

This instrument prepared by:
Office of the County Engineer
412 SE 25th Avenue, Bldg 1
Ocala, FL. 34471

June 21, 2024

Return to:
Office of the County Engineer
412 SE 25th Avenue, Bldg 1
Ocala, FL. 34471

Property Appraiser PID No.: #4202-024-001

SALE AND PURCHASE AGREEMENT

THIS AGREEMENT is made by and between: **MARION COUNTY**, a Political Subdivision of the State of Florida, hereinafter referred to as SELLER and **CHEAP HOME FINDERS, INC.** having a mailing address of PO Box 881655, Port Saint Lucie, FL 34988, hereinafter referred to as PURCHASER.

WITNESSETH

For and in consideration of the mutual covenants and conditions herein contained, SELLER hereby agrees to sell and PURCHASER hereby agrees to buy the following property or interest therein, upon the following terms and conditions:

I. DESCRIPTION

- (a) Real estate or interest therein, identified as Tax Parcel I.D. #4202-024-001 incorporated herein by reference and attached as Exhibit 'A'.

II. PURCHASE PRICE

- (a) The Itemized purchase price, fees and costs:

Land and Improvements	\$ <u>1,502.00</u>
Doc Stamps	\$ <u>11.20</u>
Recording Fee	\$ <u>10.00</u>
Other _____	\$ _____
Sub-Total	\$ <u>1,523.20</u>

- (b) Amount to be paid by PURCHASER to SELLER at closing including fees and costs, \$1,523.20.

III. CONDITIONS AND LIMITATIONS

- (a) It is mutually understood that this Agreement is contingent to and not binding upon the SELLER or PURCHASER until ratified and accepted by the Marion County Board of County Commissioners, signed by its Chairman, or Vice-Chair, and attested by the Clerk of the Court. This agreement shall be deemed rejected by SELLER if not ratified and accepted by the Board of County Commissioners and the PURCHASER acknowledges and agrees that this provision cannot be waived by SELLER or any Agent of SELLER.
- (b) PURCHASER shall take title subject to: zoning, restrictions, prohibitions and other requirements imposed by governmental authority; and any public utility easement of record.

- (c) Other: Purchaser acknowledges this property and improvements (if any) are purchased in "AS IS" condition. Seller does not warrant title or represent any other state of facts concerning same.

IV. CLOSING DATE

- (a) This transaction shall be closed and the instrument of conveyance delivered on or before (90) days of the date of Board of County Commissioners acceptance, unless extended upon written agreement by both parties. Conveyance shall be by the Statutory Deed found in F.S. 125.411, and PURCHASER shall be responsible for all closing costs, including, but not limited to, recording fees and documentary stamps.

V. TYPEWRITTEN OR HANDWRITTEN PROVISIONS

- (a) Typewritten or handwritten provisions inserted herein or attached hereto as Addenda, and initialed by all parties, shall control all printed provisions in conflict herewith. All Addenda, whether typewritten or handwritten, attached hereto must be referenced and initialed.

There () is (X) is not an addendum to this agreement.

VI. ENTIRE AGREEMENT

- (a) This agreement shall bind and inure to the benefit of the parties and their successors in interest. This agreement and any exhibits attached hereto constitute the entire agreement between the PURCHASER and SELLER, and there are no other covenants, agreements, promises, terms, provisions, conditions, undertakings, or understandings, either oral or written, between them concerning the property other than those set forth herein. No subsequent alteration, amendment, change, deletion, or addition to this agreement shall be binding upon the PURCHASER or SELLER unless in writing and signed by both parties.

[This portion of page intentionally left blank. Signatures to follow.]

IN WITNESS WHEREOF, THE PARTIES have caused these presents to be executed in their respective name(s).

WITNESSES:

PURCHASER: CHEAP HOME FINDERS, INC.

Eric Herm 06/21/2024
(Signature) (Date)

[Signature]
(Signature)

Eric Herm 06/21/2024
(Print or type name) (Date)

Jeremy Weaver
(Print or type name)

Kimberly Herm 06/21/2024
(Signature) (Date)

President
(Title)

Kimberly Herm 06/21/2024
Print or type name (Date)

06/21/2024
(Date)

ATTEST:

SELLER:
MARION COUNTY, A POLITICAL
SUBDIVISION OF THE STATE OF FLORIDA
BY ITS BOARD OF COUNTY COMMISSIONERS

GREGORY C. HARRELL,
CLERK OF THE COURT

BY: MICHELLE STONE,
CHAIR
(Date)

FOR USE AND RELIANCE OF
MARION COUNTY ONLY, APPROVED
AS TO FORM AND LEGAL SUFFICIENCY:

For: Thomas A. Swartz
COUNTY ATTORNEY

EXHIBIT 'A'

Property ID #: 4202-024-001
SEC 11 TWP 17 RGE 22

LOT 1, OF BLOCK 24, OF BELLEVIEW HEIGHTS ESTATES UNIT 2, AS PER PLAT
THEREOF RECORDED IN PLAT BOOK F, PAGE 81, OF THE PUBLIC RECORDS OF
MARION COUNTY, FLORIDA.