

DATE06/26/2007

Columbia County Building Permit

PERMIT000025960

This Permit Expires One Year From the Date of Issue

APPLICANTCAROLYN PARLATO

PHONE963-1373

ADDRESS7161152ND ST

WELLBORNFL32094

OWNERJOSEPH & JODI JOHNS

PHONE623-1883

ADDRESS833NW LOWER SPRINGS

LAKE CITYFL32055

CONTRACTORMICHAEL PARLATO

PHONE963-1373

LOCATION OF PROPERTY90W, TR ON LAKE JEFFREY RD, TR ON LOWER SPRINGS RD, .6 MILES

ON RIGHT 10TH LOT ON RIGHT

TYPE DEVELOPMENTMH,UTILITY

ESTIMATED COST OF CONSTRUCTION0.00

HEATED FLOOR AREATOTAL AREAHEIGHTSTORIES

FOUNDATIONWALLSROOF PITCHFLOOR

LAND USE & ZONINGA-3

MAX. HEIGHT

Minimum Set Back Requirments:STREET-FRONT30.00

REAR25.00

SIDE25.00

NO. EX.D.U.0

FLOOD ZONEX

DEVELOPMENT PERMIT NO.

PARCEL ID01-3S-15-00127-007

SUBDIVISION

LOTBLOCKPHASEUNIT

TOTAL ACRES

IH0000336

Culvert Permit No.Culvert WaiverContractor's License Number

Applicant/Owner/Contractor

EXISTING07-487-NBK

JH

Y

Driveway ConnectionSeptic Tank Number

LU & Zoning checked by

Approved for Issuance

New Resident

COMMENTS: ONE FOOT ABOVE THE ROAD

Check # or Cash7390

FOR BUILDING & ZONING DEPARTMENT ONLY

(footer/Slab)

Temporary Powerdate/app. by

Foundationdate/app. by

Monolithicdate/app. by

Under slab rough-in plumbingdate/app. by

Slabdate/app. by

Sheathing/Nailingdate/app. by

Framingdate/app. by

Rough-in plumbing above slab and below wood floor

date/app. by

Electrical rough-indate/app. by

Heat & Air Ductdate/app. by

Peri. beam (Lintel)date/app. by

Permanent powerdate/app. by

C.O. Finaldate/app. by

Culvertdate/app. by

M/H tie downs, blocking, electricity and plumbingdate/app. by

Pooldate/app. by

Reconnectiondate/app. by

Pump poledate/app. by

Utility Poledate/app. by

M/H Poledate/app. by

Travel Trailerddate/app. by

Re-roofdate/app. by

BUILDING PERMIT FEE \$0.00

CERTIFICATION FEE \$0.00

SURCHARGE FEE \$0.00

MISC. FEES \$200.00

ZONING CERT. FEE \$50.00

FIRE FEE \$22.32

WASTE FEE \$67.00

FLOOD DEVELOPMENT FEE \$

FLOOD ZONE FEE \$25.00

CULVERT FEE \$

TOTAL FEE364.32

INSPECTORS OFFICE

CLERKS OFFICE

NOTICE: IN ADDITION TO THE REQUIREMENTS OF THIS PERMIT, THERE MAY BE ADDITIONAL RESTRICTIONS APPLICABLE TO THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. AND THERE MAY BE ADDITIONAL PERMITS REQUIRED FROM OTHER GOVERNMENTAL ENTITIES SUCH AS WATER MANAGEMENT DISTRICTS, STATE AGENCIES, OR FEDERAL AGENCIES.

"WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT."

This Permit Must Be Prominently Posted on Premises During Construction

PLEASE NOTIFY THE COLUMBIA COUNTY BUILDING DEPARTMENT AT LEAST 24 HOURS IN ADVANCE OF EACH INSPECTION, IN ORDER THAT IT MAY BE MADE WITHOUT DELAY OR INCONVIENCE, PHONE 758-1008. THIS PERMIT IS NOT VALID UNLESS THE WORK AUTHORIZED BY IT IS COMMENCED WITHIN 6 MONTHS AFTER ISSUANCE.

The Issuance of this Permit Does Not Waive Compliance by Permittee with Deed Restrictions.

07-0487-N

PERMIT APPLICATION / MANUFACTURED HOME INSTALLATION APPLICATION

For Office Use Only (Revised 9-22-06)		Zoning Official <u>afg</u>	Building Official <u>OK 5TH 5-23-07</u>
AP# <u>0705-67</u>	Date Received <u>5/23/07</u>	By <u>G</u>	Permit # <u>25960</u>
Flood Zone <u>X</u>	Development Permit <u>_____</u>	Zoning <u>A-3</u>	Land Use Plan Map Category <u>A-3</u>
Comments <u>panel 125</u>			
FEMA Map# _____ Elevation <u>Need</u> Finished Floor _____ River _____ In Floodway _____			
<input checked="" type="checkbox"/> Site Plan with Setbacks Shown <input checked="" type="checkbox"/> EH Signed Site Plan <input type="checkbox"/> EH Release <input checked="" type="checkbox"/> Well letter <input type="checkbox"/> Existing well			
<input checked="" type="checkbox"/> Copy of Recorded Deed or Affidavit from land owner <input type="checkbox"/> Letter of Authorization from Installer			
<input type="checkbox"/> State Road Access <input type="checkbox"/> Parent Parcel # _____ <input type="checkbox"/> STUP-MH _____			

Property ID # 01-35-15-00127-007 Subdivision _____

- New Mobile Home ☒ Used Mobile Home _____ Year 2007
- Applicant Carolyn A. Reelato Phone # 386-963-1373
- Address 7161 152nd Street Wellborn, FL 32094
- Name of Property Owner Susan Rinkenberger Davis Phone # _____
- 911 Address 833 NW Lower Springs, L.C. 32055
- Circle the correct power company - FL Power & Light - Clay Electric
(Circle One) - Suwannee Valley Electric ? - Progress Energy
- Name of Owner of Mobile Home Joseph & Jodi Johns Phone # 623-1883
Address 425 NW Pillsbury Dr. Lake City, FL 32055
- Relationship to Property Owner None
- Current Number of Dwellings on Property 0
- Lot Size _____ Total Acreage 5 acres
- 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)
- Is this Mobile Home Replacing an Existing Mobile Home NO (Owes)
- Driving Directions to the Property Hwy 90 to "Lake Spiny Rd" Turn (R) / go 9.1 miles to "Lower Springs Road" Turn (R) / go 2.6 miles to site on the Right (10th lot)
* Look for Re-mat sign, cleared property, just before pavement ends
- Name of Licensed Dealer/Installer Michael J. Reelato Phone # 386-963-1373
- Installers Address 7161 152nd Street Wellborn, FL 32094
- License Number TH0000336 Installation Decal # 287113

4 125

PERMIT NUMBER

Installer Michael S. Roberto License # IA0000336

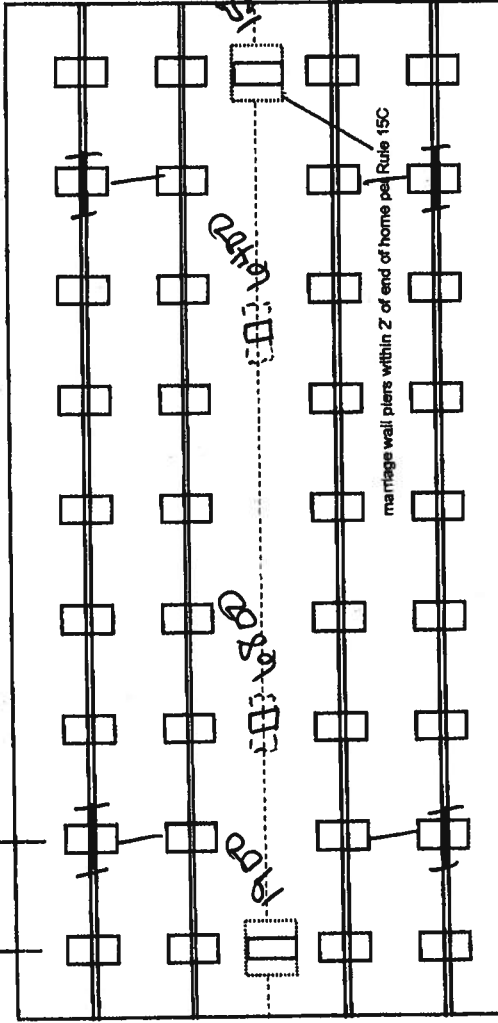
Address of home being installed _____

Manufacturer Fleetwood Length x width 28 x 44

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.

Installer's initials (signature)



New Home ☒ Used Home ☐

Home installed to the Manufacturer's Installation Manual ☒

Home is installed in accordance with Rule 15-C ☐

Single wide ☐ Wind Zone II ☒ Wind Zone III ☐

Double wide ☒ Installation Decal # 287113

Triple/Quad ☐ Serial # model 44035

PIER SPACING TABLE FOR USED HOMES

Load bearing capacity	Footer size (sq in)	16" x 16" (256)	18 1/2" x 18 1/2" (342)	20" x 20" (400)	22" x 22" (484)*	24" x 24" (576)*	26" x 26" (676)
1000 psf	3'	4'	5'	6'	7'	8'	8'
1500 psf	4'	5'	6'	7'	8'	8'	8'
2000 psf	5'	6'	7'	8'	8'	8'	8'
2500 psf	6'	7'	8'	8'	8'	8'	8'
3000 psf	7'	8'	8'	8'	8'	8'	8'
3500 psf	8'	8'	8'	8'	8'	8'	8'

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

PIER PAD SIZES

I-beam pier pad size 17 x 22

Perimeter pier pad size 17 x 22

Other pier pad sizes (required by the mfg.) 34 x 22

POPULAR PAD SIZES

Pad Size	Sq in
16 x 16	256
16 x 18	288
18.5 x 18.5	342
16 x 22.5	360
17 x 22	374
13 1/4 x 26 1/4	348
20 x 20	400
17 3/16 x 25 3/16	441
17 1/2 x 25 1/2	446
24 x 24	576
26 x 26	676

Draw the approximate locations of marriage wall openings 4 foot or greater. Use this symbol to show the piers.



List all marriage wall openings greater than 4 foot and their pier pad sizes below.

Opening Pier pad size

4 ft ☒ 5 ft

FRAME TIES

within 2' of end of home spaced at 5' 4" oc yes

TIEDOWN COMPONENTS

Longitudinal Stabilizing Device (LSD)
Manufacturer _____
Longitudinal Stabilizing Device w/ Lateral Arms
Manufacturer 1101V by Oliver

OTHER TIES

Sidewall _____
Longitudinal _____
Marriage wall _____
Shearwall _____

Number WPA

PERMIT NUMBER

POCKET PENETROMETER TEST

The pocket penetrometer tests are rounded down to 1500 psf or check here to declare 1000 lb. soil without testing.

x 2000 x 2000 x 2000

POCKET PENETROMETER TESTING METHOD

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

x 2000 x 2000 x 2000

TORQUE PROBE TEST

The results of the torque probe test is 280 inch pounds or check here if you are declaring 5' anchors without testing. A test showing 275 inch pounds or less will require 5 foot anchors.

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

Installer's initials

ALL TESTS MUST BE PERFORMED BY A LICENSED INSTALLER

Installer Name

Michael D. Rebo

Date Tested

5-21-07

Electrical

Connect electrical conductors between multi-wide units, but not to the main power source. This includes the bonding wire between multi-wide units. Pg. 1/1

Plumbing

Connect all sewer drains to an existing sewer tap or septic tank. Pg. 1/1
Connect all potable water supply piping to an existing water meter, water tap, or other independent water supply systems. Pg. 1/1

Site Preparation

Debris and organic material removed ✓
Water drainage: Natural Swale Pad Other

Fastening multi wide units

Floor: Type Fastener: 1056 Length: 3/8" x 6" Spacing: 20"
Walls: Type Fastener: 1056 Length: 3/8" Spacing: 24"
Roof: Type Fastener: 1056 Length: 3/8" x 6" Spacing: 20"
For used homes a min 30 gauge, 8" wide, galvanized metal strip will be centered over the peak of the roof and fastened with galv. roofing nails at 2" on center on both sides of the centerline.

Gasket (weatherproofing requirement)

I understand a properly installed gasket is a requirement of all new and used homes and that condensation, mold, mildew and buckled marriage walls are a result of a poorly installed or no gasket being installed. I understand a strip of tape will not serve as a gasket.

Installer's initials

MD

Type gasket

3/4" 1056

Installed:

Between Floors Yes ✓
Between Walls Yes ✓
Bottom of ridgebeam Yes ✓

Weatherproofing

The bottomboard will be repaired and/or taped. Yes ✓ Pg. 1/1
Siding on units is installed to manufacturer's specifications. Yes ✓
Fireplace chimney installed so as not to allow intrusion of rain water. Yes ✓

Miscellaneous

Skirting to be installed. Yes ✓ No
Dryer vent installed outside of skirting. Yes ✓ N/A
Range downflow vent installed outside of skirting. Yes ✓
Drain lines supported at 4 foot intervals. Yes ✓
Electrical crossovers protected. Yes ✓
Other:

Installer verifies all information given with this permit worksheet is accurate and true based on the

manufacturer's installation instructions and or Rule 15C-1 & 2

Installer Signature

Michael D. Rebo

Date 5-21-07

LYNCH WELL DRILLING, INC.

RT. 6 BOX 464
LAKE CITY, FL 32025
PHONE (386) 752-6677
FAX (386) 752-1477

RESIDENTIAL WATER WELL BUILDING PERMIT INFORMATION

Building Permit # _____ Owners Name _____

Well Depth 180 Ft. Casing Depth 130 Ft. Water Level 120 Ft.

Casing Size 4 PVC _____ Steel X

Pump Installation: Submersible X Deep Well Jet _____ Shallow Well _____

Pump Make Aermotor Pump Model # S20-100 Hp 1

System Pressure (PSI) _____ On 30 Off 50 Avg. Pressure _____ (PSI)

Pumping System GPM at average pressure and pumping level 20 (GPM)

Tank Installation: Precharged (Bellder) X Atmospheric (Galvanized)

Make Challenger Model PC 244 Size 81 Gallon

Tank Draw-down per cycle at system pressure 25.1 Gallons

I HEREBY CERTIFY THAT THIS WATER WELL SYSTEM HAS BEEN
INSTALLED AS PER ABOVE INFORMATION.

Lynch Well Drilling
Signature

Lynch Well Drilling, Inc.
Print Name

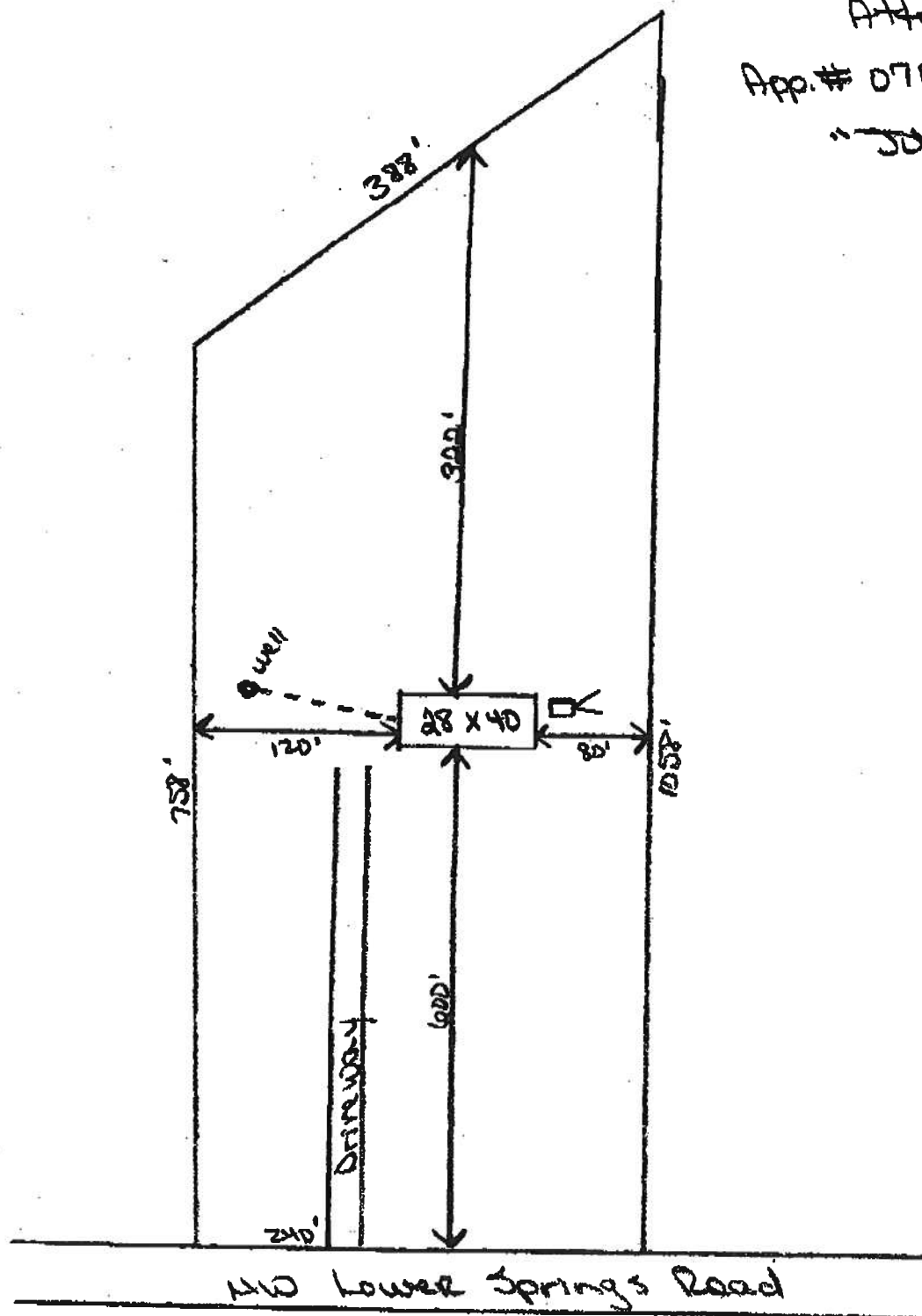
1274 or 2609
License Number

Date

Attn: Connie

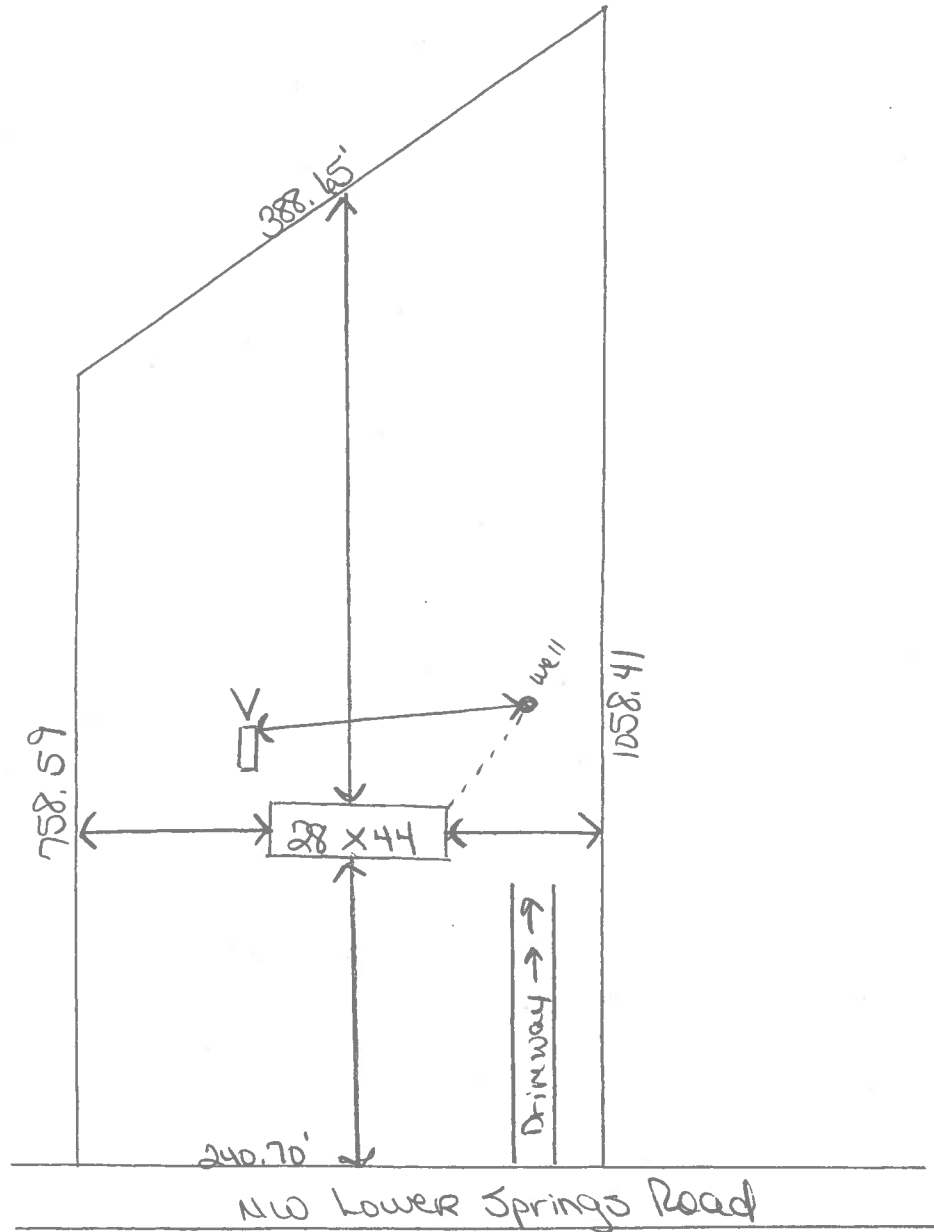
App. # 0705-67

"Johns"



01-35-15-00127-007

Johns



Contract For Sale And Purchase

1* PARTIES:

2* and Dixon ("Seller"),
 3 hereby agree that Seller shall sell and Buyer shall buy the following described Real Property and Personal Property (collectively "Property")
 4 pursuant to the terms and conditions of this Contract for Sale and Purchase and any riders and addenda ("Contract"):

5 I. DESCRIPTION:

6* (a) Legal description of the Real Property located in Columbia County, Florida:
 7* 01-35-15-00127-007

8* (b) Street address, city, zip, of the Property: NW Lower Springs Rd

9* (c) Personal Property includes existing range(s), refrigerator(s), dishwasher(s), ceiling fan(s), light fixture(s), and window treatment(s) unless
 10 specifically excluded below.

11 Other items included are: n/a

12* Items of Personal Property (and leased items, if any) excluded are:

13*

14* II. PURCHASE PRICE (U.S. currency): \$ 52,000

15* PAYMENT:

16* (a) Deposit held in escrow by Haile Title (Escrow Agent) in the amount of (checks subject to clearance) \$ 500

17* (b) Additional escrow deposit to be made to Escrow Agent within _____ days after Effective Date
 18* (see Paragraph III) in the amount of \$ _____

19* (c) Financing (see Paragraph IV) in the amount of \$ 51,500

20* (d) Other \$ _____

21* (e) Balance to close by cash, wire transfer or LOCALLY DRAWN cashier's or official bank check(s), subject
 22* to adjustments or prorations \$ 0

23* III. TIME FOR ACCEPTANCE OF OFFER AND COUNTEROFFERS; EFFECTIVE DATE:

24* (a) If this offer is not executed by and delivered to all parties OR FACT OF EXECUTION communicated in writing between the parties on or
 25* before April 18, 2007, the deposit(s) will, at Buyer's option, be returned and this offer withdrawn. UNLESS OTH-
 26* ERWISE STATED, THE TIME FOR ACCEPTANCE OF ANY COUNTEROFFERS SHALL BE 2 DAYS FROM THE DATE THE COUN-
 27* TEROFFER IS DELIVERED.

28* (b) The date of Contract ("Effective Date") will be the date when the last one of the Buyer and Seller has signed or initialed this offer or the
 29* final counteroffer. If such date is not otherwise set forth in this Contract, then the "Effective Date" shall be the date determined above for
 30* acceptance of this offer or, if applicable, the final counteroffer.

31* IV. FINANCING:

32* ☐ (a) This is a cash transaction with no contingencies for financing;

33* ☒ (b) This Contract is contingent on Buyer obtaining approval of a loan ("Loan Approval") within 30 days (if blank, then 30 days) after
 34* Effective Date ("Loan Approval Date") for (CHECK ONLY ONE) ☒ a fixed; ☐ an adjustable; or ☐ a fixed or adjustable rate loan, in the prin-
 35* cipal amount of \$ 51,500, at an initial interest rate not to exceed 6.5 %, discount and origination fees not to exceed

36* 0 % of principal amount, and for a term of 30 years. Buyer will make application within 5 days (if blank, then 5 days) after
 37* Effective Date. Buyer shall use reasonable diligence to: obtain Loan Approval and notify Seller in writing of Loan Approval by Loan

38* Approval Date; satisfy terms and conditions of the Loan Approval; and close the loan. Loan Approval which requires a condition related to
 39* the sale of other property shall not be deemed Loan Approval for purposes of this subparagraph. Buyer shall pay all loan expenses. If Buyer

40* does not deliver written notice to Seller by Loan Approval Date stating Buyer has either obtained Loan Approval or waived this financing con-
 41* tingency, then either party may cancel this Contract by delivering written notice ("Cancellation Notice") to the other, not later than seven (7)

42* days prior to Closing. Seller's Cancellation Notice must state that Buyer has three (3) days to deliver to Seller written notice waiving this
 43* financing contingency. If Buyer has used due diligence and has not obtained Loan Approval before cancellation as provided above, Buyer

44* shall be refunded the deposit(s). Unless this financing contingency has been waived, this Contract shall remain subject to the satisfaction,
 45* by Closing, of those conditions of Loan Approval related to the Property;

46* ☐ (c) Assumption of existing mortgage (see rider for terms); or

47* ☐ (d) Purchase money note and mortgage to Seller (see Standards B and K and riders; addenda; or special clauses for terms).

48* V. TITLE EVIDENCE: At least 2 days (if blank, then 5 days) before Closing a title insurance commitment with legible copies of Instruments
 49* listed as exceptions attached thereto ("Title Commitment") and, after Closing, an owner's policy of title insurance (see Standard A for terms) shall

50* be obtained by:

51* (CHECK ONLY ONE): ☒ (1) Seller, at Seller's expense and delivered to Buyer or Buyer's attorney; or

52* ☐ (2) Buyer at Buyer's expense.

53* (CHECK HERE): ☐ If an abstract of title is to be furnished instead of title insurance, and attach rider for terms.

54* VI. CLOSING DATE: This transaction shall be closed and the closing documents delivered on May 1, 2007 ("Closing"), unless
 55* modified by other provisions of this Contract. If Buyer is unable to obtain Hazard, Wind, Flood, or Homeowners' Insurance at a reasonable rate

56* due to extreme weather conditions, Buyer may delay Closing for up to 5 days after such coverage becomes available.

57* VII. RESTRICTIONS; EASEMENTS; LIMITATIONS: Seller shall convey marketable title subject to: comprehensive land use plans, zoning,

58* restrictions, prohibitions and other requirements imposed by governmental authority; restrictions and matters appearing on the plat or otherwise

61 common to the subdivision; outstanding oil, gas and mineral rights of record without right of entry; unplatted public utility easements of record
62 (located contiguous to real property lines and not more than 10 feet in width as to the rear or front lines and 7 1/2 feet in width as to the side
63 lines); taxes for year of Closing and subsequent years; and assumed mortgages and purchase money mortgages, if any (if additional items, see
64 addendum); provided, that there exists at Closing no violation of the foregoing and none prevent use of the Property for
65 purpose(s).

66 Residential
67 VIII. OCCUPANCY: Seller shall deliver occupancy of Property to Buyer at time of Closing unless otherwise stated herein. If Property is intended
68 to be rented or occupied beyond Closing, the fact and terms thereof and the tenant(s) or occupants shall be disclosed pursuant to Standard F.
69 If occupancy is to be delivered before Closing, Buyer assumes all risks of loss to Property from date of occupancy, shall be responsible and liable
70 for maintenance from that date, and shall be deemed to have accepted Property in its existing condition as of time of taking occupancy.

71 IX. TYPEWRITTEN OR HANDWRITTEN PROVISIONS: Typewritten or handwritten provisions, riders and addenda shall control all printed pro-
72 visions of this Contract in conflict with them.

73 X. ASSIGNABILITY: (CHECK ONLY ONE): Buyer ☐ may assign and thereby be released from any further liability under this Contract; ☐ may
74 assign but not be released from liability under this Contract; or ☒ may not assign this Contract.

75 XI. DISCLOSURES:
76 (a) ☐ CHECK HERE if the Property is subject to a special assessment lien imposed by a public body payable in installments which
77 continue beyond Closing and, if so, specify who shall pay amounts due after Closing: ☐ Seller ☐ Buyer ☐ Other (see addendum).
78 (b) Radon is a naturally occurring radioactive gas that when accumulated in a building in sufficient quantities may present health risks to per-
79 sons who are exposed to it over time. Levels of radon that exceed federal and state guidelines have been found in buildings in Florida.
80 Additional information regarding radon or radon testing may be obtained from your County Public Health unit.
81 (c) Mold is naturally occurring and may cause health risks or damage to property. If Buyer is concerned or desires additional information
82 regarding mold, Buyer should contact an appropriate professional.
83 (d) Buyer acknowledges receipt of the Florida Energy-Efficiency Rating Information Brochure required by Section 553.996, F.S.
84 (e) If the real property includes pre-1978 residential housing then a lead-based paint rider is mandatory.
85 (f) If Seller is a "foreign person" as defined by the Foreign Investment in Real Property Tax Act, the parties shall comply with that Act.
86 (g) BUYER SHOULD NOT EXECUTE THIS CONTRACT UNTIL BUYER HAS RECEIVED AND READ THE HOMEOWNERS' ASSOCIA-
87 TION/COMMUNITY DISCLOSURE.

88 (h) PROPERTY TAX DISCLOSURE SUMMARY: BUYER SHOULD NOT RELY ON THE SELLER'S CURRENT PROPERTY TAXES AS THE AMOUNT
89 OF PROPERTY TAXES THAT THE BUYER MAY BE OBLIGATED TO PAY IN THE YEAR SUBSEQUENT TO PURCHASE. A CHANGE OF OWNER-
90 SHIP OR PROPERTY IMPROVEMENTS TRIGGERS REASSESSMENTS OF THE PROPERTY THAT COULD RESULT IN HIGHER PROPERTY TAXES.
91 IF YOU HAVE ANY QUESTIONS CONCERNING VALUATION, CONTACT THE COUNTY PROPERTY APPRAISER'S OFFICE FOR INFORMATION.

92 XII. MAXIMUM REPAIR COSTS: Seller shall not be responsible for payments in excess of:
93 (a) \$ 0 for treatment and repair under Standard D (if blank, then 1.5% of the Purchase Price).
94 (b) \$ 0 for repair and replacement under Standard N not caused by Wood Destroying Organisms (if blank, then 1.5%
95 of the Purchase Price).

96 XIII. HOME WARRANTY: ☐ Seller ☐ Buyer ☒ N/A will pay for a home warranty plan issued by _____
97 at a cost not to exceed \$ _____.

98 XIV. RIDERS; ADDENDA; SPECIAL CLAUSES: CHECK those riders which are applicable AND are attached to and made part of this Contract:
99 ☐ CONDOMINIUM ☐ VAFHA ☐ HOMEOWNERS' ASSN. ☐ LEAD-BASED PAINT ☐ COASTAL CONSTRUCTION CONTROL LINE
100 ☐ INSULATION ☐ "AS IS" ☐ Other Comprehensive Rider, Provisions ☐ Addenda \$ 1000.00 (29%) (34)
101 Special Clause(s): 1) Seller agrees to contribute towards

102 buyers closing cost. 2) Buyer is applying for a hard/soft
103 home package therefore financing terms will vary

104 XV. STANDARDS FOR REAL ESTATE TRANSACTIONS ("Standards"): Buyer and Seller acknowledge receipt of a copy of Standards A
105 through Y on the reverse side or attached, which are incorporated as part of this Contract.

106 THIS IS INTENDED TO BE A LEGALLY BINDING CONTRACT. IF NOT FULLY UNDERSTOOD,
107 SEEK THE ADVICE OF AN ATTORNEY PRIOR TO SIGNING.

108 THIS FORM HAS BEEN APPROVED BY THE FLORIDA ASSOCIATION OF REALTORS® AND THE FLORIDA BAR.
109 Approval does not constitute an opinion that any of the terms and conditions in this Contract should be accepted by the parties in a
110 particular transaction. Terms and conditions should be negotiated based upon the respective interests, objectives and bargaining
111 positions of all interested persons.

112 AN ASTERISK (*) FOLLOWING A LINE NUMBER IN THE MARGIN INDICATES THE LINE CONTAINS A BLANK TO BE COMPLETED.

113 Joseph Carson 4-17-07 Charles 4-18-2007
114 (BUYER) (DATE) (SELLER) (DATE)

115* _____
116 (BUYER) (DATE) (SELLER) (DATE)

117* Buyers' address for purposes of notice _____ Sellers' address for purposes of notice _____

118* _____
119* _____ Phone _____ Phone _____

120 BROKERS: The brokers (including cooperating brokers, if any) named below are the only brokers entitled to compensation in connection with
121 this Contract:

122 Name: ReMax Professionals ReMax Professionals
123 Cooperating Brokers, if any T. Spradley Listing Broker Cindy Jones/Pam Beaudry

COMM AT NE COR OF NW1/4 OF SEC 01-3S-15-00127-007 Columbia County 2007 R									
DIXON SUSAN RINKENBERGER CARD 001 of 001									
566 NW LOWER SPRINGS RD BY JEFF									
LAKE CITY, FL 32055									
R/W OF LOWER SPRINGS RD, NW									
PRINTED 5/11/2007 13:44									
APPR 3/06/2006 DFTW									
DIST 3 PUSE 009900 NO AG ACREAGE									
.000 INDEX STR 1- 3S-15E									
71.501 E-RATE MKT AREA 01									
RCN (PUD1									
%GOOD BLDG VAL AC 5.000									
FIELD CK: 0 BLDG									
%LOC: 0 XFOB									
0 BDRM 0 AG									
RMS 52,000 LAND									
UNITS 0 AG									
C-W% 0 MKAG									
HGHT 52,000 JUST									
PMTR 0 CLAS									
STVS 0 SOHD									
ECON 0 ASSD									
FUNC 0 EXPT									
SPCD 0 COTXBL									
DEPR 003									
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UD-9									
COND									
SUB A-AREA % E-AREA SUB VALUE									
PERMITS AMT ISSUED									
DESC									
BOOK PAGE DATE									
1056 1323 8/08/2005 Q I PRICE 15000									
GRANTOR LAURA R SAULSBY									
GRANTEE SUSAN RINKENBERGER DIXON									
1056 1320 8/03/2005 Q I 52857									
GRANTOR NAPOLEON, SAMMER SAULSBY & DESSIE									
GRANTEE LAURA SAULSBY									
TOTAL									
EXTRA FEATURES									
FIELD CK:									
AE BN CODE LEN WID HGT QTY QL YR ADJ UNITS UT PRICE ADJ UT PR SPCD % \$GOOD XFOB VALUE									
DESC									
LAND DESC ZONE ROAD {UD1 {UD3 FRONT DEPTH FIELD CK:									
TOPO UTIL {UD2 {UD4 BACK DT ADJUSTMENTS									
Y 009900 AC NON-AG 1.00 1.00 1.00 1.00 5.000 AC 10400.000 10400.00 52,000									
2007									

2007-Jun-18 10:48 AM Columbia County Clerk of Court 3867581337

Inst. Number: 200712013056 Book: 1121 Page: 2361 Date: 6/13/2007 Time: 3:50:31 PM

Attn: Connie
App# 0705-67
"Johns"

This Instrument Prepared by & refers to:
Name: KIM WATSON, an employee of
TITLE OFFICES, LLC
Address: 343 NW COLE TERRACE, SUITE 105
LAKE CITY, FLORIDA 32853
Tel No. 877-452-2467

Partial I.D. #: 00127-007

Inst: 200718013000 Date: 06/18/2007 Time: 2:50 PM
Doc. Stamp: 06/18/2007
at 5:02 P.M. Columbia County Page 1 of 2

STATE OF FLORIDA

THIS WARRANTY DEED Made on 12th day of June, A.D. 2007, by **SUSAN RITCHENBERGER**

DEXON, A MARIED PERSON, hereinafter called the grantor, to **JOSEPH AARON JOHNS and JORI G. JOHNS, HIS WIFE**, whose joint office address is 425 SW Palisades Drive, Lake City, FL 32824 hereinafter called the grantees:

(Whereof said grantor is the "grantor" and "grantee" respectively in this instrument, chapter and plural, the whole, full of requirements and duties of said grantor, and the grantees are subject of operation, wherever determined in whole or in part.)

Witnesseth: That the grantor, for and in consideration of the sum of \$10,000 and other valuable consideration, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the grantees all that certain land situate in Columbia County, State of Florida, viz:

A PART OF THE NW 1/4 OF THE NW 1/4 AND THE NW 1/4 OF THE NW 1/4 OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE NE CORNER OF THE NW 1/4 OF SAID SECTION 1, AND RUN S 89°59'44" E, 28.24 FEET ALONG THE NORTH LINE OF SAID SECTION 1 TO THE POINT OF BEGINNING; THENCE CONTINUE S 89°59'44" E, 38.65 FEET ALONG THE NORTH LINE OF SAID SECTION 1; THENCE S 51°44'18" W, 105.41 FEET TO A POINT ON THE NORTHEASTERLY MAINTAINED RIGHT-OF-WAY LINE OF LOWER SPRINGS ROAD; THENCE N 39°31'47" W, ALONG THE NORTHEASTERLY RIGHT-OF-WAY LINE THEREOF 20.76 FEET; THENCE N 51°59'46" E, 75.59 FEET TO THE POINT OF BEGINNING.

SUBJECT TO AN EGRESS AND EGRESS EASEMENT OVER AND ACROSS THE NORTHERLY 30.00 FEET THEREOF.

The above described property is out the homestead property of the grantor.

Together with all the interests, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold the same to the grantees forever.

And the grantor hereby covenants with said grantees that she is lawfully seized of said land in fee simple; that she has good right and lawful authority to sell and convey said land, and 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 those arising subsequent to December 31, 2007.

In Witness Whereof, the said grantor has signed and sealed these presents, the day and year first above written.

Signed, sealed and delivered in the presence of

Charles B. Perea
Witness Signature
Charles B. Perea
Printed Name
Thomas Perea
Witness Signature
Susan Ritchenger
Printed Name

Susan Ritchenger DEXON, by
Charles B. Perea, Her Attorney in Fact
L.S.
SUSAN RITCHENBERGER DEXON, BY CHARLES
T. DUDY, HER ATTORNEY IN FACT
Address:
11627 CAPE ROYAL LANE, FRESCO, TX 76044

06/18/2007 13:23 13869635840

C M SETUPS

PAGE 02/02

JUN-18-2007(MON) 11:17 FREEDOM MOBILE HOMES

(FAX)386 752 4757

P.002/002

Kx date/time JUN-18-2007(MON) 10:15

P.003

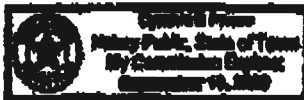
2007-Jun-18 10:48 AM Columbia County Clerk of Court 3867581337

3/3

Inst. Number: 200712013066 Book: 1121 Page: 2362 Date: 6/13/2007 Time: 3:50:31 PM

STATE OF Georgia
COUNTY OF Chilton

The foregoing document was acknowledged before me this 12th day of June, 2007, by CHARLES T. DIXON, HER ATTORNEY IN FACT FOR SUEAN HINGENBERGER DIXON, who is known to me or who has produced THE DIXONS as identification.



Cynthia B. Pierce
Notary Public
My commission expires 09-10-2009

Aaron Johns

COLUMBIA COUNTY 9-1-1 ADDRESSING

P. O. Box 1787, Lake City, FL 32056-1787

PHONE: (386) 758-1125 * FAX: (386) 758-1365 * Email: rrn_craft@columbiacountyfla.com

Addressing Maintenance

To maintain the Countywide 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 assigning 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 Service 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 REQUESTED: 5/23/2007 DATE ISSUED: 5/24/2007

ENHANCED 9-1-1 ADDRESS:

833 NW LOWER SPRINGS RD

LAKE CITY FL 32055

PROPERTY APPRAISER PARCEL NUMBER:

01-3S-15-00127-007

Remarks:

Address Issued By: 
Columbia County 9-1-1 Addressing / GIS Department

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

Approved Address

MAY 24 2007

911Addressing/GIS Dept

763

COLUMBIA COUNTY
OFFICIAL
SEAL

M/H OCCUPANCY

COLUMBIA COUNTY, FLORIDA

Department of Building and Zoning Inspection

This Certificate of Occupancy is issued to the below named permit holder for the building and premises at the below named location, and certifies that the work has been completed in accordance with the Columbia County Building Code.

Parcel Number 01-3S-15-00127-007

Building permit No. 000025960

Permit Holder MICHAEL PARLATO

Owner of Building JOSEPH & JODI JOHNS

Location: 833 NW LOWER SPRINGS, LAKE CITY, FL

Date: 07/26/2007



Stacy Dicks

Building Inspector

POST IN A CONSPICUOUS PLACE
(Business Places Only)