

13845 NW HWY
Chiefland, FL 32626

PURCHASE AGREEMENT

352-490-7422



MOBILE HOMES

Fax: 352-490-7424
Email: cghomesscfl@gmail.com

C & G OF CHIEFLAND, INC. 4353 Locally Owned and Operated

SOLD TO <u>Ronald D. or Sue P. Billetter</u>		PHONE <u>740 310 4403</u>	DATE <u>2 Feb 21</u>
ADDRESS <u>T.B.D. Fort White FL</u>		COUNTY <u>Columbia</u>	EMAIL
In consideration of and subject to the terms and conditions stated in this purchase agreement Seller agrees to sell and Buyers to purchase the following described property:			
MAKE <u>Deer Valley</u>	MODEL <u>Belle Maison 8410W2</u>	B.ROOMS <u>4</u>	FLOOR SIZE <u>L 76 W 32</u>
SERIAL NUMBER <u>DVAL 12109383 AB</u>	<input checked="" type="checkbox"/> NEW <input type="checkbox"/> USED	COLOR	HITCH SIZE <u>L 80 W 32</u>
OPTIONAL EQUIPMENT, LABOR AND ACCESSORIES		SALESMAN <u>Jamie Havel</u>	PRICE OF UNIT <u>189,900</u>
<u>SE T-UP Delivery</u>			
<u>To State & County Code</u>		<u>Improvements</u>	
<u>4 TON A/C HEAT Pump</u>		SALES TAX <u>6% + \$50.00 surtax</u>	
<u>14 SEER Split System</u>		<u>11,444.00</u>	
		NON-TAXABLE ITEMS	
<u>Land to Ground skirting</u>		VARIOUS FEES <u>450.00</u>	
<u>To match Home</u>		1. CASH PRICE	
<u>2 Code sheets</u>		\$ <u>211,894.00</u>	
<u>Septic @ 2900</u>		TRADE-IN ALLOWANCE \$	
<u>O.I. & Pad @ 2000</u>		LESS BAL. DUE ON ABOVE \$	
<u>Permits @ 1200</u>		NET ALLOWANCE	
<u>Down pole wiring</u>		CASH DOWN PAYMENT <u>105,947.00</u>	
<u>& plumbing hookups @ 3500</u>		2. LESS TOTAL CREDITS	
<u>under ground</u>		3. UNPAID BALANCE OF CASH SALE PRICE \$ <u>105,947.00</u>	
<u>1/2 down to other Home</u>		Title to said unit shall remain in the Seller until the agreed purchase price there for 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; there upon 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 instruments even though the actual physical delivery may not be made until a later date.	
<u>balance due day of Delivery</u>		IT IS MUTUALLY UNDERSTOOD THAT THIS AGREEMENT IS SUBJECT TO NECESSARY CORRECTIONS, AND ADJUSTMENTS CONCERNING CHANGES IN NET PAYOFF ON TRADE-IN TO BE MADE AT THE TIME OF SETTLEMENT.	
FOR THE PURPOSE OF THIS AGREEMENT THE TERM (BUYER) OR (BUYERS) MAY BE USED INTERCHANGEABLE AND MAY REPRESENT SINGULAR OR PLURAL IN MEANING.		Buyer represents he/she examined the unit and found it suitable for his/her particular needs, and that it is of acceptable quality and that buyer relied upon his/her judgment and inspection in making this determination.	
Seller is not permitted to make plumbing or electrical connections, or connecting 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.)		There is no assurance a mobile home can remain level when placed, upon any surface other than of level blacktop or concrete.	
Seller is not responsible or liable for any delays caused by the manufacturer, accidents, strikes, fires, Acts of God, Independent Subcontractors, or any other cause beyond Seller's control.		Buyers warrant that they have read and fully understand and agree to this purchase agreement and the additional terms and conditions; that buyers are of statutory age or older; or have been legally emancipated; that the within described unit, the optional equipment and accessories thereon and, insurance if included, has been voluntarily purchased. The Buyer warrant that the property being traded in is free from all encumbrances whatsoever, except as noted above. Buyer agrees each paragraph and provision of this contract is severable; if one portion thereof is invalid the remaining portion shall, nevertheless, remain in full force and effect.	
C & G OF CHIEFLAND, INC. DEALER Not Valid Unless Signed and Accepted by an officer of the Company		BUYERS HERE BY ACKNOWLEDGE RECEIPT OF A COPY OF THE PURCHASE AGREEMENT AND ADDITIONAL TERMS AND CONDITIONS	
By <u>[Signature]</u>		SIGNED X <u>[Signature]</u> BUYER	
Approved, Subject to complete and final acceptance of financing by bank or finance company.		SIGNED X <u>Sue P. Billetter</u> BUYER	

THIS AGREEMENT (TOGETHER WITH ITS ATTACHED SCHEDULES, ADDENDUM, AND EXHIBITS) CONTAINS AND SETS FORTH THE COMPLETE UNDERSTANDING AND AGREEMENT OF THE BUYERS AND THE SELLER, AND SUPERSEDES ALL PRIOR WRITTEN OR ORAL DISCUSSIONS, AGREEMENTS, COMMUNICATIONS, OR REPRESENTATIONS. THIS AGREEMENT MAY BE MODIFIED ONLY BY MEANS OF A WRITING SIGNED BY THE PARTIES TO THIS AGREEMENT. BUYERS AND SELLER BOTH HAD AN OPPORTUNITY TO REVIEW THIS ENTIRE AGREEMENT WITH THE COUNSEL OF THEIR CHOOSING. IN THE EVENT OF LITIGATION OR RELATED LEGAL ACTIONS INVOLVING THIS AGREEMENT, THE TERMS AND CONDITIONS OF THIS AGREEMENT SHALL BE INTERPRETED AS OF EQUAL WEIGHT BETWEEN BUYERS AND SELLER.

MOBILE HOME INSTALLATION SUBCONTRACTOR VERIFICATION FORM

APPLICATION NUMBER _____ CONTRACTOR _____ 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 <u>GLENN WHITTINGTON</u> License #: <u>EC13002957</u> Qualifier Form Attached <input type="checkbox"/>	Signature <u>Glenn Whittington</u> Phone #: <u>3869721700</u>
MECHANICAL/ A/C _____	Print Name _____ License #: _____ Qualifier Form Attached <input type="checkbox"/>	Signature _____ 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.

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ELECTRICAL	Print Name _____ Signature _____ License #: _____ Phone #: _____ Qualifier Form Attached <input type="checkbox"/>
MECHANICAL/ A/C _____	Print Name <u>Ronald Edward Bonds Sr</u> Signature <u>Ronald Edward Bonds Sr</u> License #: <u>CAC1817658</u> Phone #: <u>850 769 1453</u> Qualifier Form Attached <input type="checkbox"/>

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THIS DEED WAS PREPARED BY:
BOULEVARD TITLE COMPANY
685 ROYAL PALM BEACH BLVD., SUITE 101
ROYAL PALM BEACH, FLORIDA 33411

County Parcel Identification (Folio) Number: 36-6S-16-04096-003

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made this 30 day of December, 2020 by TODD D. HALLIDAY, AN UNMARRIED PERSON, whose post office address is 6490 SANDHILL ROAD, GREEN COVE SPRINGS, FL 32043, hereinafter called the Grantor(s) to:

SUE POWELL BILLETTER, A MARRIED PERSON, whose post office address is 61885 COOL HILL ROAD, BELMONT, OHIO 43718, hereinafter called the Grantee(s)

(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 TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in COLUMBIA COUNTY, State of Florida, viz.:

LOT 13, ARROW WOOD, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 25, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.

SUBJECT TO CONDITIONS, RESTRICTIONS, RESERVATIONS AND EASEMENTS OF RECORD.

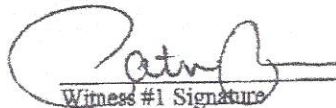
TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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, and hereby 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, 2020.

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:

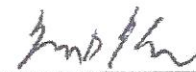

Witness #1 Signature

Patricia Pearson
Witness #1 Printed Name


Witness #2 Signature

Kaycee Gauden
Witness #2 Printed Name

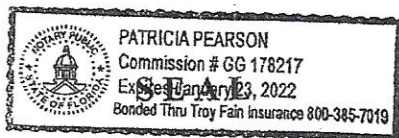




TODD D. HALLIDAY

STATE OF FLORIDA

COUNTY OF ~~CLAY~~ Putnam

The foregoing instrument was acknowledged before me, by means of (X) physical presence or () online notarization, this 30 day of **December, 2020** by **TODD D. HALLIDAY, AN UNMARRIED PERSON**, who is either () personally known to me or who (X) has produced a Florida Driver's License as identification.





Notary Public

My Commission Expires:

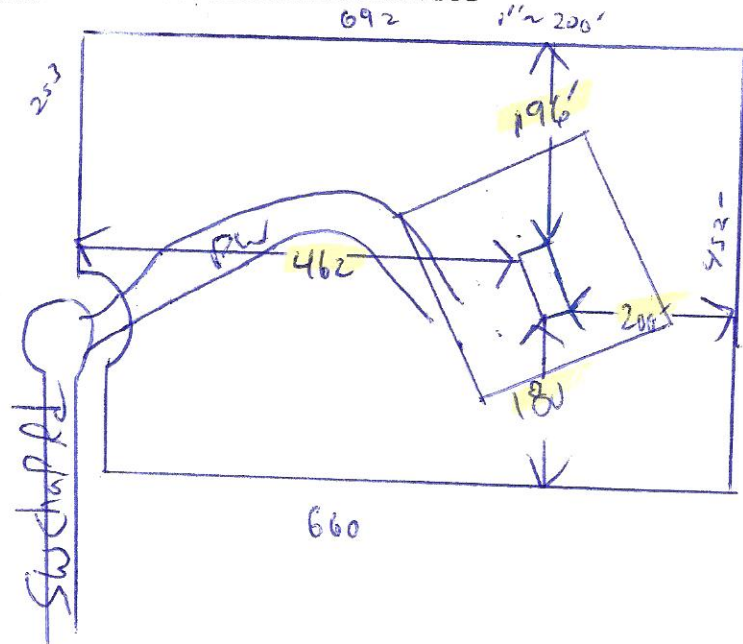
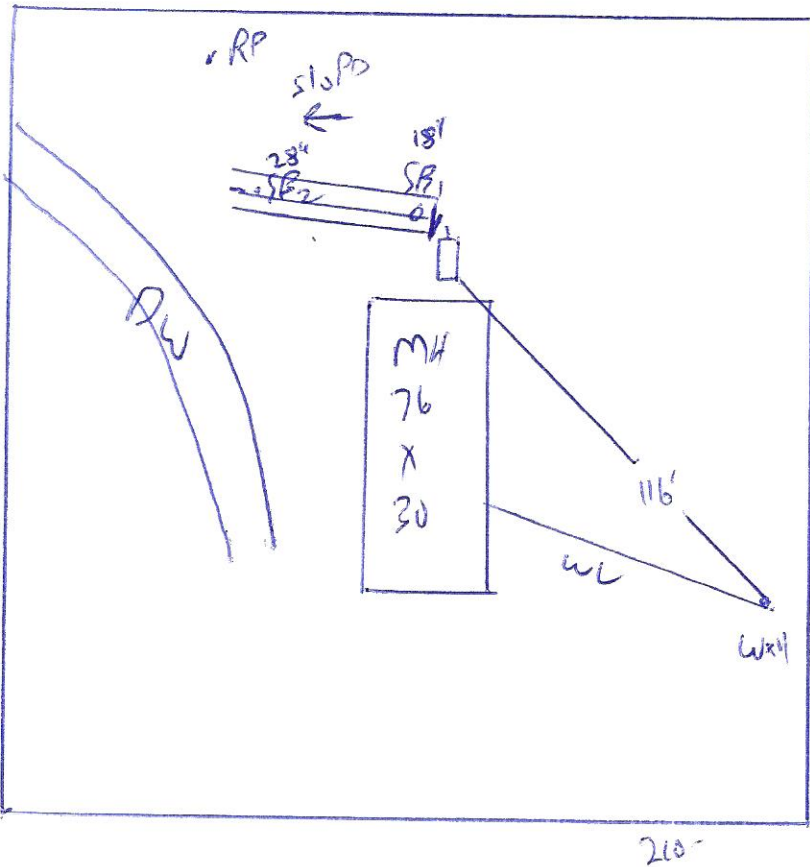


STATE OF FLORIDA
DEPARTMENT OF HEALTH
APPLICATION FOR CONSTRUCTION PERMIT

Permit Application Number _____

1" = 50'

PART II - SITEPLAN



Notes: _____

Site Plan submitted by: [Signature]

Plan Approved _____ Not Approved _____ Date _____

By _____ County Health Department

ALL CHANGES MUST BE APPROVED BY THE COUNTY HEALTH DEPARTMENT

Bill Hester

Mobile Home Permit Worksheet

Installer: ROY M. HARVEY License # IHT1223.97

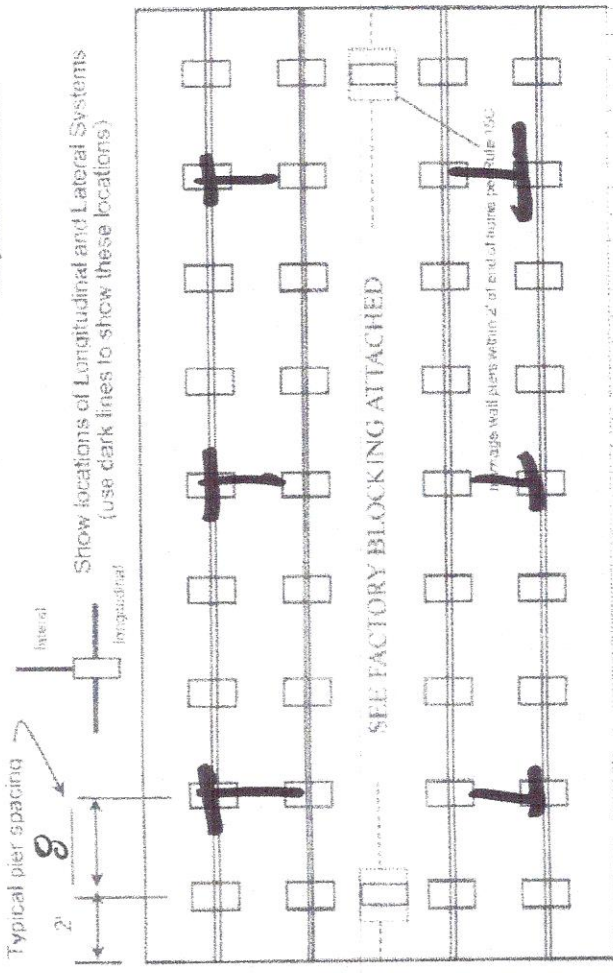
Address of home being installed: FT. WALTER FL

Manufacturer: DEER VALLEY Length x width: 30' X 76'

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: RMH



Permit Number: _____ Date: _____

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 # _____

Triple/Quad ☐ Serial # _____

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'	6'	7'	8'	9'	10'	11'
2000 psf	6'	8'	9'	10'	11'	12'	13'
2500 psf	7'	9'	10'	11'	12'	13'	14'
3000 psf	8'	10'	11'	12'	13'	14'	15'
3500 psf	8'	10'	11'	12'	13'	14'	15'

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

PIER PAD SIZES

I-beam pier pad size: 17" X 25"

Perimeter pier pad size: 12" X 15"

Other pier pad sizes (required by the mfg.): _____

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.

ANCHORS

Opening: _____ Pier pad size: _____

4 ft X 5 ft

FRAME TIES

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

OTHER TIES

Number: _____

Sidewall _____

Longitudinal _____

Marriage wall _____

Shearwall _____

TIEDOWN COMPONENTS

Longitudinal Stabilizing Device (LSD)
Manufacturer: OLIVER TECH

Longitudinal Stabilizing Device w/ Lateral Arms
Manufacturer: OLIVER TECH

Mobile Home Permit Worksheet

POCKET PENETROMETER TEST

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

X 1700 X 1700 X 1700

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 1700 X 1700 X 1700

TORQUE PROBE TEST

The results of the torque probe test is 285 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 holding capacity.

Installer's initials

ALL TESTS MUST BE PERFORMED BY A LICENSED INSTALLER

Installer Name

Roy M. Harvey

Date Tested

2-12-21

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. 7.9

Plumbing

Connect all sewer drains to an existing sewer tap or septic tank. Pg. 7.9

Connect all potable water supply piping to an existing water meter, water tap, or other independent water supply systems. Pg. 7.9

Department of Growth Management
Building Division

Page 2 of 2

Permit Number:

Date:

2-12-21

Site Preparation

Debris and organic material removed

Water drainage: Natural

Swale

Pad

Other

Fastening multi wide units

Floor: Type Fastener: LAGS Length: 6" Spacing: 16" o/c
Walls: Type Fastener: NAILS Length: 3" Spacing: 6" o/c
Roof: Type Fastener: Length: Spacing FULL ROOF CAP
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

Type gasket: FOAM

Pq: FACTORY INSTALLED

Installed

Between Floors Yes X

Between Walls Yes X

Bottom of ridgebeam Yes X

Weatherproofing

The bottomboard will be repaired and/or taped. Yes X Pg. 9.8
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 X No

Dryer vent installed outside of skirting. Yes X N/A

Rainie downflow vent installed outside of skirting. Yes X N/A

Drain lines supported at 4 foot intervals. Yes X

Electrical crossovers protected. Yes X

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

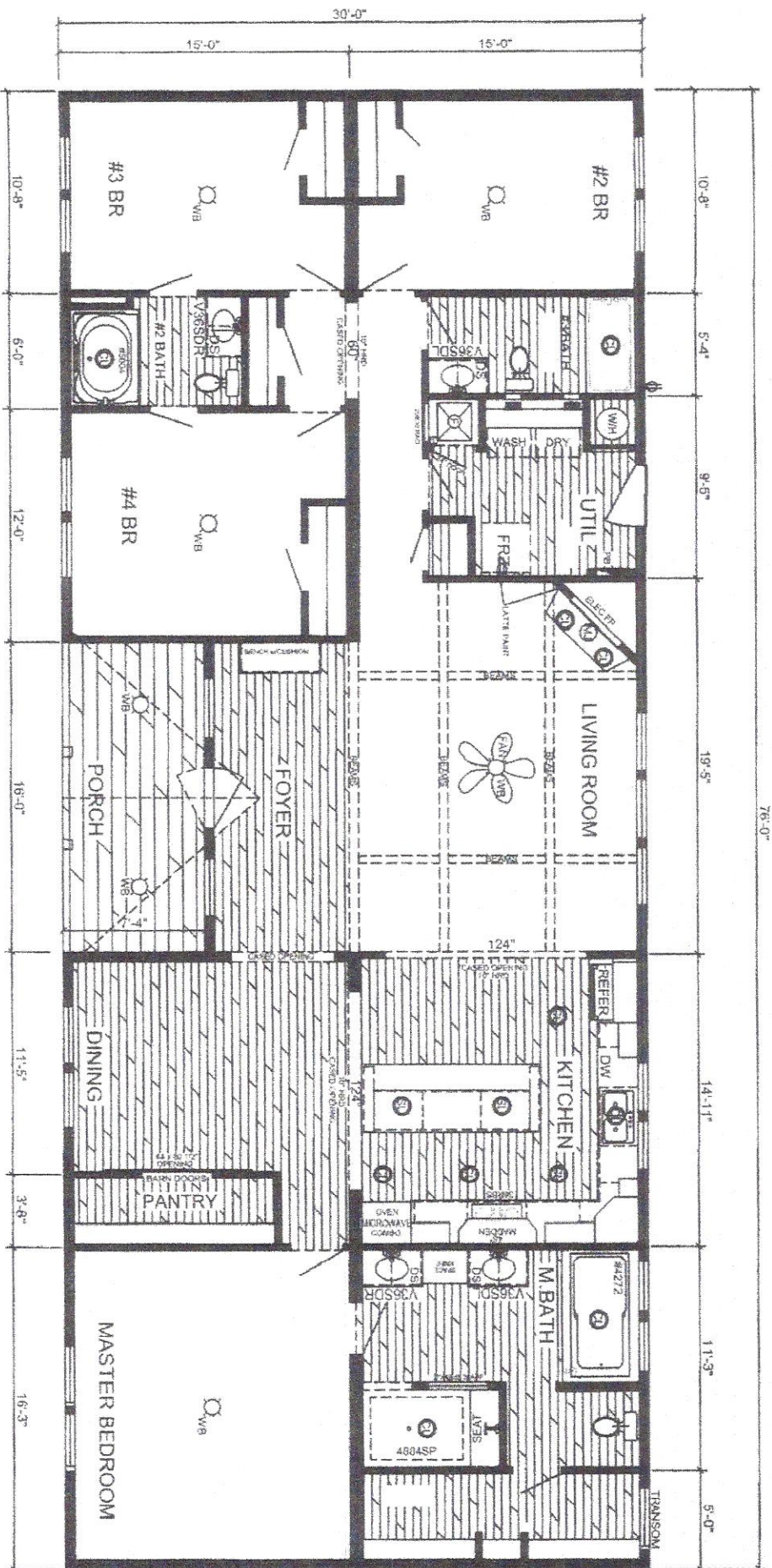
Installer Signature

Roy M. Harvey

Date

2-12-21

BF27 MH Permit Worksheet
Revised September 28, 2010



2280 P

MODEL: ELVIS756(WL-8410)
4-BEDROOM / 3-BATH
 32 x 80 - Approx. 2280 Sq. Ft.



DEER VALLEY HOMEBUILDERS, INC.
 Woodland Homes Series

For more information visit us at
www.deervalleyhb.com

DATE:
 01/30/2020

*All rooms dimensions include closets
 and square footage are approximate.
 *Drawing layout subject to change if
 required by engineering review.

Drawn By:

B. CROW

4' ANCHORS @ 5'4" OR LESS

