

State of Florida)
COUNTY OF Columbia)

NON-FOREIGN PERSON AFFIDAVIT
(Corporate Seller)

The undersigned, as Hala Hafner, President of Carib Investment, Inc (Owner), being first duly sworn, states under penalties of perjury as provided under Internal Revenue Code Section 1445(b)(2):

1. That Owner is the transferor of all of that certain property located in 284 NW Falling Greek Road, Lake City, FL 32055, as more particularly described on EXHIBIT A attached hereto and made a part hereof for all purposes;
2. That Owners United States taxpayer identification number is 34560898 D; and
3. That Seller is not a foreign person as that term is defined in Section 1445(f)(3) of the Internal Revenue Code.

This affidavit is given for the purpose of establishing and documenting the nonforeign affidavit exemption to the withholding requirement of Section 1445 of the Internal Revenue Code.

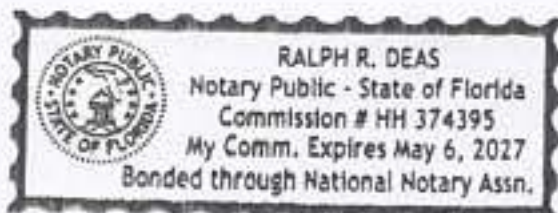
Carib Investment, Inc

By: Hala Hafner
Hala Hafner, President

State of Florida
County of Columbia

The foregoing instrument was sworn to and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 7th day of July, 2023 by Hala Hafner, President of Carib Investment, Inc who ☐ is personally known or ☒ has produced a driver's license as identification.

[Seal]



R
Notary Public
Print Name: Ralph R. Deas
My Commission Expires: _____

Owner's Affidavit – Corporate



Attached to Policy No. TBD

Issued By OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

APPLICATION NO: 2023-38

PREMISES: 284 NW FALLING GREEK ROAD, LAKE CITY, FL 32055

STATE OF FLORIDA
COUNTY OF COLUMBIA

ON THE 7TH DAY OF JULY, 2023, before me, the undersigned Officer, personally appeared the undersigned, who being duly sworn according to law and intending to be legally bound, depose and say:

That the Grantor(s) herein is/are the owner(s) of the premises being insured hereunder and the same as the grantee(s) in Deed Book 0841, Page 1377.

That there are no bankruptcies, easements, encumbrances, judgements, mortgages or pending suits adversely affecting the owner(s) and the said premises which are known to the undersigned and are not being properly provided for in this transaction.

That there have been no repairs, additions or improvements made, ordered or contracted to be made on or to the premises, within six (6) months from the date hereof; and that there are no outstanding or disputed claims for any such work, labor or materials for the matters aforementioned.

That there has been no work done, or notice received that work is to be done, by the Municipality (City, Borough or Township), or at its direction, in connection with the installment of sewer or water or for improvements such as paving or repaving of streets or alleys, or the installation of curbs or sidewalks.

That no notice has been served by any governmental authority for the removal or abatement of any nuisance, or concerning the condemnation of any portion of said premises.

That there has been no violation of any restrictions affecting the premises.

That there are no purchase money obligations being created in this transfer.

That the Grantor(s) is/are in actual possession of the entire premises, and there are no leases or agreements affecting the premises or any part thereof outstanding, other than those that are presently being assigned.

That the present transaction is not made for the purpose of hindering, delaying or defrauding the creditors of said owner(s) and does not come within the provisions of any Bankruptcy or Insolvency Acts.

That the premises in question does not constitute 51% or more of the real estate of said Corporation in FLORIDA. That there are no corporate taxes due the STATE OF FLORIDA by said Corporation.

That the officers of said Corporation who are authorized to execute the papers are of full legal age and in every respect competent to convey or encumber the title to the premises in question.

That all taxes, sewer and water rents assessed against the said premises as of the date of this settlement are fully paid.

This affidavit is made for the purpose of inducing Old Republic National Title Insurance Company and/or its authorized agent to hold settlement on the above premises, and to issue its title insurance policy, insuring the title thereto, and undersigned confirm that the foregoing statements are true and correct to the best of our knowledge and belief.

SWORN TO AND SUBSCRIBED before me, the day and year aforesaid.

Sard M. Deas
Witness
Printed Name: Sard M. Deas
PO Address: 227 SE Hernando Ave
Lake City, FL 32025

Carib Investment, Inc

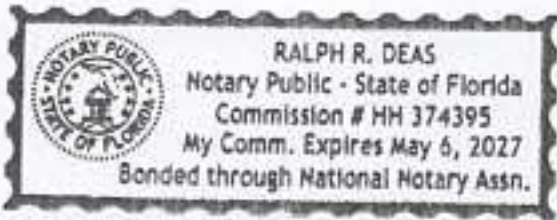
By: Hala Hafner
Hala Hafner, President

Hala J. Hafner
Hala J. Hafner, Individually

State of Florida
County of Columbia

The foregoing instrument was sworn to and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 7th day of July, 2023 by Hala Hafner, President of Carib Investment, Inc and Hala J. Hafner who ☐ is personally known or ☒ has produced a driver's license as identification.

[Seal]



R. R. Deas
Notary Public
Print Name: Ralph R. Deas
My Commission Expires: _____

[Signature]
Authorized Officer or Agent

ORT Form 4724
Owner's Affidavit - Corporate 06/2018

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
A Stock Company
400 Second Avenue South, Minneapolis, Minnesota 55401
(612) 371-1111

By: C Monroe President
Attest: David Wald Secretary

Closing Affidavit

Entity or Fiduciary Buyer/Borrower

BEFORE ME, the undersigned authority, duly authorized to take acknowledgments and administer oaths, personally appeared Jim Inglese ("Affiant") Managing Member of/under J&J Florida Development, LLC, a Florida Limited Liability Company ("Buyer/Borrower"), who deposes and says under penalties of perjury that:

1. Property. Buyer/Borrower will be or is the owner of the certain real property (the "Property") described as: TOWNSHIP 3 SOUTH & " RANGE 16 EAST That portion of Sections 1, 2, 11 and 12 lying East of U.S. Highway 41, North of new SR 131, and South of Carters Acres Subdivision, a subdivision recorded in Plat Book 5, pages 12, 12a and 12b, of the public records of Columbia County, Florida.
2. No Lien. There have been no improvements, alterations or repairs to the Property during the last ninety (90) days, for which the cost thereof remains unpaid except for: None.
3. Gap. There are no matters pending against Buyer/Borrower that would give rise to a lien which would attach to the Property between , the Effective Date of **Old Republic National Title Insurance Company** ("Title Insurer") Title Commitment under Fund File No. 2023-38, (the "Title Commitment") and the recording of the interest to be insured on the Owner's/Loan Policy to be issued pursuant to the Title Commitment. Except as expressly stated in the Title Commitment, Buyer/Borrower has not and will not execute any instruments that would adversely affect the interest to be insured and Buyer/Borrower has not taken any action preceding the Effective Date of the Commitment which would result in any lien attaching to the Property prior to the date of the recording of the instrument to be insured.
4. Buyer/Borrower's Existence and Affiant's Authority. The Buyer/Borrower is active and in good standing, no proceeding is pending for its dissolution or termination and Affiant is its duly appointed and serving fiduciary with authority to bind the Buyer/Borrower. Affiant gives this affidavit on individual knowledge and on behalf of the Buyer/Borrower.
5. Pending Actions. There are no violations of Municipal or County Ordinances affecting the Property and there are no actions or proceedings now pending in any State or Federal Court to which the Buyer /Borrower is a party, including, but not limited to, proceedings in bankruptcy, receivership or insolvency. Affiant has received no notice of any public hearing regarding assessment for improvements or changes in applicable zoning laws concerning said property now pending.
6. Title Exceptions. There are no judgments, mortgages, encumbrances or liens of any nature affecting the Property other than those shown on the Title Commitment.
7. Tax Re-Proration. Buyer/Borrower agrees that in the event the current real estate property taxes vary in amount from the figures used in making the tax proration used in closing the transfer and conveyance of the Property, a new proration and a correct and proper proration will be made upon demand.
8. This affidavit is given for the purpose of clearing any possible question or objection to the title to the above referenced property and, for the purpose of inducing **The Law Office of Ralph R. Deas, P.A.** and **Title Insurer** to issue title insurance on the subject property, with the knowledge that said title companies are relying upon the statements set forth herein. Affiant, individually and on behalf of Buyer/Borrower hereby holds **The Law Office of Ralph R. Deas, P.A.** and **Title Insurer** harmless and fully indemnifies same (including but not limited to attorneys' fees, whether suit be brought or not, and at trial and all appellate levels, and court costs and other litigation expenses) with respect to the matters set forth herein.

9. Affiant further states that he/she is familiar with the nature of an oath and with the penalties as provided by the laws of the United States and the State of Florida for falsely swearing to statements made in an instrument of this nature. Affiant further certifies that he/she has read, or heard read, the full facts of this Affidavit and understands its context.

Under penalties of perjury, I declare that I have read the foregoing Affidavit and that the facts stated in it are true.

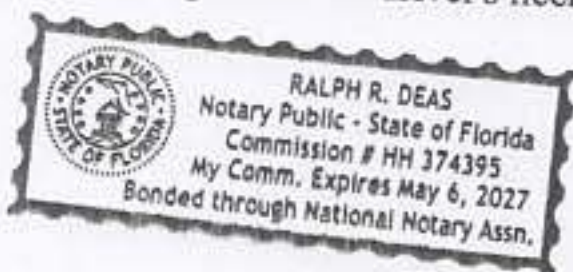
J&J Florida Development, LLC

By: 
Jim Inglese, Managing Member

State of Florida
County of Columbia

The foregoing instrument was sworn to and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 7th day of July, 2023 by Jim Inglese, Managing Member of J&J Florida Development, LLC who ☐ is personally known or ☒ has produced a driver's license as identification.

[Seal]




Notary Public
Print Name: Ralph R. Deas
My Commission Expires: _____