

AGREEMENT FOR QUIT CLAIM DEED
AND
FOR MOBILE HOME BILL OF SALE

THIS AGREEMENT, made and entered into this 19th day of January, 1978, by and between GEORGE M. BYRD and VERLIE JO BYRD, his wife, of Wakulla County, Florida, hereinafter called the Vendors, and LAWRENCE V. MAHAM and MARLA L. MAHAM, his wife, hereinafter called the Vendees. (Rt. 1, Box 85-A, Crawfordville, Florida)

WITNESSETH, that the Vendors for and in consideration of the sum of \$4,025.78 and other valuable consideration, agree to deliver title and bill of sale to the mobile home, hereinafter described, and to deliver a quit claim deed to the real property, hereinafter described, to-wit:

One Azaler Mobile Home, 10'x55', identification no.500-2-3126, title no. 2156967, two bedrooms, with a 12'x14' add-on room.

AND

TRACT NO. 1, more particularly described as follows:
Commence at an old iron pin marking the Northwest corner of the South Half of the Southeast Quarter of the Northwest Quarter of Section 1, Township 5 South, Range 2 West, Wakulla County, Florida, said point being the POINT OF BEGINNING of herein described, and run thence N 89°34'57" E generally along an old fence line a distance of 403.88 feet to a concrete monument, thence run S 00°48'50" E generally along an old fence line 215.36 feet to a concrete monument, thence run S 89°34'57" W 405.12 feet to a concrete monument, thence run N 00°28'57" W 215.35 feet to the POINT OF BEGINNING, containing 2.00 acres, more or less.

Said TRACT NO. 1 having an access easement, more particularly described as follows:
A general purpose easement, 15 feet in width, being described as follows:

Commence at an old iron pin marking the Northwest corner of the South Half of the Southeast Quarter of the Northwest Quarter of Section 1, Township 5 South, Range 2 West, Wakulla County, Florida, and run thence S 00°28'57" E 215.35 feet to a concrete monument marking the POINT OF BEGINNING; from said POINT OF BEGINNING, continue S 00°28'57" E 441.52 feet to a concrete monument lying on the South boundary of the Northwest Quarter of said Section 1, thence run N 88°46'47" E along said South boundary 15.00 feet, thence run N 00°28'57" W 441.31 feet, thence run S 89°34'57" W 15.00 feet to the POINT OF BEGINNING.

The total purchase price of the above described land and mobile home is \$4,025.78, which is to be paid in equal monthly installments of \$80.00 to be applied first to interest at the rate of 8% per annum and then to principal, beginning February 13, 1978, and continuing until the balance is paid in full. The principal made be prepaid in any amount at any time without penalty. The Vendors agree to deliver a Quit Claim Deed to the real property and Title and a Bill Of Sale to the mobile home when the balance has been paid in full.

The Vendees may go into immediate possession of the mobile home and the real property described above, and shall be responsible for maintaining the real property and the mobile home, including sufficient fire and liability

insurance to protect the Vendors in case of destruction of the mobile home or in case of injury occurring on the premises. The Vendees are also responsible for the payment of all property taxes on the real property and for all tags or taxes on the mobile home. The possession of the real property and the mobile home may continue so long as the required payments are timely made. The Vendees agree that at any time they are 30 days or more in arrears in payment herein described that they will immediately return and surrender possession of the real property and the mobile home to the Vendors, and that any money, principal and interest, paid under this contract shall remain the property of the Vendors as liquidated damages and rent.

The Vendors shall provide the Vendees with a copy of a survey of the real property upon execution of this agreement by the Vendees. The Vendees acknowledge receipt of said survey and a copy of this agreement. The Vendors shall be responsible for the costs of recording this agreement and the Quit Claim Deed when the payments required under this agreement have been paid in full.

IN WITNESS WHEREOF the parties have each hereunto set their hands and seals on the day first above written.

IN THE PRESENCE OF:

Julie B. Saluy
William H. Webster

George M. Byrd

Vendor

Verlie Jo Byrd

Vendor

(SEAL)

(SEAL)

Julie B. Saluy
William H. Webster

Lawrence V. Maham

Vendee

Maria L. Maham

Vendee

(SEAL)

(SEAL)

STATE OF FLORIDA
COUNTY OF WAKULLA

Before me this day personally appeared GEORGE M. BYRD and VERLIE JO BYRD, his wife, to me well known and known to me to be the persons described in and who executed the foregoing agreement as the Vendors, and they acknowledged to and before me that they executed the foregoing agreement for the purposes therein expressed.

WITNESS my hand and official seal, this 19th day of January, 1978.

Julie B. Saluy
NOTARY PUBLIC

My Commission Expires:

Notary Public, State of Florida at Large
My Commission Expires Nov. 28, 1980
Bolted By Union Mutual Insurance Company
STATE

DEF. REC. 60 PAGE 698

STATE OF FLORIDA
COUNTY OF WAKULLA

Before me this day personally appeared LAWRENCE V. MAHAM and MARLA L. MAHAM, his wife, to me well known and known to me to be the persons described in and who executed the foregoing agreement as the Vendees, and they acknowledged to and before me that they executed the foregoing agreement for the purposes therein expressed.

WITNESS my hand and official seal, this 19th day of January, 1978.


NOTARY PUBLIC

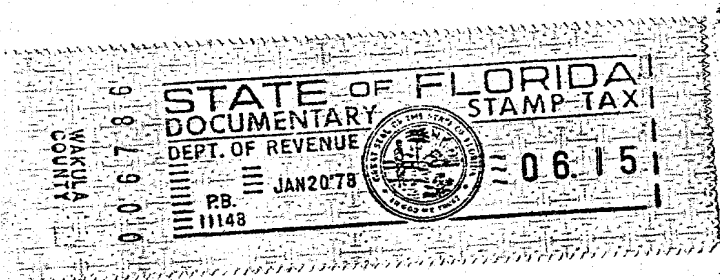
My Commission Expires:

Notary Public, State of Florida at Large

My Commission Expires Nov. 28, 1980

Bonded By Ulico Mutual Insurance Company

THIS INSTRUMENT PREPARED BY: WILLIAM H. WEBSTER
Attorney at Law
P.O. Box 478
Crawfordville, Florida 32327



Received \$ 8.05 in Payment of Taxes
Due on Class (C) Intangible Personal Property
Carlton Tucker, Clerk Circuit Court
By William H. Webster D.C.

37725

CARLTON TUCKER
CLERK CIRCUIT COURT
WAKULLA COUNTY, FLORIDA

RECORDED
AT THE CLERK'S OFFICE
1978 JAN 20 PM 4: 15

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