

Prepared by: Margaret A. Croft  
11 Bettywood Circle  
Lawfordville, Fla.  
32327

CONTRACT FOR SALE AND PURCHASE

ROBERT J. BOUCHARD (hereinafter Seller) and MARGARET ANN CROFT (hereinafter Buyer) hereby agree that the Seller shall sell and Buyer shall buy the following property on the following terms and conditions:

1. The Seller shall sell and the Buyer shall buy property located at 101 Bettywood Circle, Tract 26, Wakulla County, Florida, as well as the existing dwelling of a 1991 Fleetwood (Broadmoor) 14 x 60 mobile home with Serial Number GAFLMO7A224691317. The Buyer hereby agrees to pay the Seller \$400.00 per month for 84 months with the Seller being solely responsible for the additional \$195.00 balance due to Norwest Finance Company for the life of Loan # 38913734 (Principal Amount \$34,213.49).

2. If the Buyer fails to perform this Contract in accordance with this Agreement, the land and mobile home shall be automatically conveyed back to the Seller. There will be a 60 day grace period, before any default action can be taken.

3. During the term of this Contract, the Seller shall retain title, or if applicable, title shall be retained by Norwest Finance Company, until payment is made in full hereunder at which time title shall vest in Buyer.

4. The Seller shall not convey said land or mobile home to any person or persons other than Buyer during the term of this Agreement at the conclusion of which the title shall be immediately vested in the Buyer. At no time shall Seller cloud the title or in any other way assign any rights to the land and mobile home to any third party or to each other free and clear of the Seller's interest.

5. In the event of death of the Seller prior to the expiration of this Agreement, the land and mobile home shall remain property of the Sellers family (Pauline Davis and Frank Bouchard) until the balance of the loan has been satisfied.

6. In the event of death of the Buyer prior to the expiration of this Agreement, the Buyer's estate or any other party affiliated with the Buyer by blood or

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marriage, may assume payment under said Contract or the land and mobile home may be conveyed back to the Seller.

7. The Buyer shall maintain a policy of insurance to cover damage by fire or other casualty during the term of this Agreement. Buyer shall send Seller a copy of the proof of insurance to P.O. Box 886, Crawfordville, Florida 32326

8. The seller hereby affirms that they have full power and authority to execute this Agreement and that no encumbrances exist on said land and mobile home other than the encumbrance identified above with Norwest Financial Company with a principal balance of approximately \$ 34,213.49.

9. The Seller or his family (Pauline Davis or Frank Bouchard) may not assign this Contract.

10. In connection with any litigation including appellate proceedings arising out of this contract, the prevailing party shall be entitled to recover a reasonable attorneys fee and costs.

11. If Seller holds title at the conclusion of this Contract (84 months from the date of execution of this Contract), then the Seller shall convey title to the said land and mobile home within 15 days of the final payment being made to Norwest Financial Company. The Buyer shall notify the Seller of said payment and request that title be conveyed immediately.

12. Monthly payments are due on the 1st of each month. Payments received after the 10th of the month will be charged an additional 10% payable to the Seller.

13. Buyer can make payments to Frank J. Bouchard or Pauline M. Davis in the absence of Seller provided that they give a written receipt to Buyer at time payment is made to include a copy of the last months payment from Norwest.

14. Seller shall furnish Buyer with a paid monthly receipt from Norwest for the previous month payment before Buyer pays the following monthly payment.

15. Seller agrees that Buyer has full use of the community well located on the adjoining property also owned by the Seller for a period of 7 years.

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16. Buyer shall be responsible for 1/3 of property taxes to begin in Spring of 1997. Seller shall furnish Buyer a copy of the complete tax bill for verification.

17. This Contract is the only agreement that covers the transfer of this property. This Contract can only be modified or amended, or provisions in it waived, by a written modification to this Contract by all parties hereto.

Dated this 24 day of October, 1996.

Frank J. Bouchard  
Witness  
FRANK J. BOUCHARD

Robert J. Bouchard  
Robert J. Bouchard

Pauline M Davis  
Witness  
PAULINE M DAVIS

Margaret A. Croft  
Margaret A. Croft

Vickie C Wesson  
Witness  
VICKIE C WESSON

Decky Sanders  
Witness  
Decky Sanders

Sandra Koontz  
Witness  
SANDRA KOONTZ

Documentary Tax Pd. \$ 240.10  
\$ \_\_\_\_\_ Intangible Tax Pd.  
Brent X. Thurmond, Clerk, Wakulla County  
By L. Wells Deputy Clerk

Shirley A. Maxey

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Shirley A. Maxey  
MY COMMISSION # CC560450 EXPIRES  
June 10, 2000  
BONDED THRU TROY FAIR INSURANCE, INC.

No. 5181

STATE OF FLORIDA

COUNTY OF Wakulla

The foregoing instrument was acknowledged before me this 10-24-96 (Date)  
by Robert J. Bouchard & Margaret A. Croft, who is personally known to me  
(Name of person acknowledging)

or who has produced Personal Knowing (CC# 561 63 759)  
Robert J. Bouchard (Type of identification) MARGARET A. CROFT  
as identification and who did (did not) take an oath.



Shirley A. Maxey  
MY COMMISSION # CC560450 EXPIRES  
June 10, 2000  
BONDED THRU TROY FAIR INSURANCE, INC.

Notary Public, Commission No. \_\_\_\_\_

(SEAL ABOVE)

(Name of Notary typed, printed or stamped)