

Original Agreement for Deed
O.R. Book 762, Pg. 1250

This instrument prepared by:

Barmell B. Dixon

P.O. Box 696

Brooksville, FL 34605-0696

R-1950
D-1856
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AMENDED AGREEMENT FOR DEED

THIS AGREEMENT, made and entered into this 25th day of May,
in the year of our Lord 1992, takes precedence over prior agreements, as
this agreement serves as the full, complete, and current agreement by and
between:

R BUTIS BLEDSOE, BARMELL B. DIXON, AND DARRICK B. DIXON as joint tenants
with full rights of survivorship as the GRANTORS, and
615 West Fort Dade Brooksville FL 34601

PAUL LEWIS CARTER AND TREVA CARTER, husband and wife whose address
is 12277 Ponce de Leon Blvd., Brooksville, FL 34601 as the GRANTEEES.

WITNESSETH, that the GRANTORS hereby covenant and agree that if the
GRANTEEES shall first make full payment and perform all covenants hereinafter
described then the GRANTORS will caused to be conveyed to the GRANTEEES in
fee simple, by quick claim deed, the following lot, piece, or parcel of
ground, situated in the county of Hernando, in the state of Florida, to-wit:

The West 286.43 of the South 380.20 feet of the North 620.20 feet
of the Northeast 1/4 of the Northeast 1/4 of Section 4, Township
22 South, Range 19 East, Hernando County, Florida, and

The East 301.94 feet of the West 588.37 feet of the South 380.20
feet of the North 620.20 feet of the Northeast 1/4 of the Northeast
1/4 of Section 4, Township 22 South, Range 19 East, Hernando County,
Florida .

Documentary Tax Pd. \$18.56
Hernando Tax Pd. \$17.50
Notary Public, Clerk of Circuit Ct.
Hernando County, Florida
By [Signature] Notary

O.R. 865 PG 1612

016992

FILED FOR RECORD
KAREN NICOLAI, CLERK
HERNANDO COUNTY, FL
92 MAY 25 AM 11:52

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COVENANTS, That the GRANTEE hereby agrees to pay all taxes, assessments, or impositions that may be legally levied or imposed upon said land subsequent to the year 1989, in addition to the payments hereinafter set forth. Also, the GRANTEE hereby agrees to obtain and maintain property insurance in the amount of the full purchase price, which policy is made payable to the GRANTOR.

TOTAL PURCHASE PRICE of the real property hereinabove described is \$ 50,250.49, with no additional down payment.

(Based upon current unpaid balance.)

The GRANTEE shall pay the aforesaid purchase price in monthly installments of \$800.00, said payments including interest on the unpaid balance remaining from time to time at the rate of TEN (10%) percent per annum, with said payments being applied to the payment of interest first with remainder being applied to principal until the entire amount of the principal and interest are fully paid, together with costs of collection if collected by legal proceedings or through an attorney of law.

The FIRST INSTALLMENT shall become due and payable on or before the 1st day of June, 1992, and a like installment shall become due and payable on or before the same day of each succeeding month thereafter.

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A LATE FEE of \$25.00 will be assessed if the monthly payments are not received on or before the 1st day of each month. This late fee must be included with the monthly payments if the payment is not received on the 1st day of each month. If the monthly payment plus the \$25.00 late fee are not received by the 10th day of each month OR if each and every one of the agreements and covenants are not fully performed, complied with and abided by, THEN the entire sum of the unpaid balance shall at the option of the GRANTOR become and be due and payable on the 1st day of the next month. At the GRANTEE's default the GRANTOR has the option to forfeit and terminate the Agreement, with the GRANTEE forfeiting all payments made by the GRANTEE on this agreement, and such payments shall be retained by said GRANTOR as partial satisfaction and liquidation of damages sustained by the GRANTOR, and the GRANTOR shall have the right to re-enter and take possession of the premises aforesaid without being liable to any action thereof.

The GRANTEE hereby agrees to pay all recording fees of this agreement, along with all other costs, charges, and expenses, including lawyers' fees and title searches that are necessary for implementation of the agreement for deed. The aforementioned costs that the GRANTOR reasonably incurred or paid, as well as the GRANTEE's failure to pay when due any tax, assessment or other sum of money, including insurance as required by virtue of this agreement may pay the amount at the GRANTOR's option and add that amount to their unpaid balance owed by the GRANTEE without waiving or affecting the option to foreclosing or any other right provided, and all such payments shall bear interest from the date thereof at the rate of TEN (10%) percent per annum.

The GRANTOR has the choice to exercise or not exercise any of the rights or option provided under this agreement, as well as any agreements accruing thereafter.

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All Payments shall be mailed to: Butis Bledsoe
615 West Fort Dade Ave., Brooksville, FL 34601

It is mutually agreed, by and between the parties hereto that the covenants and agreements herein shall bind, and the benefits and advantages shall inure to the respective heirs, executors, administrators, successors, and assigns of the parties hereto.

In Witness Whereof, the parties to these presents have hereunto set their hands and seals the day and year first above written.

Signed, Sealed, and Delivered in Presence of:

| | |
|-------------------------|---|
| <u>Dani Dizon</u> | <u>Darrick B. Dixon</u> Darrick B. Dixon |
| <u>Darrick B. Dixon</u> | <u>Butis Bledsoe</u> Butis Bledsoe |
| | <u>Barmell B. Dixon</u> Barmell B. Dixon |
| | <u>Paul Lewis Carter</u> Paul Lewis Carter |
| | <u>Treva C Carter</u> Treva Carter |

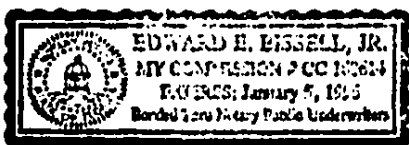
State of Florida
County of Hernando

I Hereby Certify that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared

Butis Bledsoe, Barmell B. Dixon, Paul Lewis Carter, Treva Carter to me known to be the person described in and who executed the foregoing instrument and acknowledged before me that they executed the same.

Witness my hand and official seal in the County and State last aforesaid this day of 25 May AD 1992.

My commission expires:



Edward E Bissell Jr
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STATE OF FLORIDA COUNTY OF HERNANDO
NOTARY PUBLIC
EDWARD E. BISSELL, JR.
MY COMMISSION EXPIRES JANUARY 5, 1993
PRODUCED BY 71-01