

AGREEMENT FOR DEED

FILE# 99-040177
HERNANDO COUNTY, FLORIDA

1050
15.00

THIS AGREEMENT FOR DEED Made this 24th day of August, 19 99 A.D.
BY AND BETWEEN C.R. Mills & Susan K Mills of the County of
Hernando, State of FLORIDA hereinafter referred to as SELLER, and
Dorkey Little & Wallace Little hereinafter referred to as PURCHASER.
28198 MAGNON DR. BROOKSVILLE FL. 34601

WITNESSETH, That provided the said purchasers shall first make the payments and perform the covenants hereinafter set forth on their part to be made and performed the said sellers covenant and agree to and will by good and sufficient warranty deed convey and assure to the said purchasers, their heirs and assigns forever in fee simple, free and clear of all encumbrances, the following described land situate in Hernando County, FLORIDA to wit:

SEE ATTACHED EXHIBIT A

RCD Aug 30 1999 09:23am
KAREN NICOLAI, CLERK

The purchase price of said land is \$ 50,000⁰⁰ (Fifty Thousand) of which the purchasers have herewith paid to the sellers the sum of \$ 0 Zero dollars and the purchasers agree to pay to the sellers the balance, to wit: the principal sum of 50,000 (Fifty Thousand) Dollars, together with interest on so much of said principal sum as remains from time to time outstanding and unpaid at the rate of 10 per centum from January 1, 2000 until paid; said principle and interest to be payable in consecutive monthly installments, each in the sum of \$ 500⁰⁰ (Five hundred) and payable on the 1st day of each and every month beginning with the 1st day of January, 2000; said installments to be applied first to interest and balance to principal. If any payment is not received within 10 days of due date, there shall be a late charge of 10 % added. The purchasers may prepay any part of the principal sum hereof in multiples of \$ 1000⁰⁰ (one thousand) on any installment payment date, but any such prepayment shall not relieve the purchasers from making the payment of the installment then due and any subsequent installment provided hereby unless at the time of such prepayment the purchasers pay all sums unpaid hereon. This AGREEMENT SHALL BALLOON THREE (3) years from date of first payment on January 1st 2003, AT WHICH TIME ALL monies INCLUDING UNPAID PRINCIPAL and interest will be due and payable

The PURCHASERS covenant and agree as follows: (a) to pay all taxes, fines and assessments levied or assessed on said land subsequent to December 31, 19 99, as and when the same respectively become due and shall exhibit to sellers immediately after such payment the official receipts therefor; (b) to place and continuously keep on the building now or hereafter situate on said land fire and extended coverage insurance in the usual standard policy form in a sum not less than \$ 50,000⁰⁰ in such company or companies as may be approved by the sellers and said policies shall be delivered up and held by the sellers and contain the usual clauses making said policies payable to the sellers as their interest may appear; and in the event any sum of money becomes payable under such policies the sellers shall have the right to receive and apply the same on account of the indebtedness secured hereby; (c) to permit, commit or suffer no waste, impairment or deterioration of said property or any part thereof, (d) to at all times keep and maintain the buildings and improvements on said land in a good and tenable state of repair and condition.

Time is of the essence in this agreement and in the event of any breach of this agreement or default on the part of the purchasers of any kind whatsoever the sellers may without notice to the purchasers exercise the following options; (a) to terminate this agreement and retain all sums of money theretofore paid by the purchasers as liquidated damages and/or the reasonable rental value of said land,

DEED DOC STAMPS 350.00
08/30/99 [Signature] Deputy Clk

MTG DOC STAMPS 175.00
08/30/99 [Signature] Deputy Clk

INTANGIBLE TAX 100.00
08/30/99 [Signature] Deputy Clk

and to reenter said premises and take possession thereof fully and to all intents and purposes as if the purchasers had no interest in said property whatsoever, or (b) to accelerate all sums of money secured by this agreement whether due by the literal terms hereof or not, and to foreclose this agreement in accordance with the rules of practice applicable to vendor's liens, in which event the purchasers agree to pay all costs of collection and foreclosure, including a reasonable attorney's fee.

This agreement is not assignable without written permission from seller.

The words seller, sellers, purchaser and purchasers, whether in the singular or plural as the case may be wherever used herein shall be taken to mean and include the singular, if only one, and plural, jointly and severally, if more than one, and their respective heirs, assigns and legal representatives; and, that the word their taken to mean his, her or its wherever the context hereof so implies or admits.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals the day and year first above written.

Frank Haucke
Witness FRANK Haucke
Charlene W Haucke
Witness Charlene W Haucke
Suzanne Hernandez
Witness Suzanne Hernandez
Marsha E Marriage
Witness Marsha E Marriage

CR Mills
SELLER C.R. Mills *
Susan K Mills
Susan K Mills
Wallace G Little
PURCHASER Wallace G Little
Dorley A Little
Dorley A Little

STATE OF: FLORIDA
COUNTY OF: HERNANDO

Before me personally appeared C.R + SUSAN MILLS to me well known and known to me to be the person(s) described in and who executed the foregoing instrument, and acknowledged to and before me that THEY executed said instrument for the purpose therein expressed.

WITNESS my hand and official seal this 27 day of Aug, 1999.



Notary Public Frank G Haucke
State of FLORIDA
My Commission Expires: AUG 5, 2003

STATE FLORIDA
COUNTY OF HERNANDO

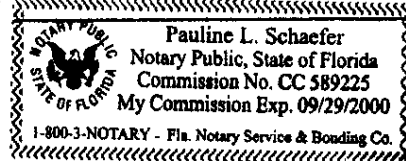
Before me personally appeared WALLACE G. LITTLE + DORLEY A. LITTLE to me well known and known to me to be the person(s) described in and who executed the foregoing instrument, and acknowledged to and before me that They executed said instrument for the purpose therein expressed.

WITNESS my hand and official seal this 27th day of August, 1999.

Notary Public Pauline L Schaefer
State of FLORIDA
My Commission Expires:

This instrument was prepared by:

*Susan K Mills **R**
16201 Cherokee Rd
Brooksville FL 34601



TAXVWT003248AUG1899 9908 PAYMENT DATE 081899
CATSSYS # TAX VIEW
FUNCTION DATA ACTION I
KEY: 830
PARCEL:R14 121 20 0470 0060 0010 LOCATION:28198 MAGNON DR
OWNER:MILLS C R & SUSAN K LEGAL:ISTACHATTA
ADDRESS:16201 CHEROKEE RD LOT 1 + E 20FT OF LOT 2
LESS ST RD R/W BLK 6

BROOKSVILLE FL 34601-4209
TAX YEAR 1998 ADJ NUM 0
LEVY WI 20.3459 MTG CODE
E&I# TYPE DATE RECEIPT PAY PLAN FULL PAY
ASSESSED 23063 F CURRENT 03/18/99 98205015 AMT. PAID OPN CDE
EXEMPT
TAXABLE 23063
TD FILE NO
TAX AMT 563.75
OUTSTANDING

NEXT HELP ### KMT @