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Consideration
46,801.52

Prepared By and Return To:
BKL Investment Co.
672 E. Duval St.
Lake City FL 32055

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DC,P.DeWitt Cason,Columbia County Page 1 of 3 B:1287 P:1554

CONTRACT FOR DEED

THIS **CONTRACT FOR DEED**, made this 9 th day of May A.D. 2014, between **BKL INVESTMENT CO., a Florida corporation**, successor by merger to BKL Partnership, a Florida general partnership, whose mailing address is 672 E. Duval St., Lake City, Florida 32055, hereinafter referred to as "Seller", and **William A. Fisher, Jr. and Susan J. Fisher, his wife**, whose mailing address is 1615 Cobble Court, Palm Harbor, Florida 34683 hereinafter referred to as "Purchaser".

WITNESSETH, that if the Purchaser shall first make the payments and perform the covenants hereinafter mentioned on his part to be made and performed, the Seller hereby covenants and agrees to convey and assure to said Purchaser their heirs, executors administrators or assigns, in fee simple, clear of all encumbrances whatever, by a good and sufficient Warranty Deed, the following described property, situated in the County of Columbia, State of Florida, known and described as follows, to wit: Property Identification No. 29-5S-16-03737-102.

SEE SCHEDULE "A" ATTACHED HERETO AND MADE A PART HEREOF.

Including 4 inch well, 1 horsepower pump and tank, and 900 gallon septic tank, all sold in "AS IS" condition, with no guarantees or warranties.

This Contract For Deed is given subject to oil, gas, mineral rights and easements of record, if any.

The total agreed upon purchase price of the property shall be **Forty-six thousand eight hundred one and 52/100---(\$46,801.52) Dollars**, payable at the times and in the manner following: **Zero (.00) Dollars** down, receipt of which is hereby acknowledged, and the balance of **\$46,801.52** payable monthly beginning **June 15, 2014**, in the amount of **\$493.00** per month with interest at the rate of **12 percent** from May 15, 2014, and continuing until all principal and accrued interest has been paid in full. Purchaser shall have the right to make prepayment at any time without penalty.

"Seller" and "Purchaser" are used for singular or plural, as context requires.

At such time as the Purchaser shall have paid the full amount due and payable under this Contract, or at other times as provided herein, the Seller promises and agrees to convey the above described property to the Purchaser by good and sufficient Warranty Deed, subject to restrictions as set forth in this Contract For Deed.

The Seller warrants that the title to the property can be fully insured by a title insurance company authorized to do business in the State of Florida.

The Purchaser shall be permitted to go into possession of the property covered by this Contract immediately, and shall assume all liability for all Property Taxes and Special Assessments from this date hereafter. The Seller may, at any time, pay the Property Taxes and Special Assessments without waiving or affecting any right under this Contract and the full amount becomes immediately due and payable and shall, at Seller's option, bear interest from the date thereof until paid at the maximum legal rate per annum and, together with such interest shall be secured by the lien of this Contract.

The time of payment shall be of the essence and in the event of any default of payment of any of the purchase money as and when it becomes due, or in performance of any other obligations assumed by the Purchaser in this Contract, including the payment of Property Taxes and Special Assessments, and in the event that the default shall continue for a period of thirty (30), then the Seller may, at its option and without notice of demand, either declare the entire unpaid balance under this Contract immediately due and payable. Said principal sum and said accrued interest shall both bear interest at the maximum legal rate from such default until paid or the Seller may rescind this Contract retaining the cash consideration paid for it as liquidated damages, and this Contract then shall become null and void and the Seller shall have the right to re-enter and immediately take possession of the property covered by this Contract. Failure to exercise this option shall not constitute a waiver of the right to exercise the same in the event of any subsequent default. In the event that it is necessary for the Seller to enforce this Contract by foreclosure proceedings, or otherwise, all costs of the proceedings, including a reasonable attorney's fees shall be paid by the Purchaser. Installments not paid within ten (10) days after becoming due under the terms of this Contract shall be subject to, and it is agreed Seller shall collect a late charge in the amount of Ten Percent (10%) of the monthly payment per month upon such delinquent installments. **ANY PAYMENT MADE BY CHECK AND WHICH IS RETURNED UNPAID BY THE BANK WILL REQUIRE PURCHASER TO PAY A \$35.00 PENALTY FOR DISHONORED CHECK.**

In the event this Contract is assigned, sold, devised, transferred, quit-claimed or in any way conveyed to another by the Purchaser, then in that event, all of the then remaining balance shall be come immediately due and payable and collectible.

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Purchaser acknowledges that they have personally inspected subject property and found it to be as represented. Purchaser acknowledges receipt of this Contract. Purchaser further agrees that the property is suitable for the purpose for which it is being purchased.

Sellers make no claim as to this property's specific land use as specified in the County's Land Use Plan in which this property is located. Purchaser should consult the County's Zoning Department to determine specific land use.

Sellers make no warranty on flood plan. Purchasers should note flood plan designation on survey. Purchaser acknowledges that they are aware of designated wetlands, if any.

DEED RESTRICTIONS

For a period of twenty years from date hereof, no junk of any kind or description, including junk automobiles, junk electrical appliances, or worn out or discarded machinery, can be kept or placed upon this property.

No campers, motor homes, tents, buses, or similar type temporary housing may be occupied as a permanent residence. Mobile homes may not be placed on this property solely for rental purposes.

No defacement of property, such as a borrow pit, is allowed.

Swine are not allowed.

The developer may waive any of these restrictions for sufficient cause and good reason.

These restrictions terminate after 20 years unless approved in writing unanimously by the owners within the subdivision to extend for another 20 years.

IT IS MUTUALLY AGREED, by and between the parties hereto, that the time of each payment shall be an essential part of the Contract, and that all covenants and agreements herein contained shall extend to and be obligatory upon the heirs, executors, administrators and assigns of the respective parties

IN WITNESS WHEREOF, the parties of these presents have hereunto set their hands and seals the day and year first above written. Before I (we) signed this Contract, I (we) received a copy of the restrictions and I (we) personally inspected the above referenced property.

Holly Hanover
Witness as to Seller: Holly Hanover

BKL Investment Co., a Florida Corporation

Clint R Pittman
Witness as to Seller: Clint R Pittman

BY: Martha Jo Khachigan L.S.
Martha Jo Khachigan, President

Holly Hanover
Witness as to Purchaser: Holly Hanover

William A. Fisher, Jr. L.S.
Purchaser: William A. Fisher, Jr.

Clint R Pittman
Witness as to Purchaser: Clint R Pittman

Susan J. Fisher L.S.
Purchaser: Susan J. Fisher

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 9 day of May 2014, by Martha Jo Khachigan, President, on behalf of BKL Investment Co, a Florida corporation. She is personally known to me.



Holly C. Hanover
Holly C. Hanover
Notary Public, State of Florida
My Commission Expires: 5-18-14

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 9 day of May 2014, by Williams A. Fisher, Jr. and Susan J. Fisher who produced as identification:



Holly C. Hanover
Holly C. Hanover
Notary Public, State of Florida
My Commission Expires: 5-18-14

SCHEDULE "A"

Turkey Haven, an unrecorded subdivision in Sections 29 & 32
Township 5 South, Range 16 East, Columbia County, Florida.

DESCRIPTION:

PARCEL NO. 2

COMMENCE AT THE NORTHEAST CORNER OF THE SW 1/4, SECTION 29, TOWNSHIP 5 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA AND RUN THENCE S 88° 58'51" W ALONG THE SOUTH LINE OF WATSON ROAD (A COUNTY MAINTAINED GRADED ROAD), 652.87 FEET TO THE POINT OF BEGINNING; THENCE S 88°55'53" W STILL ALONG SAID SOUTH LINE OF WATSON ROAD, 652.88 FEET; THENCE S 00°15' 41" E, 675.60 FEET; THENCE N 89°01'09" E, 652.86 FEET; THENCE N 00°15'41" W, 676.60 FEET TO THE POINT OF BEGINNING. SAID LANDS BEING SUBJECT TO AN EASEMENT FOR INGRESS AND EGRESS AS FOLLOWS: THE EAST 30 FEET AND THAT PORTION OF A 60-FOOT RADIUS CUL-DE-SAC IN THE SOUTHEAST CORNER THEREOF. CONTAINING 10.13 ACRES, MORE OR LESS.