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THIS SPACE ABOVE PROVIDED FOR RECORDER'S USE

WHEN RECORDED RETURN TO:

R KEVIN COX TRUSTEE PO BOX 10146 BROOKSVILLE FL 34603

CONTRACT FOR DEED

This Contract ("Contract") is effective as of September 11, 2014 by and between

- GORDON LOOP TRUST NUMBER 002 DATED 9/2/2011
KEVIN COX as TRUSTEE
PO BOX 10146 BROOKSVILLE, FL 34603

hereinafter referred to as "SELLER", whether one or more, and

- JACE ALVIN CROFT
7804 GORDON LOOP BROOKSVILLE, FL

hereinafter referred to as "BUYER (S)", whether one or more, on the terms and conditions and for the purposes hereinafter set forth.

PROPERTY. The property sold under this contract is located at
7804 GORDON LOOP , BROOKSVILLE FL
in Hernando County and is legally described as

Parcel Key: 00897220 Parcel #: R29 122 20 0575 0000 0820
LAKESIDE ACRES MH SUB LOT 82 ORB 989 PG 1928

hereinafter referred to as "the Property."

PURCHASE PRICE. The agreed upon sales price for the Property is \$22,600.00 . Buyer is giving \$0.00 Down Payment and Payments with 05% interest for 50 Months

TERMS OF PAYMENT. Payments under this contract should be submitted to KEVIN

COX PO BOX 10146 BROOKSVILLE, FL 34603

Unpaid principal after the Due Date shown below shall accrue interest at a rate of 10% annually until paid.

The unpaid principal shall be payable in monthly installments of \$502.00, beginning on AUGUST 1, 2015 , and continuing 50 months until OCTOBER 1, 2020 , (the "Due Date"), at which time the remaining unpaid principal and interest shall be due in full.

All payments on this Contract shall be applied first in payment of accrued interest and any remainder in payment of principal.

If any payment obligation under this Contract is not paid within 60 days due, the remaining unpaid principal balance and any accrued interest shall become due immediately at the option of the Seller.

LATE PAYMENT CHARGE. The Buyer promises to pay a late charge of \$25.00 for each installment that remains unpaid more than 10 day(s) after its Due Date. This late charge shall be paid as liquidated damages in lieu of actual damages, and not as a penalty.

NON-SUFFICIENT FUNDS. The Buyer shall be charged the maximum amount allowable under applicable law for each check that is returned to Seller for lack of sufficient funds in addition to any late payment charges allowable under this Contract.

PREPAYMENT. The Buyer reserves the right to prepay this Contract (in whole or in part) prior to the Due Date with no prepayment penalty.

ENCUMBRANCES. There are no Encumbrances on this property..

MAINTENANCE AND IMPROVEMENTS. Buyer agrees that any and all buildings, permanent fixtures and improvements currently on or subsequently added to the land or Property may not be removed, but will remain on the Property until the contract is fully performed. In the event of default by the Buyer under this Contract, any and all permanent fixtures and improvements made on the Property will remain with the property.

POSSESSION. Buyer will maintain possession of the Property upon execution of this Contract.

CONDITION OF PREMISES. The Buyer recognizes the Property is being sold as is and the Seller is under no obligation to make any improvements or repairs during the time of this Contract.

INSURANCE. Buyer agrees to maintain adequate property insurance on the Property equal to the assessed value of the Property from the date of signing this agreement. The Buyer shall immediately notify the Seller of any lapse in coverage. The Buyer is

responsible for maintaining insurance on any personal property or other items the Buyer places inside or on the Property.

TAXES AND ASSESSMENTS. Buyer agrees to pay all taxes including but not limited to federal, state, and municipal, that arise as a result of this sale, excluding income taxes.

Buyer shall pay all real estate taxes and assessments that may be levied against the Property. Buyer shall be responsible for all personal taxes or assessments that result from the Buyer's use of the Property.

REMEDIES ON DEFAULT. In addition to any and all other rights available according to law, if either party defaults by failing to substantially perform any material provision, term or condition of this Contract (including without limitation the failure to make a monetary payment when due), the other party may elect to cancel this Contract if the default is not cured within 60 days after providing written notice to the defaulting party. The notice shall describe with sufficient detail the nature of the default. The Seller maintains the right and authority to reclaim the Property or to foreclose on the property if the default is not cured within 60 days.

DEED. Upon receipt of all payments required under this Contract, the Seller will furnish the Buyer with a **QUIT CLAIM DEED** wherein the Seller conveys all of their interest in the Property to the Buyer. The Buyer shall be responsible for cost of recording the deed.

ABSTRACT/TITLE POLICY. The Seller will provide the Buyer with an updated abstract evidencing clear title or other accepted title documents upon receipt of *all payments* under this Contract.

NOTICES. Any notice or communication required or permitted under this Contract shall be sufficiently given if delivered in person or by certified mail, return receipt requested, to the addresses listed above or to such other address as one party may have furnished to the other in writing. The notice shall be deemed received when delivered or signed for, or on the third day after mailing if not signed for.

ASSIGNMENT. Neither party may assign or transfer this Contract without prior written consent of the other party, of which consent shall not be unreasonably withheld.

ATTORNEY FEES. If any payment obligation under this Contract is not paid when due, the Buyer promises to pay all costs of collection, including reasonable attorney fees, whether or not a lawsuit is commenced as part of the collection process.

ENTIRE CONTRACT/AMENDMENT. This Contract for Deed contains the entire agreement of the parties and there are no other promises, conditions, understandings or other agreements, whether oral or written, relating to the subject matter of this Contract for Deed. This Contract for Deed may be modified or amended in writing, so long as all

parties obligated under this Contract sign the agreement.

SEVERABILITY. If any portion of this Contract for Deed shall be held to be invalid or unenforceable for any reason, the remaining provisions shall continue to be valid and enforceable. If a court finds that any provision of this Contract for Deed is invalid or unenforceable, but that by limiting such provision it would become valid and enforceable, then such provision shall be deemed to be written, construed, and enforced as so limited.

INDEMNITY REGARDING USE OF PREMISES. To the extent permitted by law, Buyer agrees to indemnify, hold harmless, and defend Seller from and against any and all losses, claims, liabilities and expenses, including reasonable attorney fees, if any, which Buyer may suffer or incur in connection with Buyer's possession, use or misuse of the Property, except due to Seller's negligent acts or omissions.

GOVERNING LAW. This Contract for Deed shall be construed in accordance with the laws of the State of Florida.

WAIVER. The failure of either party to enforce any provisions of this Contract shall not be construed as a waiver or limitation of that party's right to subsequently enforce and compel strict compliance with every provision of this Contract for Deed.

OTHER PROVISIONS. SEE SALES
CONTRACT _____

TAX EXEMPTION. Buyer will be entitled to claim the property for the Federal Homestead Property Tax Exemption and any other exemption, should the property be eligible for such an exemption.

RECORDING. This Contract will be recorded by the Buyer immediately upon Signing. The Buyer shall be responsible for the recording fees associated with recording the Contract.

PROPERTY TAX DISCLOSURE SUMMARY

BUYER SHOULD NOT RELY ON THE SELLER'S CURRENT PROPERTY TAXES AS THE AMOUNT OF PROPERTY TAXES THAT THE BUYER MAY BE OBLIGATED TO PAY IN THE YEAR SUBSEQUENT TO PURCHASE. A CHANGE OF OWNERSHIP OR PROPERTY IMPROVEMENTS TRIGGERS REASSESSMENTS OF THE PROPERTY THAT COULD RESULT IN HIGHER PROPERTY TAXES. IF YOU HAVE ANY QUESTIONS CONCERNING VALUATION, CONTACT THE COUNTY PROPERTY APPRAISER'S OFFICE FOR INFORMATION.

Deed Drafted
By:

KEVIN COX
PO BOX 10146 BROOKSVILLE, FL 34603

SELLER:

Witness: Nora Cox
Print Name: Nora Cox

Witness: Christopher Cox
Print Name: Christopher Cox

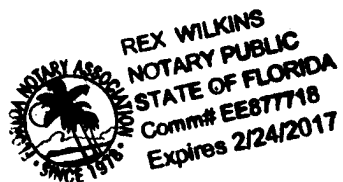
KEVIN COX as TRUSTEE >

[Signature]

GORDON LOOP TRUST NUMBER 2 Dated 9/2/2011
Kevin Cox as Trustee
PO BOX 10146 Brooksville, FL 34603

STATE OF FLORIDA, COUNTY OF HERNANDO, ss:

The foregoing instrument was acknowledged before me this 25 day of JULY 2015 by
~~KEVIN COX~~ as Trustee of GORDON LOOP TRUST NUMBER 2 DATED 9/2/11 who
are personally known to me or has provided _____ as positive
identification.



[Signature]
Signature of Notary taking acknowledgment
REX WILKINS

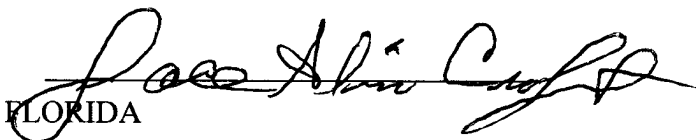
Name typed, printed, or stamped

BUYER (S):

Witness: Nora Cox
Print Name: Nora Cox

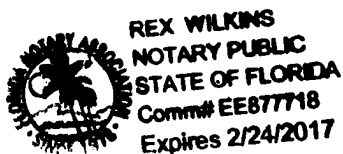
Witness: Christopher Cox
Print Name: Christopher Cox

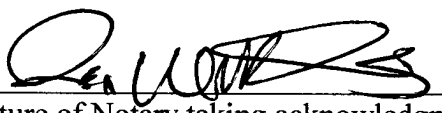
BUYER : JACE ALVIN CROFT
7804 GORDON LOOP BROOKSVILLE, FLORIDA



STATE OF FLORIDA, COUNTY OF HERNANDO, ss:

The foregoing instrument was acknowledged before me this 25 day of JULY 2015 by
JACE ALVIN CROFT who is personally known to me or has provided
as positive identification.




Signature of Notary taking acknowledgment
REX WILKINS

Name typed, printed, or stamped