



COLUMBIA COUNTY BOARD OF COUNTY COMMISSIONERS AGENDA ITEM REQUEST FORM

The Board of County Commissioners meets the 1st and 3rd Thursday of each month in the Columbia County School Board Administrative Complex Auditorium, 372 West Duval Street, Lake City, Florida 32055. The first meeting of every month is at 9:30AM while the second meeting of every month takes place at 5:30PM. All agenda items are due in the Board's office one week prior to the meeting date.

Today's Date: 2/21/2022 Meeting Date: 3/3/2022

Name: John Crews Department: BCC Administration

Division Manager's Signature:

A handwritten signature in blue ink, appearing to be "John Crews", is written over the line for the Division Manager's Signature.

1. Nature and purpose of agenda item:

Release of Lien SHIP Client Danielle Gartin. The property has sold early and the lein has been prorated. The County received \$9,000 and would release \$9,000, 50% of the lien, per the original agreement.

2. Recommended Motion/Action:

Approve Release of Lien SHIP for Danielle Gartin

3. Fiscal impact on current budget.

This item has no effect on the current budget.



Suwannee River Economic Council, Inc.

**Post Office Box 70
Live Oak, Florida 32064**

Administrative Office - Phone (386) 362-4115

Fax (386) 362-4078

E-Mail: mattpearson@suwanneec.net

Website: www.srecinc.org

January 25, 2022

Mr. David Kraus
Columbia County Manager
PO Drawer 1529
Lake City, FL 32056

RE: Columbia County SHIP client Danielle Gartin

Dear Mr. Kraus:

Enclosed is check #50740 from Abstract Trust Title dated January 14, 2022, made payable to Columbia County SHIP in the amount of \$9,000.00 for the above SHIP client. The original lien in 2017 was for \$18,000. The property is being sold in the sixth (6th) year of the SHIP Lien Agreement, and thus only 50% of the lien amount is required to be repaid. A copy of the original SHIP Lien Agreement is enclosed for reference.

If approved by the County's Board of County Commission, please execute and return the enclosed Release of Lien Agreement to SREC, and deposit the enclosed check into the County's SHIP Trust Fund Account for future use.

If you have any questions please call Stephanie Barrington, SHIP Director, at extension 242.

Sincerely,

Matt Pearson, Executive Director
MP/sb

Enclosure

SREC Finance Department



SERVING

BRADFORD-COLUMBIA-DIXIE-GILCHRIST-HAMILTON-LAFAYETTE-LEVY-MADISON-PUTNAM-SUWANNEE-TAYLOR-UNION

"This institution is an equal opportunity provider and employer."

Funded in part through a grant by the State of Florida Department of Elder Affairs

This Instrument Prepared By:
Michael Harrell
Abstract Trust Title, LLC
283 NW Cole Ter
Lake City, FL 32055
ATT: 4-11249

RELEASE OF LIEN AGREEMENT UNDER
STATE HOUSING INITIATIVES PARTNERSHIP PROGRAM

WHEREAS, Danielle R. Gartin N/K/A Danielle Nixon , executed and delivered to Columbia County, Florida, a political subdivision existing under the laws of the State of Florida, that certain lien agreement under State Housing Initiatives Partnership Program dated January 31st, 2017, and recorded in Official Record Book 1352, Page 2106, public records of Columbia County, Florida, granting to Columbia County, Florida, a lien against the following described real property situated in Columbia County, Florida to-wit:

AS DESCRIBED THEREIN:

WHEREAS, Danielle R. Gartin N/K/A Danielle Nixon , have paid to Columbia County, Florida, the sum of \$9000.00 in reimbursement and repayment of funds paid to or for the benefit of Columbia County to assist in the purchase of the above described property.

NOW, THEREFORE, in consideration of the sum of \$10.00, and other good and valuable considerations, the receipt whereof are hereby acknowledged, Columbia County, Florida, hereby releases and cancels the lien held against the above described real property by virtue of the aforescribed lien agreement under State Housing Initiatives Partnership Program.

IN WITNESS WHEREOF, Columbia County, Florida, a political sub-division existing under the laws of the State of Florida, has caused these presents to be executed this day of January, 2022.

Signed, sealed and delivered
in the presence of:

COLUMBIA COUNTY, FLORIDA
A Political Subdivision

BY: _____,
_____, as Chairman of the
Board for Columbia County
Commissioners

WITNESS: _____

WITNESS: _____

ATTEST: _____,
_____, Clerk of Court

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me this day of January, 2022 personally appeared _____, Chairman of the Board for Columbia County Commissioners, and he/she acknowledged executing the same under authority duly vested in him and that seal affixed is the true seal of Columbia County, Florida.

(Notary Seal) _____
Notary Public

Inst: 201712002656 Date: 02/13/2017 Time: 1:53PM
Page 1 of 3 B: 1330 F: 2383, P.DeWitt Cason, Clerk of Court
Columbia County, By: BD
Deputy ClerkDoc Stamp-Mort: 63.00

LIEN AGREEMENT UNDER STATE OF FLORIDA
HOUSING INITIATIVES PARTNERSHIP PROGRAM

THIS INDENTURE, made this 31st day of JANUARY, 2017, between DANIELLE GARTIN

Whose residence address is 926 SW LITTLE ROAD, LAKE CITY, FLORIDA 32024
And whose mailing address is 926 SW LITTLE ROAD, LAKE CITY, FLORIDA 32024
And whose Social Security number is N/A
Hereinafter called the "Owner" ("Owner" refers to singular or plural as the context requires), and
COLUMBIA COUNTY, FLORIDA, A POLITICAL SUBDIVISION EXISTING UNDER THE LAWS
OF THE STATE OF FLORIDA (Federal ID No.), whose post office address is c/o
Clerk of the Circuit Court, P.O. Box 2069, Lake City, Florida 32056, hereinafter called "County";
WITNESSETH:

WHEREAS, the State of Florida through County has made available to Owner under the
State Housing Initiatives Partnership Program, Chapter 420, part VIII, Florida Statutes, and
Columbia County Ordinance No. 93-4, hereinafter referred to jointly as "SHIP", funds to be used in
the purchase of newly constructed or rehabilitation of housing for families and individuals of low and
moderate income; and

WHEREAS, the funds may not be used to produce windfall profits to Owner from the sale,
rental, gift or improper use of properties assisted with such funds.

NOW, that for good, valuable, and adequate consideration, and also in consideration of the
aggregate sum named in the promissory note hereinafter described, the Mortgage does hereby
confirm, alien, mortgage, pledge, encumber, collaterally assign and grant a lien and security interest
to and in favor of the Mortgage, the property of which the Mortgage is now seized and possessed and
in actual possession, situate in Columbia County, State of Florida, (hereinafter referred to as the
"property" or the "premises" or the "Mortgaged premises"), described as follows, to wit:

Lot 24, of EDGEWOOD ESTATES, according to the Plat thereof as recorded in Plat Book 4, Page(s)
44, of the Public Records of Columbia County, Florida,

TOGETHER WITH that portion of the south 1/2 of Dogwood Drive lying North of said lot as vacated in
Book 1014, Page 1737.

Together with all and singular the tenements, hereditaments and appurtenances thereunto
belonging, hereinafter referred to as "Property", and the said Owner does hereby fully warrant the
title to said Property and will defend the same against the lawful claims of all persons whomsoever.

Owner hereby acknowledges covenants and agrees to and with County as follows:

1. SHIP funds in the amount of EIGHTEEN THOUSAND DOLLARS and
00/100 (\$18,000.00) have been provided to or for the benefit of the Owner to assist in the
purchase/rehabilitation of the Property, the receipt whereof is hereby acknowledged by the Owner.
The funds are provided as a ten (10) year non-interest bearing loan to be forgiven subject to the
provisions of this agreement.
2. Owner shall occupy the Property as Owner's principal residence for a
minimum period of ten (10) years from the date of this instrument.
3. If, within the period of ten (10) years immediately following the date of this
instrument, the property shall be sold, transferred or otherwise disposed of or if the Owner shall die,
Owner, Owner's estate or the person or persons acquiring any title or interest in the Property shall
pay to the County that percent of said financial assistance provided to Owner under the SHIP
program to be determined as follows:

IF PROPERTY IS SOLD, TRANSFERRED
OR OTHERWISE DISPOSED OF OR IF
OWNER SHOULD DIE AT ANYTIME
DURING THE: PERCENT OF FINANCIAL ASSISTANCE
TO BE REPAYED TO COUNTY:

First year	100 Percent
Second year	90 Percent
Third year	80 Percent
Fourth year	70 Percent
Fifth year	60 Percent
Sixth year	50 Percent
Seventh year	40 Percent
Eighth year	30 Percent
Ninth year	20 Percent
Tenth year	10 Percent
After 10 years	0 Percent

Transfer means any conveyance of the Property or any interest therein, voluntary or involuntary, transfer by reason of death of Owner, or delivery of possession of the Property for occupancy by one other than the Owner whether by oral agreement or contract for deed, lease, rental agreement or otherwise; provided, however, if illness of the Owner should make it impossible for the Owner to reside on or care for the property, then the Owner may rent or lease the Property, but only with written consent of and upon the terms and conditions imposed by the SHIP Loan Committee.

The County may forgive any of the SHIP assistance should there be insufficient net proceeds derived from a good faith sale of the Property at market value during the ten (10) year period following the date of this agreement upon approval of the SHIP Loan Committee. "Net proceeds" is defined as the amount remaining after all private debt is repaid.

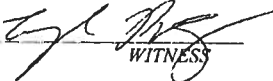
- Paragraph 3 of this agreement regarding transfer of the subject Property shall not apply to a transfer from the Owner to the Owner's spouse; but if transferred to an Owner's spouse, the agreements contained herein shall run with title to the land and, thereafter, be applicable to any transfer made by the transferee's spouse; the time period for reimbursement to the County as set forth herein shall be computed from the date of this agreement.
- The Owner shall promptly pay all taxes, assessments and encumbrances of every nature now on the property or that hereafter may be imposed when due and payable according to law and before they shall become delinquent.
- To place and continuously keep the improvements on the Property insured against loss or damage by fire and other hazards included within the term "extended coverage" in the usual, standard policy form in a sum not less than full insurable value and County shall be named in the policy as a loss payee as its interest may appear.
- To maintain the Property in good condition and not permit or suffer any waste, impairment or deterioration of said Property.
- If the Owner shall become in default under any provision in this lien agreement for a period of thirty (30) days, then, at the option of County, Owner shall immediately pay to County, without demand, the same amount that Owner would become obligated to pay to County upon sale or conveyance of the Property to be determined in accordance with the provisions of paragraph 3 hereof. Upon default the amount payable shall immediately become due and payable and interest shall accrue thereon at the rate of twelve percent (12%) per annum until both the principal and interest shall be paid in full.
- If this lien agreement is made subject to a prior lien on the Property, then Owner covenants and agrees that Owner will not make any future advances under said prior lien without the written consent of the SHIP Loan Committee.
- If the Owner should become in default in the performance of this lien agreement, Owner agrees to pay all cost, including reasonable attorney's fees, whether suit be brought or not, if counsel be employed to collect this obligation or to protect the security thereof, including all

costs and attorney's fees incurred on appeal. The amount of accrued interest, court costs and attorney's fees payable to County shall be determined by a court of competent jurisdiction, and not by jury, and shall be taxed as costs to be paid by the Owner.

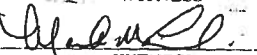
11. This instrument shall be recorded in the office of the Clerk of the Circuit Court in the County where the Property is located and shall be a lien upon Owner's Property described hereinabove. This agreement shall be binding upon the heirs, devisees, successors and assigns of the Owner.
12. If this agreement shall not be released by written instrument of County at an earlier date, this agreement shall automatically expire ten (10) years from date hereof and no further claim shall be made hereunder.

IN WITNESS WHEREOF, Owner has executed this instrument under seal on the day and year first above written.

Signed, sealed and delivered
In the presence of:


WITNESS
Tyler Rogers


DANIELLE GARTIN (SEAL)


WITNESS
Maria M. Landin
WITNESS

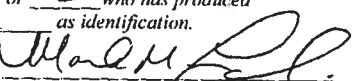
_____(SEAL)

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing Lien Agreement was acknowledged before me this 31ST day of JANUARY, 2017
by DANIELLE GARTIN

Who _____ is personally known to me or _____ who has produced
Driver's License as identification.

(NOTARIAL SEAL)


Notary Public

Maria M. Landin

Print or type Notary Public's Name

My Commission Expires: _____

