGED LOCATION
DOORS ()OPERABLE ()DAMAGED
WALLS () SOLID () STRUCTURALLY UNSOUND
WINDOWS () OPERABLE () INOPERABLE
PLUMBING FIXTURES () OPERABLE () MISSING
CEILING () SOLID () HOLES () LEAKS APPARENT
ELECTRICAL (FIXTURES/OUTLETS) () OPERABLE () EXPOSED WIRING () OUTLET COVERS MISSING () LIGHT FIXTURES MISSING
EXTERIOR: WALLS / SIDDING () LOOSE SIDING () STRUCTURALLY UNSOUND () NOT WEATHERTIGHT () NEEDS CLEANING
WINDOWS () CRACKED/ BROKEN GLASS () SCREENS MISSING () WEATHERTIGHT
ROOF () APPEARS SOLID () DAMAGED
STATUS
APPROVED WITH CONDITIONS:
NOT APPROVED NEED RE-INSPECTION FOR FOLLOWING CONDITIONS
SIGNATURE ID NUMBER DATE

Florida Mobilehome Brokers LLC

29685 59th Drive lot 8

Drivers License

Co-Buyer:

Buyer:

Date of Birth

Branford, Fl. 32008 (386)269-2070. Fax: (386) 243-8966 Buyer: Co-Buyer:

BUYER(S)	ERRIK	SNEAR		PHO	NE 260-3	37-3	557 1		27-2022
	ULS .	SW MAK		105-1	AND RESIDENCE OF THE PERSON NAMED IN COLUMN 2 IS NOT THE OWNER, THE PERSON NAMED IN COLUMN 2 IS NOT THE OWNER.	2ER32N77		32	055
DELIVERY ADDRESS:	TBD								
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SKYLTWE/	MENN	198	3_	je.	76 116	SO W	16	KF	Y NUMBERS
SERIAL NUMBER	V		COLOR		PROPOSED DE	ELIVERT DATE	1	742	NIA
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EXTERIOR			Fiber	CONTRACTOR OF THE PARTY OF THE	PROCESSING	TLL	SHE	-TOTAL	
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OMPLIANCE WITH THE FA	EDERAL TRADE COM	MISSION RULE 16CRF SECT	ON 460 16.	- 加史森斯斯 (1865)	COUNTY SUF	DTAV	-	-	
		MENT, LABOR & A		1	TAG & TITLE	AND RESIDENCE AN			
We do not endors	e any vendors	, we can supply yo	u with		VARIOUS FE		DANCE		
a list, However we	are not assoc	ciated or responsib	le //	/	LAND IMPRO			(and	
for any vendors. V	Vhich includes	time frame, cost,	etc	A	LAND IMPRO	VEMENIS	lanowai	100)	\$-
			X		1. CASH PU	DCHACE	PRICE		S-
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Unfurnished 🗵				(A)	NET ALLOWAND	1		9-	
			1	1/4	CASH DOWN PA	-1		\$ -	
Customer respons	sible for any tra	actor / dozier fees i	ncurred (X/	2. LESS TOT		Te	- 4	
during set-up of n	ew home and	or removal of trad	-	1.0	2. LESS 101	AL CREDI		B TOTAL	S-
				8	D D : 4 M		30	D TOTAL	\$-
Customer agrees	to have home	removed off prope	erty by		Pre-Paid Item 3. Unpaid Ba		ach Sale	Price	200,000
	or additional fe	es will occer		7		Kamce or C	den oak	E T TOOL	1000
				4	REMARKS: NO VERBAL	ACDEEME	NITE WI	II RE HO	NORFO
Customer respon	sible for any a	ind all hook-ups, U	niess	0	The second second	MGREENE	TIME CO AND	LL DL 110	neona.
otherwise noted	on "Promise A	greement" (see att	ached) (1	Initial:	Home sold	d ac ic no	warrantie	96
				1970	Home only	Tionie son	2 00 10 11	J 11 G 11 G 11 G 1	
Customer respon	sible for releve	eling of home after	initial	//	1				
setup. Can not be	e responsible	for settling of land.	We will		1				
re-level home, bu	it there will be	a charge.			_				
Options Inc. in I	Price:				_1				
BALANCE	CARRIED TO	OPTIONAL EQUI	PMENT	S-	_1				
		ID LIMITATIONS OF DA	MAGES ON THE	REVERSE SIE	E_				
DESCRIPTION OF TRAI	XE-IN	YEAR		524.C.					
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TITLE NO.	SE	RIAL	COLOR						
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THIS AGREEMENT CONTA	NTAINS THE ENTIRE	UNDERSTANDING BETWI RACT, Dealer and Buyer out	that the additional	terms and condit	ons printed on the other s	side of this contra	et are agreed risurance as o	to aspart of the described has b	is agreement, the same a see voluntary, that Buyer's
Porinted above the signals	ures. Buyer is purchas	RACT. Dealer and Buyer cert sing the above described trail ept as noted. BUYER ACKN	er, manutactured hor DWLEDGES RECEI	PT OF A COPY O	F THIS ORDER.	2 C		/	
1					1	\sim	, ,	1	BUYER
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+ LERZON	MOSTE	. 10/-12	DEALER						
Nat Velid Unless Signer	d and Accepted by an	Officer of the Company or a	in Aumonzea Agent		BOCIAL SECURITY NO.	managed to the least of the le			
1 21		A			SIGNED X	-			and the second
By W	× /	7							BUYER
1	J App	roved			SOCIAL SECURITY NO	-			



Address Assignment and Maintenance Document

To maintain the county wide 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 addressing 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 Services 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/Time Issued:

6/22/2020 2:42:56 PM

Address:

628 NE DIANA TER

City:

LAKE CITY

State:

FL

Zip Code

32055

Parcel ID

20-3S-17-05182-102

REMARKS:

This address is a verified address in the county's addressing system.

Verification ID: 642d92e0-5061-464b-b233-285213886160

NOTICE: THIS ADDRESS WAS ISSUED BASED ON LOCATION AND ACCESS INFORMATION RECEIVED FROM THE REQUESTER. SHOULD, AT A LATER DATE, THE LOCATION AND/OR ACCESS INFORMATION BE FOUND TO BE IN ERROR OR CHANGED, THIS ADDRESS IS SUBJECT TO CHANGE.

Address Issued By:

GIS Specialist

Columbia County GIS/911 Addressing Coordinator

Columbia County Property Appraiser

Jeff Hampton

Owner

Description*

Site

Area Use Code**

Owner & Property Info

P O BOX 513

1082-1472. 0 AC

VACANT (0000)

LAKE CITY, FL 32056

Parcel: << 20-3S-17-05182-102 (25152) >>

SUBRANDY LIMITED PARTNERSHIP

LOT 2 OAK FOREST LANDING S/D. 828-1902, CT

S/T/R

Tax District

Result: 14 of 16

20-3S-17

2

Aerial Viewer **Pictometery**

Google Maps 0 ○ 2007 ○ 2005 🗹 Sales

2022 Working Values updated: 1/27/2022

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

628 NE DIANA Ter, LAKE CITY

**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 & A	Assessment Va	lues		
2021 Cer	tified Values	2022 Working Values		
Mkt Land	\$13,570	Mkt Land	\$13,570	
Ag Land	\$0	Ag Land	\$0	
Building	\$0	Building	\$0	
XFOB	\$0	XFOB	\$0	
Just	\$13,570	Just	\$13,570	
Class	\$0	Class	\$0	
Appraised	\$13,570	Appraised	\$13,570	
SOH Cap [?]	\$0	SOH Cap [?]	\$0	
Assessed	\$13,570	Assessed	\$13,570	
Exempt	\$0	Exempt	\$0	
	county:\$13,570		county:\$13,570	
Total	city:\$0	Total	city:\$0	
Taxable	other:\$0	Taxable	other:\$0	
	school:\$13,570		school:\$13,570	



Book/Page	Deed	V/I	Qualification (Codes)	RCode
	Book/Page	Book/Page Deed		

Bldg Value

Extra Features & Out Buildings (Codes)							
Code	Desc	Year Blt	Value	Units	Dims		
NONE							

▼ La	nd Breakdown				
Code	Desc	Units	Adjustments	Eff Rate	Land Value
0000	VAC RES (MKT)	1.000 LT (0.000 AC)	1.0000/1.0000 1.0000/1.2000000 /	\$10,320 /LT	\$10,320
9945	WELL/SEPT (MKT)	1.000 UT (0.000 AC)	1.0000/1.0000 1.0000/ /	\$3,250 /UT	\$3,250

MOBILE HOME INSTALLATION SUBCONTRACTOR VERIFICATION FORM

APPLICATION NUM	MBER CONTRACTOR RUSTY KNOWLS PHONE						
THIS FORM MUST BE SUBMITTED PRIOR TO THE ISSUANCE OF A PERMIT							
In Columbia County one permit will cover all trades doing work at the permitted site. It is REQUIRED that we have records of the subcontractors who actually did the trade specific work under the permit. Per Florida Statute 440 and Ordinance 89-6, a contractor shall require all subcontractors to provide evidence of workers' compensation or exemption, general liability insurance and a valid Certificate of Competency license in Columbia County. Any changes, the permitted contractor is responsible for the corrected form being submitted to this office prior to the start of that subcontractor beginning any work. Violations will result in stop work orders and/or fines.							
ELECTRICAL	Print Name Derek Snead Signature Signature Phone #:						
	Qualifier Form Attached						
MECHANICAL/ A/C	Print Name Derek Sneool Signature Level Phone #:						

F. S. 440.103 Building permits; identification of minimum premium policy.--Every employer shall, as a condition to applying for and receiving a building permit, show proof and certify to the permit issuer that it has secured compensation for its employees under this chapter as provided in ss. 440.10 and 440.38, and shall be presented each time the employer applies for a building permit.

Qualifier Form Attached

B# 1397867 Title Num Vessel Regis. No. 7746064

ber 4	KK		i Ne	

T# 1548057167

- When ownership of the vehicle described herein is transferred, the seller MUST complete in full the Transfer of Title by Seller section at the bottom of the certificate of title.
- Upon sale of this vehicle, the seller must complete the notice of sale on the reverse side of this form.
- Remove your license plate from the vehicle. See the web address below for more information and the appropriate forms required for the purchaser to title and register the vehicle, mobile home or vessel: http://www.hsmv.state.fl.us/html/titlinf.html

		AND RESIDENCE OF THE PROPERTY OF THE PERSON NAMED IN COLUMN 2 IS NOT THE PERSON NAMED IN COLUMN 2 IS N	
	Date of Issue	10/29/2021	Lien Release Interest in the described vehicle is hereby release By
TELSON			Title
32024-4761			Date
32024-4761		TMDC	RTANT INFORMATION

WILLIAM ROBERT NELSON 164 SW JOYCE GLN LAKE CITY, FL 32024-4761

BD 611 Prev State	Color	1998 WINI Primary Brand	Secondary Brand	No of Brands	Use PRIVATE	77460644 Prev Isaue Date 08/04/2021	Liein Release Interest in the described vehicle is hereby re By
PL	eter Status or Vessel Mai	nufacturer or OH use	Engine Drive	Hull Material	Prop	Date of Issue 10/29/2021	Title

SOLAIRO

Mail To:

DIVISION OF MOTORIST SERVICES

TALLAHASSEE



FLORIDA

DEPARTMENT OF HIGHWAY SAFETY AND MOTOR VEHICLES

AVANTA MANAGAMANA

Robert R. Kynoch

Director

Control Number

153463638

153463638 29 /1

TRANSFER OF TITLE BY SELLER (This section must be completed at the time of sale.)

require that the seller state the mileage, purchaser's name, selling price and date sold in connection with the transfer of own

Failure to complete or providing a false statement may result in fines and/or imprisonment.

be free from any liens except as noted on the face of the certificate and the motor vehicle or vessel described is hereby trans

Seller Must Enter Purchaser's Name:		Address:
Seller Must Enter Selling Price I/We state that this 5 or 6 digit odometer now reads UNDER PENALTIES OF PERJURY, I DECLARE I SELLER Must Sign Here Print Here:	HAT HAVE READ THE FOREGOING DOCUM CO-S Sign I	CHANICAL LIMITS. 3. is NOT THE ACTUAL MILEAGE.
Print Here: VI	Tax No.:	Tax Collected:
		DUDGUA SUD Mass

PURCHASER Must Sign Here

Print Here

NOTICE: PENALTY IS REQUIRED BY LAW IF NOT SUBMITTED FOR TRANSFER WITHIN 30 DAYS AFTER DATE OF PURCHASE.

Inst. Number: 202212001682 Book: 1457 Page: 2577 Page 1 of 2 Date: 1/28/2022 Time: 12:20 PM

James M Swisher Jr Clerk of Courts, Columbia County, Florida Doc Deed: 177.10

Prepared by and return to:

The Law Office of Ralph R. Deas, P.A. 227 SE Hernando Avenue Lake City, FL 32025 (386) 754-0771 File Number: 2022-12 Will Call No.:

Inst: 202212001682 Date: 01/28/2022 Time: 12:20PM Page 1 of 2 B: 1457 P: 2577, James M Swisher Jr, Clerk of Court Columbia, County, By: VC Deputy ClerkDoc Stamp-Deed: 177.10

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 28th day of January, 2022 between Erin Miller whose post office address is 628 NE Diana Terrace, Lake City, FL 32055, grantor, and Brown Gate Land Trust Dated 1/23/2022 whose post office address is 2850 34th Street North #397, Saint Petersburg, FL 33713, grantee:

(Whenever 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 corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$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 2, Oak Forest Landing Subdivision, a subdivision as recorded in Plat Book 6, page 209, public records of Columbia County, Florida.

Parcel Identification Number: 05182-102 (25152)

Together with all the 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 12/31/2021.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Printed Name:

Witness

Printed Name:

State of Florida County of Columbia

File Number: 2022-12

Inst. Number: 202212001682 Book: 1457 Page: 2578 Page 2 of 2 Date: 1/28/2022 Time: 12:20 PM

James M Swisher Jr Clerk of Courts, Columbia County, Florida Doc Deed: 177.10

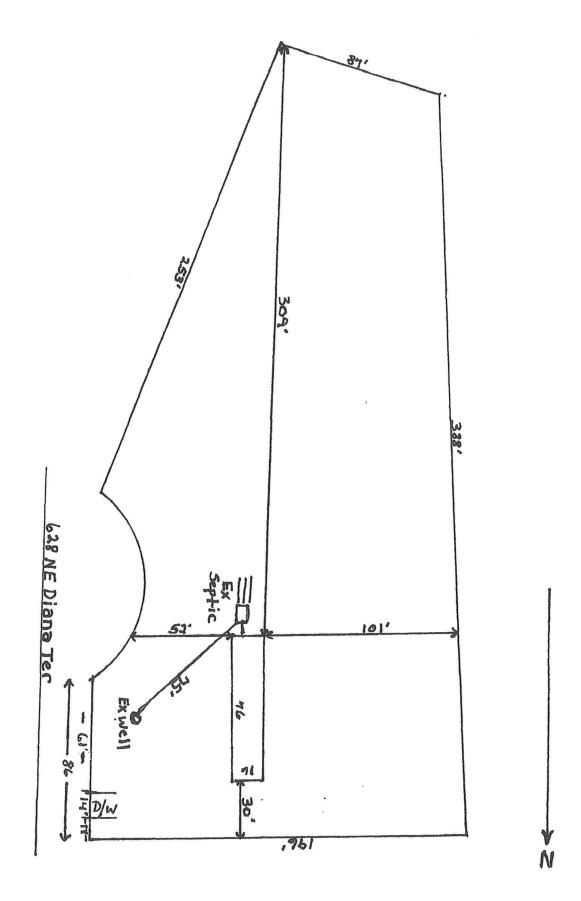
The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 28th day of January, 2022 by Erin Miller who is personally known or has produced a driver's license as identification.

[Seal]



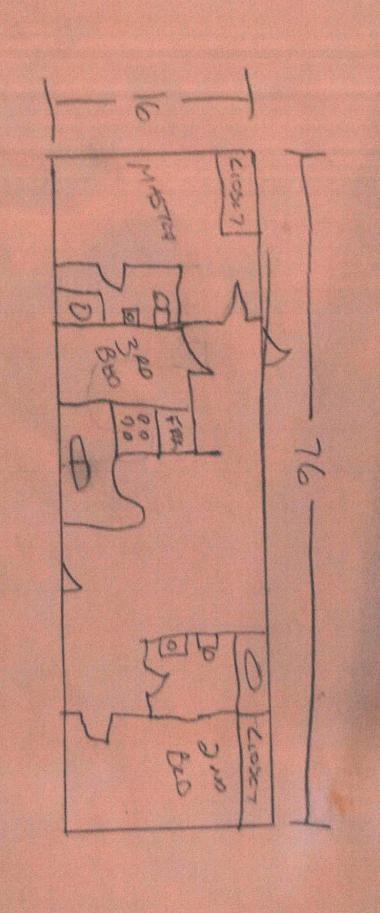
Notary Public Pal M. New

My Commission Expires:



Snead

,05 = 1,1





NOTARY'S SIGNATURE

COLUMBIA COUNTY BUILDING DEPARTMENT 135 NE Hernando Ave, Suite B-21, Lake City, FL 32055

Phone: 386-758-1008 Fax: 386-758-2160

MOBILE HOME INSTALLERS AGENT AUTHORIZATION

I, Rusty Know Installers Name	give this authority a	and I do certify that the below			
referenced person(s) listed on t	his form is/are under my direct su	pervision and control and			
is/are authorized to purchase permits, call for inspections and sign on my behalf.					
Printed Name of Authorized Person					
Song North Song North					
- X					
	-				
	t I am responsible for all permits p				
	responsible for compliance with a	Il Florida Statutes, Codes, and			
Local Ordinances.					
	nsing Board has the power and at	* · · · · · · · · · · · · · · · · · ·			
	by him/her or by his/her authorized				
document and that I have full responsibility for compliance granted by issuance of such permits.					
	CH:10	38219 2-7-22			
License Holders Signature (Not	arized) <u>JH 10</u> License Nu	Imber Date			
NOTARY INFORMATION: STATE OF: Florida	COUNTY OF: Colum bu	<u>L</u>			
The above license holder, whos personally appeared before me (type of I.D.)	e name is <u>RVS-y KNO</u> and is known by me or has produ on this 7 th day o				
Rinda Ruth C	Ruda Ruth Craft				

Notary Public State of Florida Linda Ruth Craft My Commission HH 041629 Expires 09/13/2024



COLUMBIA COUNTY BUILDING DEPARTMENT

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

MOBILE HOME INSTALLERS LETTER OF AUTHORIZATION

Installer License Holder Na	give this authority f	or the job address show below		
only, LOS NE Diana Terr Lake City, and I do certify that				
the below 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	Authorized Person is (Check one)		
Sorup North	Song North	Agent Officer Property Owner		
,		Agent Officer Property Owner		
		Agent Officer Property Owner		
under my license and I am fully Local Ordinances. I understand that the State Lice holder for violations committed	ensing Board has the power and as by him/her or by his/her authorize esponsibility for compliance grante	uthority to discipline a license d person(s) through this		
License Holders Signature (Not	tarized) <i>I II 10</i>	2-7-22 Jumber Date		
NOTARY INFORMATION: STATE OF: Florida	COUNTY OF: (V) (un be	<u>a</u>		
The above license holder, whos personally appeared before me (type of I.D.)	se name is RUSH KNUU and is known by me or has produ on this The day	ced identification of February, 2027.		
NOTARY'S SIGNATURE (Seal/State) Notary Public State of Florida				

(Seal/Staning Notary Public State of Florida Linda Ruth Craft My Commission HH 041629 Expires 09/13/2024

PIER SPACING TABLE FOR USED HOMES Home installed to the Manufacturer's Installation Manual Home is installed in accordance with Rule 15-C 20" x 20" (400) Q Installation Decal # interpolated from Rule 15C-1 pier spacing table. Wind Zone II 18 1/2" × 18 1/2" (342) Used Home Serial # 16" x 16" (256)K Application Number: (sq in) Footer size Double wide Single wide Triple/Quad New Home 2000 psf 2500 psf 3000 psf 3500 psf Other pier (required b Open -beam pie Dr. Syr List all mar and their p 1000 ps Perimeter capacity bearing Load Show locations of Longitudinal and Lateral Systems (use dark lines to show these locations) piers within 2' of end of home per Rule 15C 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 ties exceed 5 ft 4 in. Mobile Home Permit Worksheet 2 Installer's initials Length x width License # 200 KINOWIES longitudinal lateral Installer: 1600 Typical pier spacing Address of home being installed Manufacturer $\bar{\sim}$

26" x 26"

24" X 24" (9/5)

22" x 22" (484)*

Wind Zone III Californa

Date:

(929)

Opening Tiedown components Tiedown components Longitudinal Stabilizing Device (LSD) Manufacturer Children Stabilizing Device (LSD)
Opening Pier pad sizes Delow. Opening Pier pad size The Down Components Longitudinal Stabilizing Device (LSD) Manufacturer Of Longitudinal Stabilizing Device (LSD)
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POCKET PENETROMETER TEST

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

×

×

POCKET PENETROMETER TESTING METHOD

- Test the perimeter of the home at 6 locations.
- 2. Take the reading at the depth of the footer.
- reading and round down to that increment. Using 500 lb. increments, take the lowest က

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TORQUE PROBE TEST

The results of the torque probe test is inch pounds or check here if you are declaring 5' anchors without testing 290. A test showing 275 inch pounds or less will require 5 foot anchors.

reading is 275 or less and where the mobile home manufacturer may anchors are required at all centerline tie points where the torque test anchors are allowed at the sidewall locations. I understand 5 ft A state approved lateral arm system is being used and 4 ft. requires anchors with 4000 lb, holding capacity. Note:

Installer's initials

ALL TESTS MUST BE PERFORMED BY A LICENSED INSTALLER

Installer Name

Date Tested

Electrical

electrical conductors between multi-wide units, but not to the main power This includes the bonding wire between mult-wide units. Pg. Connect source.

Connect all sewer drains to an existing sewer tap or septic tank. Pg. // $\mathcal C$

Connect all potable water supply piping to an existing water meter, water tap, or other independent water supply systems. Pg. \mathcal{H}

Application Number:

Sucad

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=	4	
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Pad / Debris and organic material removed Water drainage: Natural

Other

Fastening multi wide units

Spacing: Spacing: Length: Length:) Length

Type Fastener: Type Fastener: Type Fastener:

Floor: Walls: Roof:

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. Spacing:

oofing nails at 2" on center on both sides of the centerline.

Gasket (weatherproofing requirement)

homes and that condensation, mold, meldew 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. understand a properly installed gasket is a requirement of all new and used

Installer's initials

Type gasket

Bottom of ridgebeam Yes Between Floors Yes Between Walls Yes

Weatherproofing

Pg. 1521 Fireplace chimney installed so as not to allow intrusion of rain water. Yes Siding on units is installed to manufacturer's specifications. The bottomboard will be repaired and/or taped. Yes

Miscellaneous

X X Yes Range downflow vent installed outside of skirting. Skirting to be installed. Yes Von Dryer vent installed outside of skirting. Yes Skirting to be installed. Yes

Ν

Drain lines supported at 4 foot intervals. Electrical crossovers protected. Yes

Installer verifies all information given with this permit worksheet manufacturer's installation instructions and or Rule 15C-1 & 2 is accurate and true based on the

Installer Signature

Date 2.7.22



PURCHASE AND SALE AGREEMENT COPYRIGHTED BY AND SUGGESTED FOR USE BY THE MEMBERS OF THE NORTHEAST FLORIDA ASSOCIATION OF REALTORS®, INC.



Sissued photo ID and marital status if individuals and	1			Brown Gate Land Trust		
Minose ownership interest is through an unrecorded agreement for deed Sames as reflected on deed or government-issued photo ID and marital status if individuals, which terms may 6 be singular or plural and include the successors, personal representatives and assigns of BUYER and SELLER, 7 hereby agree that SELLER, will sell and BUYER will by the following described property with all provements 8 ("the Property"), upon the following terms and conditions and as completed or marked. In any conflict of terms or 9 conditions, that which is added will supersede that which is printed or marked. 10 PROPERTY DESCRIPTION: 10 Street address, city, zip code: 10 Egal description of the Real Property (if lengthy, see attached legal description): 11 Col. Legal description of the Real Property (if lengthy, see attached legal description): 12 The Property will be conveyed by statutory general warranty deed, trustee's, personal representative's or 17 guardian's deed as appropriate to the status of SELLER (unless otherwise required herein), subject to current 18 taxes, existing zoning, recorded restrictive coverants governing the Property, and easements of record which do not adversely affect marketable title. SELLER hereby represents that SELLER has the legal authority and 20 capacity to convey the Property, and that no other person or entity has an ownership interest in the Property. 21 Under Florida law financing of the BUYER's principal residence requires BUYER and BUYER's spouse to 23 sign the mortgage(s). Under Florida law the sale of a principal residence requires SELLER's spouse to 23 sign the mortgage(s). Under Florida law the sale of a principal residence requires SELLER's spouse to 23 sign the deed even if the spouse's name is not on SELLER's present deed. 11 PURCHASE PRICE to be paid by BUYER is payable as follows: 12 (B) Binder deposit is paid herewith, or is due within 3 days after date of acceptance which will remain a binder until closing 13 (C) Proceeds of a note and mortgage to be executed by BUYER to S				("BUYER/PURCHASER") names as	reflec	ted on government-
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54		Binder deposit to be held by:
55		Name: North Central Title Inc
56		Address: 858 McMAHON ST, STARKE FL 32091
57		Phone: 904-964-4150 E-mail:
58		Note: In the event of a dispute between BUYER and SELLER regarding entitlement to the binder
59		deposit(s) held by an attorney or title insurance agency, Broker's resolution remedies referenced
60		in paragraph 13(A) are not available.
61	2.	FINANCING INFORMATION: BUYER intends to finance this transaction as follows:
62		x cash
63		loan without financing contingency
64		loan as marked below with financing contingency.
65 66		Loan Approval (mark only one box): is conditioned upon the closing of the sale of other real property owned by BUYER
67		is not conditioned upon the closing of the sale of other real property owned by BUYER.
68		If neither box is marked, then Loan Approval is not conditioned upon the closing of the sale of other
69		real property owned by BUYER.
70		seller financing (If marked see applicable SELLER FINANCING ADDENDUM attached hereto and
71		made a part hereof).
72		APPLICATION: Within days (5 days if left blank) after date of acceptance of this Agreement,
73 74		BUYER will complete the application process for mortgage loan(s). BUYER will timely furnish any and all credit, employment, financial, and other information required by lender sufficient to generate a Loan
75		Estimate or similar closing cost estimate, pay all fees require by BUYER's lender and make a
76		continuing and diligent effort to obtain loan approval. Otherwise, BUYER is in default. BUYER hereby
77		authorizes BUYER's lender to disclose information regarding the status, progress, and conditions of
78 79		loan application and loan approval to SELLER, SELLER's attorney, Broker(s) to this transaction, and
80		the closing attorney/settlement agent. BUYER and SELLER hereby further authorize BUYER's lender and the closing attorney/settlement agent to provide a copy of the combined settlement statement and
81		the BUYER and SELLER Closing Disclosures to Broker(s) to this transaction when provided to BUYER
82		and SELLER, both before and at closing (consummation).
83		LOAN APPROVAL PERIOD: Unless the mortgage loan is approved within days (30 days if left
84		blank) after date of acceptance of this Agreement without contingencies other than lender-required
85 86		repairs/replacements/treatments, marketable title and survey, herein after called the Loan Approval Period, BUYER may terminate this Agreement by written notice to the SELLER during the Loan
87		Approval Period, or be deemed to have waived the financing contingency. If BUYER does not
88		terminate this Agreement prior to the end of the Loan Approval Period, neither BUYER nor SELLER
89		shall have the right to terminate this Agreement under this paragraph, the binder deposit shall not be
90		refundable because of BUYER's failure to obtain financing, and this Agreement shall continue through
91		date of closing.
92 93	3.	MAINTENANCE, INSPECTION AND REPAIR: SELLER will maintain the Property in its present condition until closing, except for normal wear and tear, and SELLER will not engage in or permit any activity that
94		would materially alter the Property's condition without the BUYER's prior written consent. If BUYER elects
95		not to have inspections and investigations performed, BUYER accepts the Property in its "AS IS" condition
96		as of the date of acceptance of this Agreement. BUYER will be responsible for repair of all damages to the
97		Property resulting from inspections and investigations, and BUYER will return the Property to its pre-
98 99		inspection condition. These obligations shall survive termination of this agreement. (A) Inspection of the Property. Mark (1) or (2) below to designate whether an Inspection Period
100		applies. If neither box is marked, the Inspection Period DOES NOT apply.
101		(1) No Inspection Period. BUYER is satisfied that the Property is suitable for BUYER's intended
102		use, including, but not limited to, (i) the zoning and any proposed zoning changes for the Property, (ii)
103		the subdivision, deed or other restrictions that affect the Property, (iii) the status of any moratorium on
104 105		the Property, (iv) the availability of concurrency for the Property, (v) the availability of utilities, (vi) whether the Property can be legally used for BUYER's intended use, (vii) the condition of the Property,
106		and (viii) all other matters concerning BUYER's intended use of the Property. This Agreement is NOT
107		contingent on BUYER conducting any further investigations.
108		(2) Inspection Period. BUYER may, at BUYER's expense, by
109		(date). or days (30 days, if left blank) after date of
110 111		acceptance of this Agreement (the "Inspection Period), perform such due diligence on, investigate and inspect the Property to determine whether or not the same is satisfactory to BUYER, in BUYER's sole
112		and absolute discretion. During the Inspection Period, BUYER may conduct such tests and inspections
113		as BUYER may desire including, but not limited to, appraisals of the Property, soil testing, and/or
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		164-0030874 cobson eXp Realty LLC tina.jacobson@me.com 9047171246
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borings, testing for saltwater and freshwater ground permeation and intrusion, drainage, permitting, municipal lien searches, site plan and other determinations for BUYER's intended or potential use of the Property. During such Inspection Period, BUYER will be provided access to the Property to, among other things, inspect the Property, determine the condition thereof, verify zoning, conduct engineering and environmental studies, feasibility tests, determine use under zoning or the proposed comprehensive land use plan, test for hazardous materials, and to determine the availability of water, sewer and other utilities.

Neither BUYER nor SELLER may initiate any change to any of the foregoing prior to closing without

Neither BUYER nor SELLER may initiate any change to any of the foregoing prior to closing without the written consent of the other party. SELLER warrants and represents that there is ingress and egress to and from the Property sufficient for its current use.

If BUYER determines, in BUYER's **sole and absolute discretion**, that the Property is not acceptable to BUYER for any reason, then prior to the expiration of the Inspection Period, BUYER may deliver to SELLER written notice of BUYER's election to terminate this Agreement, in which event the deposit(s) shall be returned to the BUYER and the parties hereto shall be discharged from their obligations hereunder except as provided in this paragraph 3.

If this transaction does not close for any reason whatsoever, BUYER shall be responsible to restore the Property to its original condition. Promptly upon the completion of any inspection, examination or test, BUYER shall restore the Property to its former condition.

Prior to closing, BUYER shall not permit any liens to be placed on the Property arising from any action of BUYER and if any such liens are placed on the Property, BUYER shall promptly remove such liens by payment or bonding no later than the earlier of: (i) 10 days after demand thereof by SELLER; or (ii) date of closing; or (iii) termination of this Agreement.

BUYER shall not engage in any activity on the Property other than tests and inspections prior to closing without the prior written consent of SELLER. BUYER and its employees, agents and contractors shall enter upon the Property at their own risk and SELLER shall not be liable in any way for damages or acts suffered by such parties.

Upon expiration of the Inspection Period, if BUYER has not terminated this Agreement, the deposit(s) shall become NON-REFUNDABLE unless SELLER does not perform this Agreement, and, if BUYER fails to close for any reason other than SELLER's default or SELLER's inability to perform, the deposit(s) shall be retained by SELLER as liquidated damages and consideration for the execution of this agreement, and will be distributed pursuant to the terms of the listing agreement and this Agreement.

In addition, BUYER hereby agrees to defend, indemnify and hold SELLER harmless against any claims, costs, damages, or liability arising out of BUYER's inspection/investigation of the Property, including costs and reasonable attorney's fees. BUYER agrees to defend, indemnify and hold SELLER harmless from and against all liens on the Property filed by contractors, material suppliers, or laborers performing work and tests for BUYER. The indemnification and hold harmless provisions of this paragraph shall survive any termination of this Agreement.

- (B) Access: SELLER will make the Property available for inspections and investigations during the time provided for inspections and investigations in this paragraph, and, if not, the time for inspections and investigations will be extended by the time access was denied.
- (C) Broker's Notice: BUYER and SELLER acknowledge and agree that neither the Listing Broker nor Selling Broker warrants the condition, size or square footage of the Property and neither is liable to BUYER or SELLER in any manner whatsoever for any losses, damages, claims, suits, and costs regarding same. BUYER and SELLER hereby release and hold harmless said Brokers and their licensees from any losses, damages, claims, suits, and costs arising out of or occurring with respect to the condition, size or square footage of the Property. Brokers shall not be liable for the performance by any provider of services or products recommended by Brokers. Such recommendations are made as a courtesy. BUYER and SELLER may select their own providers of services or products.

163 4. SUBSURFACE AND ENVIRONMENTAL REPRESENTATIONS.

- (A) NO SUBSURFACE AND ENVIRONMENTAL REPRESENTATIONS. SELLER makes no representations or warranties concerning the environmental condition of the Property or the Subsurface Condition of the Property as hereinafter defined.
- (B) SUBSURFACE AND ENVIRONMENTAL REPRESENTATIONS. SELLER makes the following representations concerning the environmental condition of the Property and the Subsurface Condition of the Property. These representations shall survive closing.
 - (i) Subsurface Conditions. SELLER hereby represents to BUYER that, to the best of SELLER's knowledge: (a) there are no man-made adverse physical conditions on or under any portion of the Property including, without limitation, buried debris, human burials or remains, archaeological sites, landfills of any type, or hazardous wastes, and that the Property has not at any time been used for any

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174 175 176		such purpose; and (b) there are no other adverse physical conditions on or under any portion of the Property including, without limitation, muck, fault lines, sinkholes or other geological conditions or soil conditions adverse to construction purposes ("Subsurface Conditions").
177 178 179 180 181 182 183 184 185 186		(ii) SELLER hereby represents to BUYER that, to the best of SELLER's knowledge: (a) the Property and all uses of the Property have been, and presently are, in compliance with all federal, state, and local environmental laws; (b) no hazardous substances have been generated, stored, treated, or transferred on the Property, except as specifically disclosed to BUYER or permitted under environmental law; (c) SELLER has no knowledge of any spill or environmental law violation on any property contiguous to the Property; (d) SELLER has not received or otherwise obtained knowledge of any spill or contamination on the Property, any existing or threatened environmental lien against the Property, or any lawsuit, proceeding, or investigation regarding the handling of hazardous substances on the Property; and (e) SELLER has all permits necessary for any activity and operations currently being conducted on the Property and such permits are in full force and effect.
187 188	5.	TITLE EVIDENCE/MUNICIPAL LIEN SEARCH: Mark to designate the party responsible to provide title commitment.
189 190 191 192 193 194 195 196		(A) SELLER to provide: Within 10 days (20 days if left blank) after date of acceptance of this Agreement, SELLER will deliver to BUYER a title insurance commitment for an owner's policy in the amount of the Purchase Price, together with legible copies of all Schedule B-II title exceptions. Subject to paragraph 7(b), any expense of curing title defects such as, but not limited to, legal fees, discharge of liens and recording fees will be paid by SELLER. If requested, SELLER will also provide (at BUYER's expense) at or prior to closing a simultaneous title insurance commitment for a mortgage policy. (B) BUYER to obtain: During the Inspection Period BUYER shall obtain and deliver a copy to
196 197 198 199 200 201 202 203 204		SELLER: (C) Title insurance commitment for an owner's policy in the amount of the Purchase Price, together with legible copies of all Schedule B-I requirements and B-II exceptions and/or Title insurance commitment for mortgage policy in the amount of the new mortgage together with legible copies of all Schedule B-I requirements and B-II exceptions. Subject to paragraph 12(B), any expense of curing title defects such as, but not limited to, legal fees, discharge of liens and recording fees will be paid by SELLER. From date of acceptance of this Agreement to closing, SELLER will not take or allow any action to be taken that alters or changes the status of title to the Property.
205 206 207		(D) MUNICIPAL LIEN SEARCH: If a municipal lien search is required in this Agreement, at least days before the date of closing (10 days if left blank), the party paying for this search shall pay for the cost of this search upon request by closing attorney/settlement agent.
208 209	6.	SURVEY MAP: At least days before date of closing (10 days if left blank), the party paying for the survey map shall cause to be delivered to the closing attorney/settlement agent (mark only one box):
210 211 212 213 214 215 216		 a new staked survey map of the Property dated within (3) months of date of closing showing all improvements, certified to BUYER, SELLER, lender, and the title insurer in compliance with Florida law; or a copy of a previously made survey map of the Property showing all existing improvements and sufficient to allow removal of the standard survey map exceptions from the title insurance commitment or, if insufficient, then a new staked survey map is required at Sellers's expense unless otherwise marked in paragraph 8a; or No survey map is required.
217		If a surveyor's flood elevation certificate is required, BUYER shall pay for it.
218	7. 1	TITLE EXAMINATION AND DATE OF CLOSING (CONSUMMATION)
219 220 221 222 223 224 225		 (A) If title evidence and survey map, as specified below, show SELLER is vested with marketable title, including legal access, the transaction will be closed and the deed and other closing papers delivered on or before (mark only one box):
226 227 228 229 230 231		Marketable title means title which a Florida title insurer will insure as marketable at its regular rates and subject only to matters to be cured at closing and the usual exceptions such as survey, current taxes, zoning ordinances, and covenants, restrictions, and easements of record which do not adversely affect marketable title. From the date of acceptance of this Agreement through closing, SELLER will not take or allow any action to be taken that alters or changes the status of title to the Property.
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232 233 234 235 236 237 238 239 240 241 242		delivery requirements, the date of closing shall I delivery requirements, not to exceed 10 days. If act of terrorism or war ("force majeure") prevereasonably performed or causes the unavailabil closing, will be extended for the period of time obligation under this Agreement, but in no exessential to the closing process and availability performance of any obligation under this Agreement.	ue to Consumer Financial Protection Bureau (CFPB) be extended for the period necessary to satisfy CFPB extreme weather, act of God, government shutdown, ants any obligation under this Agreement from being ity of insurance, all time periods, including the date of a that any of the above prevents performance of any yent more than 5 days after restoration of services by of applicable insurance. If force majeure prevents ment for more than 30 days beyond the date of closing, ent by delivering written notice to the other party.
243 244 245 246 247 248 249 250 251 252 253 254 255 256		is not in compliance with governmental regula /regulations BUYER or closing attorney/settle commitment, survey or written evidence of any writing of such defects. SELLER agrees to SELLER's expense, even if not yet a monetary event this transaction will be closed within 10 defects have been cured but not sooner than discharge all due and delinquent taxes, liens, a agreed in writing. If SELLER is unable to co regulatory issues, BUYER will have the right to Property as SELLER is able to convey, and to	cts which render title unmarketable, or if the Property tions/permitting, or homeowners' association rules ement agent will have 5 days from receipt of title y permitting or regulatory issue to notify SELLER in use reasonable diligence to cure such defects at obligation, and will have 30 days to do so, in which days after delivery to BUYER of evidence that such the date of closing. SELLER agrees to pay for and and other monetary encumbrances, unless otherwise novey marketable title, to cure association, permitting/so either terminate this Agreement, or to accept the close this transaction upon the terms stated herein, a after BUYER's receipt of SELLER's written notice of
257	8.	BUYER WILL PAY:	
258		(A) CLOSING COSTS:	
259 260 261 262 263 264 265 266 267 268 269		Recording fees Intangible tax Note stamps Simultaneous mortgagee title insurance policy Title insurance endorsements Lender's flood certification fees Mortgage origination charges Appraisal fee Credit report(s) Tax service fee Other	Mortgage insurance premium Mortgage discount not to exceed Survey Map Closing attorney/settlement fee BUYER's courier/wire fees Title search Broker transaction Fee \$ Mortgage transfer and assumption charges Inspection and reinspection fees
270 271 272		(B) All other charges required by lender(s) in connellaw or regulation, together with lender related close and post close BUYER's loan(s).	ection with the BUYER's loan(s) unless prohibited by settlement/title service fees charged to process,
273		(C) Homeowners' association application/transfer fe	es and capital contributions, if required.
274 275			nsurance, taxes, interest, and mortgage insurance
276 277 278 279 280 281 282 283 284	9.	SELLER WILL PAY: (A) CLOSING COSTS: Deed stamps Conner's title insurance policy Title search Closing attorney/settlement fee Survey Map Satisfaction of mortgage and recording fee Other	☐ Mortgage discount not to exceed
285		(B) Real estate commission and broker transaction	fee pursuant to the listing agreement.
286 287		(C) Homeowners' Association estoppel/statement fe attorney/settlement agent.	
288 289		(D) All other charges required by lender(s) in conne prohibited from paying by law or regulation.	, ,
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- (E) If SELLER agrees to pay any amount toward BUYER's closing costs (which shall include BUYER's prepaids), SELLER shall be obligated to pay, upon closing, **only those costs marked in paragraph 8A)** and those specified in paragraphs 8(B), 8(C) and 8(D).
 - (F) All mortgage payments, homeowners' association fees and assessments, Community Development Fees (CDD fees) and government special assessments due and payable shall be paid current at SELLER's expense at the time of closing.
 - (G) Public Body (Government) Special Assessments. At closing, SELLER will pay: (i) the full amount of liens imposed by a public body that are certified, confirmed and ratified before the date of closing not payable in installments; and (ii) the amount of the public body's most recent estimate or assessment for an improvement which is substantially completed as of date of acceptance of this Agreement but that has not resulted in a lien being imposed on the Property before closing. "Public body" does not include homeowners' association or CDD.

If public body special assessments may be paid in installments (mark only one box);

- BUYER shall pay installments due after date of closing; or
- SELLER will pay the assessment in full prior to or at the time of closing.

IF NEITHER BOX IS MARKED SELLER SHALL PAY SUCH ASSESSMENTS IN FULL PRIOR TO OR AT TIME OF CLOSING. This paragraph 9(G) shall not apply to liens imposed by a Community Development District created by Florida Statutes 190. The special benefit tax assessment imposed by a Community Development District shall be treated as an ad valorem tax.

- 309 10. **PRORATIONS:** All taxes, rents, homeowners' association fees, solid waste collection/recycling/disposal fees, stormwater fees, and CDD fees will be prorated through the day before closing based on the most recent information available to the closing attorney/settlement agent, using the gross tax amount for estimated tax prorations. The day of closing shall belong to BUYER. Any proration based on an estimate shall be reprorated at the request of either party upon receipt of the actual bill based on the maximum discount available.
- PROPERTY TAX DISCLOSURE SUMMARY: BUYER SHOULD NOT RELY UPON SELLER'S CURRENT PROPERTY TAXES AS THE AMOUNT OF PROPERTY TAXES THAT THE BUYER MAY BE OBLIGATED TO PAY IN THE YEAR SUBSEQUENT TO PURCHASE. A CHANGE OF OWNERSHIP OR PROPERTY IMPROVEMENTS TRIGGERS REASSESSMENTS OF THE PROPERTY THAT COULD RESULT IN HIGHER PROPERTY TAXES. IF YOU HAVE ANY QUESTIONS CONCERNING VALUATION, CONTACT THE COUNTY PROPERTY APPRAISER'S OFFICE FOR INFORMATION.

321 11. **DEFAULT:**

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- (A) If BUYER defaults under this Agreement, including failure to pay all binder deposits within the time specified, all binder deposits paid and agreed to be paid (after deduction of unpaid closing costs incurred except inspection fee(s), credit report and appraisal fees which shall be BUYER's sole responsibility) will be retained by SELLER as agreed upon liquidated damages, consideration for the execution of this Agreement and in full settlement of any claims. BUYER and SELLER will then be relieved of all obligations to each other under this Agreement except for BUYER's responsibility for damages caused during inspections as described in paragraph 3.
- (B) If SELLER defaults under this Agreement, all loan and sale processing costs incurred, whether the same were to be paid by BUYER or SELLER, will be the responsibility of SELLER, and BUYER may either: (i) seek specific performance; or (ii) elect to receive the return of BUYER's binder deposit(s) without thereby waiving any action for damages resulting from SELLER's default.
- (C) Binder deposits retained by SELLER as liquidated damages will be distributed pursuant to the terms of the listing agreement and this Agreement.

335 12. NON-DEFAULT PAYMENT OF EXPENSES:

- (A) If BUYER fails to perform, but is not in default, all loan and sale processing and closing costs incurred, whether the same were to be paid by BUYER or SELLER, will be the responsibility of BUYER with costs deducted from the binder deposits and the remainder of the binder deposits shall be returned to BUYER. This will include but not be limited to the transaction not closing because BUYER does not obtain the required financing as provided in this Agreement or BUYER invokes BUYER's right to terminate under any contingency in this Agreement; however, if Buyer elects to terminate this Agreement pursuant to paragraph 2 and 3, each party will be responsible for all loan and sale processing costs specified to be paid by that party, except all inspections, which BUYER shall pay.
- (B) If SELLER fails to perform, but is not in default, all loan and sale processing and closing costs incurred, whether the same were to be paid by BUYER or SELLER, will be the responsibility of SELLER, and BUYER will be entitled to the return of the binder deposits. This will include the transaction not closing because SELLER cannot deliver marketable title or is unable to cure association, permitting/regulatory issues, but shall not include failure to appraise or termination pursuant to paragraph 3.

pursuant to paragraph 3.

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350	13.	BINDER DISPUTE.	WAIVER OF JURY	TRIAL AND ATTORNEY FEES:
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- (A) In the event of a dispute between BUYER and SELLER as to entitlement to the binder deposits, the holder of the binder deposits may file an interpleader action in accordance with applicable law to determine entitlement to the binder deposits, and the interpleader's attorney's fees and costs shall be deducted and paid from the binder deposits and assessed against the non-prevailing party, or the broker holding the binder deposits may request the issuance of an escrow disbursement order from the Florida Division of Real Estate. In either event, BUYER and SELLER agree to be bound thereby, and shall indemnify and hold harmless the holder of the binder deposits from all costs, attorney's fees and damages upon disbursement in accordance therewith.
- (B) All controversies and claims between BUYER, SELLER or Broker(s), directly or indirectly, arising out of or relating to this Agreement or this transaction will be determined by non-jury trial. BUYER, SELLER and Broker(s), jointly and severally, knowingly, voluntarily and intentionally waive any and all rights to a trial by jury in any litigation, action or proceeding involving BUYER, SELLER or Broker(s), whether arising directly or indirectly from this Agreement or this transaction or relating thereto. Each party will be liable for their own costs and attorney's fees except for interpleader's attorney's fees and costs which shall be payable as set forth in paragraph 13(A).

364 365		party will be liable for their own costs and attorney's fees except for interpleader's attorney's fees and costs which shall be payable as set forth in paragraph 13(A).
366 367 368 369 370		PROPERTY DISCLOSURE: SELLER represents that SELLER has no knowledge of facts materially affecting the value of the Property other than those which BUYER can readily observe except:
371 372 373 374		SELLER further represents that the Property is not now and will not be prior to date of closing subject to a municipal or county code enforcement proceeding and that no citation has been issued except :
375 376 377 378 379 380 381 382 383		If the Property is or becomes subject to such a proceeding prior to date of closing, SELLER shall comply with Florida Statutes 125.69 and 162.06; notwithstanding anything contained within said Statutes, SELLER shall be responsible for compliance with applicable code and all orders issued in such proceeding unless otherwise agreed herein. SELLER has received no written or verbal notice from any governmental entity as to uncorrected environmental, regulatory/permitting, or safety code violations, and SELLER has no knowledge of any repairs or improvements made to the Property not then in compliance with governmental regulations/permitting except:
384		A. Flood Zone: BUYER is advised to verify with the lender and appropriate government agencies whether
385 386		flood insurance is required and what restrictions apply to improving the Property and rebuilding in the event of casualty.
387 388		B. Community Development District: If the Property is in a CDD, a Community Development District Disclosure must be signed by BUYER and SELLER and made a part hereof.
389 390		C. Airport Notice Zones: If the Property is in Noise Zones A, B and/or an Airport Notice Zone, BUYER and SELLER agree to comply with the City of Jacksonville Ordinance Code Section 656.1010.
391 392 393		D. Other: BUYER should exercise due diligence with respect to information regarding neighborhood crimes, sexual offenders/predators and any other matters BUYER deems relevant to the purchase of the Property.
394 395	15.	POSSESSION: BUYER will be given possession at closing; or
396 397 398		BUYER will be given possession within days after the date of closing at no rental cost to SELLER, or as otherwise set forth in paragraph 19. If neither box is marked, then BUYER will be given possession at closing.
399 400 401 402 403 404	16.	LOSS, DAMAGE OR EMINENT DOMAIN: SELLER shall bear the risk of loss to the Property until closing. If any of the Property is materially damaged or altered by casualty before closing, or SELLER negotiates with a governmental authority to transfer all or part of the Property in lieu of eminent domain proceedings, or if an eminent domain proceeding is initiated, SELLER will promptly notify BUYER in writing. Either BUYER or SELLER may cancel this Agreement by written notice to the other within 10 days from BUYER's receipt of SELLER's notification, failing which BUYER will close in accordance with this

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Agreement and receive all payments made by the governmental authority or insurance company, if any.

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406 407	17.	PROPERTY INCLUDES: Included in the Purchase minerals, all as now existing or installed on the Pro	e Price are all (if any) for	encing, trees, timber, fill dirt,
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410 411 412 413 414, 415 416 417 418 419 420 421		ADDENDA/RIDERS/DISCLOSURES: If marked the following are attached hereto and made be deemed accepted unless and until all mark signed/initialed, as appropriate, by both BUYER and their respective Broker: Homeowners' Association/Community Disclosure Community Development District Disclosure Addendum Continued Marketing Addendum Coastal Construction Control Line Disclosure Addendum Short Sale Addendum Counter Offer Addendum (To accept a counteroffer and the Counter Offer Addendum)	ed addenda, Riders and SELLER, and delivered addendum dendum dendum dendum ar, BUYER and SELLER I	and Disclosures have been and to BUYER and SELLER or must sign both this Agreement
422 423		Other (Specify here)		
424	19.	ADDITIONAL TERMS AND CONDITIONS:		
425	~	This sale excludes the white storage building with red tri	n that is currently located o	on the property. Seller shall
426	EM	remove shed prior to closing.		
427	*			
428		'	**************************************	
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431 432 433 434 435 436 437 438 439 440 441 442 443 444 445	20.	receipt of a copy of this Agreement. Except for broke that the terms of this Agreement constitute the entreceived or relied on any representations by Broker not limited to, listing information, that are not express or representations will bind BUYER, SELLER or Modifications of and notices pursuant to this Agrinitialed as appropriate and delivered by the party to this Agreement may be signed in counterparts and media. Headings are for reference only and shall not of this Agreement is or becomes invalid or unenforce effective. Neither this Agreement nor any memorance emphasis, some of the provisions have been be Agreement is significant and should be reviewed disregarded because it is not in bold or emphasized. In the performance of the terms and conditions of the	rage agreements, BUYE ire agreement between sor any material regarding of the distribution of the distribu	R, SELLER and Broker agree them and that they have not ng the Property including, but to prior or present agreements forated into this Agreement. In this agreement in the property in the provision of the provision of the provision will continue to be fully ded in any public records. For the provision in this position should be ignored or
447 448		faith with the other. Written notice to or from the Bro party and may be transmitted by electronic media		
449	21.	TIME IS OF THE ESSENCE IN THIS AGREEMEN		
450 451		days. Any dates herein, other than the time of acce holiday shall extend to the next date which is not a		
452		a date other than the date of acceptance shall end		
453 454 455 456 457 458 459 460	22.	NO OTHER AGREEMENTS AND BUYER'S AND Sthat they have not entered into any other agreemed below with regard to the Property. All notices, request be given under this Agreement shall be in writing return receipt requested, or shall be hand delivered eservice, addressed as follows: If to BUYER, to the BUYER's Broker or to BUYER a copy to Selling Broker, at the address hereing	nts with real estate brokets, and other communicated and shall be sent by ce or delivered by a recognizer at the address hereir	kers other than those named ations required or permitted to rtified mail, postage prepaid, zed national overnight courier
461 462		If to SELLER, to the SELLER's Broker or to SE with a copy to Listing Broker, at the address he	LER at the address her	einafter set forth,
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- or to any other address or addresses as any party may designate from time to time by written notice given in accordance with this paragraph. Any such notice will be considered delivered: (1) on the date on which the return receipt is signed, delivery is refused, or the notice is designated by the postal authority as not deliverable, as the case may be if mailed; (2) on the date delivered by personal delivery; (3) on the date delivered by a recognized national overnight courier service. BUYER and SELLER give the Brokers
- 468 authorization to advise surrounding neighbors who will be the new owner of the Property. "Broker", as
 469 used in this Agreement, is deemed to include all of Broker's licensees licensed to sell real property in the
 470 State of Florida.
- 471 23. **ASSIGNMENT:** Mark appropriate assignment provision. If left blank, this Agreement is <u>NOT</u> assignable by BUYER.
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 BUYER may not assign this Agreement without SELLER's written consent which may be withheld in SELLER's sole and absolute discretion, provided, however, BUYER may assign without SELLER's consent to an entity in which BUYER directly owns a majority or controlling interest or as

476 follows: _______

- 478 BUYER may assign this Agreement without SELLER's consent.
- PROFESSIONAL ADVICE; NO BROKER LIABILITY: Broker advises BUYER and SELLER to verify all facts and representations that are important to them and to consult an appropriate professional for legal advice (for example, interpreting contracts, determining the effect of laws on the Property and transaction, status of title, etc.) and for tax, property condition, environmental and other specialized advice. BUYER agrees to rely solely on SELLER's representations herein (if any), professional inspectors and governmental agencies for verification of the Property condition and facts that materially affect the Property value, and BUYER expressly releases the Broker(s) from liability for each of the foregoing.
- 486 25. **ESCROW DISCLOSURE:** BUYER and SELLER agree that Broker may place escrow funds in an interest-487 bearing account pursuant to the rules and regulations of the Florida Real Estate Commission and retain 488 any interest earned as the cost associated with maintenance of said escrow account.
- 489 26. **SOCIAL SECURITY OR TAX I.D. NUMBER**: BUYER and SELLER agree to provide their respective Social Security or Tax I.D. number to closing attorney/ settlement agent upon request.
- 491 27. **1031 EXCHANGE:** BUYER or SELLER may elect to effect, a tax-deferred exchange under Internal Revenue Service Code Section 1031 (which shall not delay the closing), in which event BUYER and SELLER agree to sign documents required to effect, the exchange, provided the non-exchanging party shall not incur any costs, fees or liability, as a result of or in connection with the exchange.
- PAYOFF AUTHORIZATION: SELLER hereby authorizes the closing attorney/settlement agent to obtain mortgage payoff letters (including from foreclosure attorneys) and Homeowner's Association estoppel letters on behalf of SELLER.
- FIRPTA TAX WITHHOLDING: If SELLER is a "foreign person" as defined by the Foreign Investment in Real Property Tax Act, the BUYER and SELLER shall comply with the Act, which may require SELLER to provide additional funds at closing. SELLER agrees to disclose to closing attorney/settlement agent at least 10 days before closing if any SELLER is not a U. S. citizen or resident alien.
- TIME OF ACCEPTANCE: IF THIS OFFER IS NOT SIGNED BY BUYER AND SELLER AND DELIVERED
 TO BUYER AND SELLER OR THEIR RESPECTIVE BROKER (INCLUDING ELECTRONICALLY OR BY
 FAX) ON OR BEFORE 10:01 🗵 A.M. P.M. Dec 21, 2021 (DATE), THIS OFFER WILL BE
 DEEMED WITHDRAWN. THE TIME FOR ACCEPTANCE OF ANY COUNTER OFFER SHALL BE
 HOURS (24 HOURS IF LEFT BLANK) FROM THE TIME THE COUNTER OFFER IS
 DELIVERED.
- 508 31. **DATE OF ACCEPTANCE**: The date of acceptance of this Agreement shall be the date on which this Agreement, inclusive of all marked Addenda, Riders and Disclosures, is last executed by BUYER and SELLER and a fully executed copy has been delivered to BUYER and SELLER or their respective Broker.
- If this Agreement is not understood, BUYER and SELLER should seek competent legal advice.

WIRE FRAUD ALERT. Every day criminals are trying to steal your money by hacking email accounts of real estate agents, title companies, settlement attorneys, lenders and others, resulting in fraudulent wire instructions being used to divert funds to the account of the criminal. These emails are convincing and sophisticated, and they look like the email came from your real estate agent, title company, settlement attorney or lender. BUYER and SELLER are advised not to wire any funds without personally speaking with the intended recipient of the wire at a verified phone number that you obtained independently to confirm the routing number and the account number. BUYER and SELLER should not send personal information such as social security numbers, bank account numbers and credit card numbers except through secured email or personal delivery to the intended recipient. BUYER and SELLER agree to indemnify and hold harmless all brokers from all losses, liabilities, charges and costs they may incur due to any and all wire transfers or wire instructions relating to the transfer or issuance of funds.

After you receive a Federal Reference Number from your sending financial institution, you may want to verify as soon as possible with the intended recipient of the wire that they received your money. If you cannot verify that the wire was received by the intended recipient, immediately contact your lending financial institution.

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6/20
Form
Simplicity

VL Serial#: 026909-500164-0030874

512	mned: DEC340A3-3CB8-417E-9E. Derek Snead	12/20/2021	0,000	Jan 12, 2022
	BUYER	DATE	SELLER	DATE
	Marital Status		Marital Status	
	BUYER	DATE	SELLER	DATE
	Marital Status			DATE
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519 E	BUYER	DATE	SELLER	DATE
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521	BUYER			
522 Ī	BUYER	DATE	SELLER	DATE
	Marital Status		Marital Status	The state of the s
		☐ Mark i	f any SELLER is not a U.S.	Citizen or resident alien.
524 E	Broker, by signature below, acknow	ledges receipt of \$		cash □check as the binde
525 c	deposit specified in paragraph 1(A) of this Agreem	ent. It will be deposited an	nd held in escrow pending
	disbursement according to the terms	hereof, together w	ith any additional binder depo	sit(s) escrowed by the term
	of this Agreement.			
528	Company	By	Titl	
329		-		
	ENI	OF PURCHASE	E AND SALE AGREEMEN	Τ
530 E	Broker joins in this Agreement	to evidence Bro	oker's consent to be bou	nd by the provisions of
	paragraphs 13 and 20 above. This	s Agreement shall	not be used to modify any	
		a last a Liatina Dual	ker	
	other offer of compensation mad	e by a Listing Bro	NOT.	
532		e by a Listing Bro		TRY DICKS REALTY
532 6	eXp Realty, LLc Firm Name of Selling Broker	e by a Listing Bro		
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Form Simplicity



Vacant Land Disclosure Statement

R	ea) E	ni Ul	_	ry
	Dic	k	s R	ea	lty	,

	NAME:		
	DATE SELLER PURCH	ASED PROPERTY:	
		ON ABOUT PROPERTY:	
		628 NE DIANA Ter, LAKE CITY	**************************************
		LOT 2 OAK FOREST LANDING	3 5/D
	sold and that are not readisclosure requirements disclosure statement conby the Seller or any Licer wish to obtain. It is based	gated to disclose to a Buyer adily observable. This disclounder Florida law and to accerns the condition of the reansee in this transaction. It is lonly upon Seller's knowled sale and purchase. All part	all known facts that materially affect the value of the property being sure statement is designed to assist Seller in complying with the ssist the Buyer in evaluating the property being considered. This all property located at above address. It is not a warranty of any kind a not a substitute for any inspections or warranties the parties may ge of the property condition. This disclosure is not intended to be a ies may refer to this information when they evaluate, market, or
		esentations are made any real estate licen	e by the Seller(s) and are not the sees.
1. CLAI	IMS & ASSESSMENTS		
	a. Are you aware of exis		legal actions, claims, special assessments, municipal service ecting the property? NO ☒ YES ☐ If yes, explain:
	-		ied you of a violation of governmental regulation or violation of
	covenant restrictions? N	IOIXYES∐If yes, explain:_	
	c. Are you aware of any	eminent domain proceeding	gs involving the property? NO⊠YES ☐ If yes, explain:
	RESTRICTIONS You Aware:	Management of the state of the	
Are		unicipality or other recorde	d covenants, conditions or restrictions? NO ☐YESX
	b. of any resale restriction	· ·	
	c. of any restrictions on	leasing the property? NO	【YES □
	d. of any right of first refu	usal to purchase the prope	rty? NO ⊠ YES □
	e. If any answer to quest	tions 2a-2d is yes, please e	explain:
3. SUR	VEY		
0,00,1		veyed? NO⊡YES X If yes	, which person or company performed the survey:
	-		nas a certificate of survey been completed? NO YES x
	d. Are you aware of any	easements other than utilit	y/drainage easements? NO ⊠ YES ☐
	e. Are you aware if the p	roperty is in an earthquake	zone? NO 🔀 YES 🗌
	f. Are you aware if the p	roperty contains wetlands	area? NO⊡YES 🔀
Seller (_	Em_) () and Buyer () () acknowledge rece	ipt of a copy of this page, which is Page 1 of 3 Pages.
VLD	S-1 Rev 10/07		©2007 Florida Realtors®

4. ENVIRONMENT

	but not limited to, asbestos, urea formaldehyde, radon gas, fuel, propane or chemical storage tanks (active or
	abandoned), or contaminated soil or water on the property? NO 🔀 YES 🗌 If yes, explain:
I	b. of any abandoned wells, buried storage tanks or buried debris or waste on the property? NOMYES ☐If yes, explain:
	c. of any clean up, repairs, or remediation of the property due to hazardous substances, pollutants or contaminants? NO YES If yes, explain:
1	d. of any endangered or protected species on the property such as scrub jays, manatees, turtles, sea turtles or nests of endangered or protected species? NO YES e. of any electromagnetic fields located on the property? NO YES □
į	f. of any condition or proposed change in the vicinity of the property that does or will materially affect the value of the property, such as, but not limited to, proposed development or proposed roadways? NO XYES
	a if the property is designated in a 100 was fland plain 2 NO IVEC
j	a. if the property is designated in a 100 year flood plain? NO TYES . b. if the property has been flooded? NO YES . c. if there has been drainage problems affecting the property or adjacent properties? NO YES . If any answer to questions 5a-5c is yes, please explain: There is a creek on the south end of the property with some flood zone. The area where the homesite is is above the 1000 year flood zone.
j	b. if the property has been flooded? NO XYES c. if there has been drainage problems affecting the property or adjacent properties? NO YES If any answer to questions 5a-5c is yes, please explain: There is a creek on the south end of the property with some flood zone.
6. CONE	b. if the property has been flooded? NO XYES c. if there has been drainage problems affecting the property or adjacent properties? NO YES If any answer to questions 5a-5c is yes, please explain: There is a creek on the south end of the property with some flood zone.
6. CONE	b. if the property has been flooded? NO YES c. if there has been drainage problems affecting the property or adjacent properties? NO YES If any answer to questions 5a-5c is yes, please explain: There is a creek on the south end of the property with some flood zone. The area where the homesite is is above the 1000 year flood zone DITION OF THE PROPERTY a. Have any soil tests been performed? NO YES b. Are you aware of any fill or uncompacted soils? NO YES c. Are you aware of any settling, soil movement, or sinkhole problems on the property or on adjacent properties? NO YES d. Are you aware of any dead or diseased trees on the property? NO YES d. Are you aware of any dead or diseased trees on the property? NO YES d. Are you aware of any dead or diseased trees on the property? NO YES
6. CONE	b. if the property has been flooded? NO YES c. if there has been drainage problems affecting the property or adjacent properties? NO YES If any answer to questions 5a-5c is yes, please explain: There is a creek on the south end of the property with some flood zone. The area where the homesite is is above the 1000 year flood zone DITION OF THE PROPERTY a. Have any soil tests been performed? NO YES b. Are you aware of any fill or uncompacted soils? NO YES c. Are you aware of any settling, soil movement, or sinkhole problems on the property or on adjacent properties? NO YES d. Are you aware of any dead or diseased trees on the property? NO YES d. Are you aware of any dead or diseased trees on the property? NO YES d. Are you aware of any dead or diseased trees on the property? NO YES
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7. UTILI a.	ΓΙΕS . What type of irrigation does the p	roperty have?	none		Writer to total franchiscon and according
b.	Have percolation tests been perfo	ormed? NO 🔀	YES	which person or	company:
pi el d. pi te	Does the property have connection to be a connected by the property of the water system access? NO connected by the property of the property o	y? NO XYES gas service? N ty have connect YES ☐electrice ES X	water well? NO YES NO YES ction to the following: public service access? NO YES	■septic tank? N ic water system a ES ■natural gas	O ☐YES ccess? NO YES ☐ access? NO YES ☐
	ER MATTERS: Is there anything else that material If yes, explain: Disclosure- This parcel had	-			company.
or guara prospecti days afte	ersigned Seller represents that the i of the Seller's knowledge on the dat nty of any kind. Seller hereby au ive Buyers of the property. Seller ur er Seller becomes aware that any inf during the term of the pending purc	information set e signed below thorizes disclo inderstands and formation set fo	 Seller does not intend for sure of the information of agrees that Seller will notife the in this disclosure statem 	this disclosure sta ontained in this of fy the Buyer in wri	tement to be a warranty lisclosure statement to ting within five business
Seller:	Erin Miller	/	Erin Miller	Date:	Dec 13, 2021
Seller:	(signature)	/	(print)		
disclosur seller has Independ understa Buyer he Buyer:		knowledge of d. The informat a substitute for encouraged a made by any ed a copy of the	NOWLEDGMENT OF BU the condition of the proper ion contained in the disclo- any inspections or profession and may be helpful to ver real estate licensee.	erty as of the date sure is limited to in its limited to in its limited the Butter ify the condition Date:	nformation to which the uyer may wish to obtain.
Seller (_E	் <u>ய</u>) () and Buyer () () acknowledge re	eceipt of a copy of this page, w	hich is Page 3 of 3 F	²ages.
VLDS-	1 Rev 10/07			=	©2007 Florida Realtors®

FL Trust Certification Affidavit Pursuant to F.S. 736.1017 7/2021

Trust Certification Affidavit Pursuant to F.S. 736.1017

Befo	pre me, the undersigned authority, after having been duly sworn, personally appeared Derek Snead , hereinafter referred to as the Affiant herein, who deposes and states as
follo	WS:
	Brown Gate Land Trust
1.	That Affiant is the current trustee of the Trust, dated Trust, dated, hereinafter referred to as the "Trust". [Show all amendments here as well, if
	there are any.] Further that the trust exists, and the settlor (creator) of the trust was Derek Snead
2.	2850 34th Street North #397 Saint Petersburg, FL 33713 That Affiants mailing address at, and that the subject property (is) or (is not) affiant's, nor any member of affiant's immediate family's
	subject property (is) or (is not) affiant's, nor any member of affiant's immediate family's homestead, nor contiguous thereto. Further that if subject property is affiant's homestead his/her spouse will join in the conveyance this affidavit accompanies
6	Affiant certifies that this certification of trust pertains to the trust property located at: 28 NE DIANA Ter. LAKE CITY arcel: 20-3S-17-05182-102 (25152)LOT 2 OAK FOREST LANDING S/D. 828-1902, CT 1082-1472.
	That Affiant is the current acting trustee and mailing address is the above address. Affiant as Trustee has full powers under the aforesaid trust via a general power of sale to sell,
Э.	convey and to mortgage or encumber real and personal property of the trust, without obtaining consent of any other party (ies).
6.	The Trust is: (x) Irrevocable, () Revocable. The following individual(s) has/have power to revoke the trust:
7.	List all co-trustees below and authority to sign or otherwise authenticate and whether all or less than all are required in order to exercise powers of the trustee: [Tracy Snead]
8.	Title to the property is currently shown in the last deed of record as: See #3
	[If trustee has changed or died include copies of paragraphs showing successor trustee(s) as exhibits]
	Successor Trustee is Tracy Snead

Affiant further states that Affiant is familiar with the nature of an oath, and with the penalties as provided by the laws of the State aforesaid for falsely swearing to statements made in an instrument of this nature.

Affiant:
Print Name: Derek Snead
STATE OF FLORIDA COUNTY OF Florida
Sworn to and subscribed before me this 24th day of January , 20 22, by (name of persons making statement) Decel Spead.
Signature of Notary: Jouth by
Print, type or stamp commissioned name of Notary Public: <u>Jeanetle Kirby</u>
Personally KnownOR Produced Identification
Type of Identification Produced drivers license
Jeanette Kirby Notary Public State of Florida Comm# HH070503 Expires 12/9/2024