

PURCHASE AGREEMENT

DATE OF BIRTH
HIM:
HER:



Hwy. 90 West
Lake City, Florida

752-3743 or
753-3744

DRIVER'S LICENSE
HIM:
HER:

C & G MANUFACTURED HOMES, INC.

Locally Owned and Operate

SOLD TO <u>Leslie Williams</u>		PHONE <u>386-752-1675</u>	DATE <u>8-20-07</u>
ADDRESS <u>3523 S.W.C.R. 240 Lake City, FL 32024</u>		SALESMAN <u>Jody</u>	
Subject to the Terms and Conditions Stated on Both Sides of this Agreement Seller Agreement Seller Agrees to Sell and the Purchaser Agrees to Purchase the Following Described Property:			
MAKE <u>94 Horton</u>	MODEL <u>Mirage</u>	B. ROOMS <u>2</u>	FLOOR SIZE <u>L 66 W 14</u> HITCH SIZE <u>L 70 W 14</u>
SERIAL NUMBER <u>H1037100</u>	<input type="checkbox"/> NEW <input checked="" type="checkbox"/> USED	COLOR	PROPOSED DELIVERY DATE <u>ASAP</u>

OPTIONAL EQUIPMENT, LABOR AND ACCESSORIES		PRICE OF UNIT	\$10,000.00
House Sold AS-IS		OPTIONAL EQUIPMENT	
NO SET-UP		COST OF SET-UP PARTS	
NO SKIRTING		SUB-TOTAL	
NO STEPS		SALES TAX	<u>1050.00</u>
No Re-Hook on A/C		NON-TAXABLE ITEMS	<u>250.00</u>
No warranty		VARIOUS FEES	
Will hold house til the end of Sept.		1. CASH PRICE	\$10,900.00
		TRADE-IN ALLOWANCE	\$
		LESS BAL. DUE ON ABOVE	\$
		NET ALLOWANCE	
		CASH DOWN PAYMENT	
		2. LESS TOTAL CREDITS	
Wiz # 85731		3. UNPAID BALANCE OF CASH SALE PRICE	\$
		Title to said equipment shall remain in the Seller until the agreed purchase price therefor is paid in full in cash or by the execution of a Retail Installment Contract, or a Security Agreement and its acceptance by a financing agency; thereupon title to the within described unit passes to the buyer as of the date of either full cash payment or on the signing of said credit instrument 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 NET PAYOFF ON TRADE-IN TO BE MADE AT THE TIME OF SETTLEMENT.	
		Purchaser represents he/she examined the product and found it suitable for his/her particular needs, and that it is of acceptable quality and that purchaser relied upon his/her judgement and inspection in making this determination.	
		There is no assurance a mobile home can remain level when placed, upon any surface other than of blacktop or concrete.	

Seller is not permitted to make plumbing or electrical connections, or connecting of certain natural gas or propane appliances where state or local ordinances require a licensed plumber or electrician so to do. Special building ordinances or laws requiring plumbing, electrical or construction changes are not the responsibility of Seller or the manufacturer. Seller is not responsible for obtaining health or sanitation permits, nor for local, county or state permits involving restrictive zoning. Cost of changes needed for compliance must be borne by Buyer. It is solely the Buyers responsibility to assure their chosen home site is acceptable for home placement without violation of any local, state, or federal guidelines.

Seller is not responsible or liable for any delays caused by the manufacturer, accidents, strikes, fires, Acts of God or any other cause beyond Seller's control.

TRADE-IN DEBT TO BE PAID BY ☐ DEALER ☐ CUSTOMER

C & G MANUFACTURED HOMES, INC. DEALER	
Net Valid Unless Signed and Accepted by an officer of the Company	
By <u>Mrs. J. D. Dwyer</u>	
Approved, Subject to acceptance of financing by bank or finance company.	

I, OR WE, HEREBY ACKNOWLEDGE RECEIPT OF A COPY OF THIS ORDER

SIGNED X <u>[Signature]</u>	PURCHASE
SIGNED X _____	PURCHASE

This Warranty Deed made the 24th day of August A.D. 1972 by

JAMES P. TOMPKINS and his wife, MARY LOU TOMPKINS,
hereinafter called the grantor, to

L. L. WILLIAMS and his wife, JOANN WILLIAMS
whose postoffice address is Route 2, Box , Lake City, Florida 32055
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 corporations)

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 of that certain land situate in Columbia County, Florida, viz:

TOWNSHIP 3 SOUTH, RANGE 17 EAST

Section 33: Commence at the Southwest Corner of SE $\frac{1}{4}$, Sec. 33, Township 3 South, Range 17 East, Columbia County, Florida, and run Easterly along the South line of said Section 33, 198.5 feet to a point on East line of Eloise Street extended; thence North 08 Degrees 03 Minutes East, along the East Line of said Eloise Street, extended 226 feet for a Point of Beginning, and run thence North 08 Degrees 03 Minutes East 151.45 feet to the Southwest Corner of Lot 7, Block 4, ODOM HEIGHTS ADDITION NO. 1; thence North 88 Degrees 15 Minutes East along the South Line of said ODOM HEIGHTS ADDITION NO. 1 273.3 feet to the Southeast Corner of Lot 6 of said Block 4, thence South 01 Degree 45 Minutes East 150 feet, thence South 88 Degrees 15 Minutes West 263.4 feet to Point of Beginning.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any-wise 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 December 31, 1971. 1972 Taxes will be prorated as of this date.

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:

James P. Tompkins
Mary Lou Tompkins

James P. Tompkins

Mary Lou Tompkins

L.S.

L.S.

L.S.

L.S.

STATE OF FLORIDA
COUNTY OF COLUMBIA

COLUMBIA
COUNTY

STATE OF FLORIDA
DOCUMENTARY STAMP TAX

OCT 10 1972

DEPT. OF REVENUE



3300

BELOW FOR RECORDERS USE

I HEREBY CERTIFY that on authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared

JAMES P. TOMPKINS and his wife,
MARY LOU TOMPKINS,

to me known to be the persons described in and who executed the foregoing instrument and they acknowledged before me that they executed the same

WITNESS my hand and official seal in the County and State last aforesaid this 24th day of August A.D. 1972.

Notary Public, State of Florida
My Commission Expires Dec. 11, 1974

Bonded by American Fire & Casualty Co.

THIS INSTRUMENT PREPARED BY
TERRY McDAVID
200 NORTH MARION STREET
LAKE CITY, FLORIDA

10-10-72

1972 OCT 10 AM 10:32
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2757-0013