



**Smith &
Associates**

Online Auction Bidders Agreement

Buyer agrees to immediately enter into the Real Estate Auction Purchase Contract approved by Seller, if declared the high bidder (winning bidder) during the following auction:

AUCTION FOR – Roy Murray Wilson

AUCTION LOCATION – Online at www.UCSmithAuctions.HiBid.com

AUCTION DATE – Monday, June 15th, 2026 at 4 PM

*** Bids at 4 PM extend auction 2 minutes, and each bid during extension(s) restart 2-minute extension

See Paragraph 16 that addresses the **“SOFT CLOSE”**.

FLORIDA REAL ESTATE BROKER – Brad Smith (Broker) of United Country Smith & Associates located at 934 East Wade St., Trenton, FL 32693 (352-463-7770) has contracted with “Seller” to offer to sell at public auction certain real property.

OFFERING –

Legally described as:

Portion of Parcel ID: 22-10-15-0000-0005-0011; +/- 2 acres

Address: TBD CR 319 Trenton, FL 32693

- **Online Bidding Open NOW**
- **Online Bidding Closes on Monday, June 15th, 2026 at 4 PM (EST)**

Bidder agrees that they have read and fully understand the Online Auction Bidders Agreement and the Terms and Conditions of this auction.

It is solely bidders’ responsibility to contact the auction company at (352) 463-7770 with any questions regarding the auction, purchase agreement, or terms & conditions, prior to placing any bids in said auction.

Online Auction Terms & Conditions

- 1) **Seller Confirmation Auction:** The property is being offered in an Online Only Auction, with all bids being subject to the Seller's approval.
- 2) **Bidding Registration:** Online bidder hereby agrees that they must be properly registered for the online auction. If you need assistance with registration, contact **Brad Smith at (352) 463-7770 or by email at bradsmith@ucsmith.com**. Seller(s) may at their sole discretion request additional registration requirements from any bidder unknown to them or the auction company.
- 3) **Bidding Opens/Closes:** The Online Only Auction bidding shall be opened and begin closing on the dates and times stated above, subject to the soft close feature as outlined below in (#16).
- 4) **Property Preview Dates:** It is highly recommended that all bidders personally inspect the property prior to placing any bids in the auction. Property inspections are the sole responsibility of the bidders. The property may also be inspected by scheduling an appointment with United Country Smith & Associates at (352) 463-7770 or Real Estate Broker Brad Smith at (352) 221-5257.
- 5) **No Financing Contingency:** By participating in this auction, bidders hereby agree that their bid shall **NOT** be subject to the bidder's ability to obtain financing. Financing is NOT a contingency in the purchase agreement. However, if a bidder decides to purchase property with a loan, they should make sure they are approved for a loan and that lender is capable of completing on or before closing date.
- 6) **Buyer's Premium: A Ten Percent (10%)** Buyer's Premium shall be added to the final bid price place online, which will determine the Total Contract Sales Price. Bidders hereby understand that the Buyer's Premium shall be added to the winning bid to create the Total Contract Sales Price for which they are obligated to pay for the property. **Example:** (winning online bid \$100,000 + 10% buyer's premium = total purchase price of \$110,000).
- 7) **Purchase Contract:** Winning bidder hereby agrees to enter into the Real Estate Auction Purchase Contract which has been approved by the Seller, immediately upon being declared the Successful Bidder by the Auctioneer. Upon the close of the auction the winning bidder will be forwarded via email an Auction Real Estate Sales Contract to purchase the property. A signed copy of the Auction Real Estate Sales Contract must be received by **United Country | Smith & Associates** no later than 24 hours from the time said Purchase Contract was sent to the winning bidder. The Auction Real Estate Sales Contract may be e-signed, hand delivered, faxed, or scanned and emailed. A sample purchase contract is available for review online prior to placing any bids in the auction.

- 8) **Earnest Money Deposit:** A \$5,000 non-refundable deposit will be wire transferred or hand delivered in the form of certified funds to **Gilchrist Title Services Inc** no later than 48 hours following the close of auction. See closing agents contact information below. The balance of the purchase price will be due in full at closing.

Gilchrist Title Services Inc; 302 N Main St, Trenton, FL 32693; (352) 463-6403

- 9) **Closing:** Closing shall be on or before **Thursday, July 30th, 2025**. Buyers will be afforded the opportunity to close via email, mail, and wire transfer of certified funds.
- 10) **Easements:** The sale of the property is subject to any and all easements of record.
- 11) **Survey:** No survey is required to transfer title to the property and the Seller shall not provide any additional survey. If the Buyer desires a survey, it shall be at the Buyer's sole expense and shall not be a contingency or requirement in the purchase contract.
- 12) **Possession:** Possession of the property will be given upon payment in full of the purchase price and transfer of title, at closing.
- 13) **Deed:** Seller shall execute a general warranty deed conveying the property to the buyer(s).
- 14) **Taxes:** Seller shall pay any previous year's taxes (if due), and the current year's real estate taxes shall be prorated to the date of closing.
- 15) **Online Auction Technology (Disclaimer):** Under no circumstances shall Bidder have any kind of claim against United Country – Smith & Associates, Broker of record, or anyone else, if the Internet service fails to work correctly before or during the auction. Online bidding is subject to technology faults and issues which are outside the control of the auction company. Bidder(s) are encouraged to use the "Maximum Bid" feature on the bidding platform and lock in their maximum bid amount if they are concerned about technology failure during the auction. The SELLER and/or Auction Company reserves the right to **(pause)** the online auction bidding in the event of any internal or external technology failure, to preserve the integrity of the auction event and maintain a fair and impartial bidding environment.
- 16) **Soft Close:** If a bid is received within the last 2 minutes of the auction, the auction close time will automatically extend 2 minutes to allow other bidders an opportunity to competitively bid prior to the auction closing. This feature eliminates "snipers" and encourages fair and impartial bidding from all participants.

- 17) **Disclaimer:** All information provided is believed to be accurate; however, no liability for its accuracy, errors or omissions is assumed. All lines drawn on maps, photographs, etc. are approximate. Buyers should verify the information to their satisfaction. Information is subject to change without notice. There are no warranties either expressed or implied pertaining to this property. Real estate is being sold "As-Is, Where-Is" with NO warranties expressed or implied. Please make all inspections and have financing arranged prior to the end of bidding.
- 18) **Bidding Disclosures:** The property is available for and subject to sale prior to auction. Per Florida Statutes § 672.328: Seller or auctioneer on sellers behalf, may bid up to but not beyond sellers reserve price. By participating in this auction, Buyers hereby acknowledge that any bid(s) placed by them is a binding agreement to purchase the property, subject to the bid being approved by Seller (if applicable).
- 19) **Broker Referral Fee:** A Broker Referral Fee of 1.5% (of the High Bid Price) is offered to FL State Licensed Real Estate Brokers or Salesperson under the following conditions: Referring Agent must contact the Auction company and submit a Broker Participation Form signed by the buyer at least 48 hours prior to auction date. Form must be submitted via email to bradsmith@ucsmith.com. If these steps have not been completed, a broker referral fee will not be paid.
- 20) **Pre-Auction Sales:** As an agent for the Seller, United Country | Smith & Associates must present any and all bona fide written offers to the Seller, which may be created outside of the online bidding platform. Therefore, all properties are subject to pre-auction sales. Pre-auction offers must meet all off the auction terms and conditions and must be submitted to the Auctioneer on the Auction Real Estate Sales Contract, along with the required earnest deposit. Properly submitted offers will be presented to the Seller in a timely manner. Seller may accept or reject such offer at their sole and absolute discretion. When a pre-auction offer is submitted, all properly registered online bidders will be notified that "an offer" has been submitted and on which specific property, however the amount of the offer shall remain confidential. All pre-auction offers must allow a minimum of 24 hours for seller's acceptance. A Broker Referral Fee of 1.5% (of High Bid Price) is offered to a cooperating FL State Licensed Real Estate Broker or Salesperson on any pre-auction offers that are properly completed and submitted on the appropriate forms provided by the auction company.

Brad Smith – United Country Smith & Associates
Owner & Real Estate Broker
934 East Wade St.,
Trenton, FL 32693
(352) 221-5257
bradsmith@ucsmith.com

Individual State License #'s

Florida Real Estate Broker License # BK550985

Firm State License #'s

Florida Real Estate Firm License # BO2007205

Aerial



**** Aerial map show approximate boundaries. Use for illustration purposes only. ****

Contour

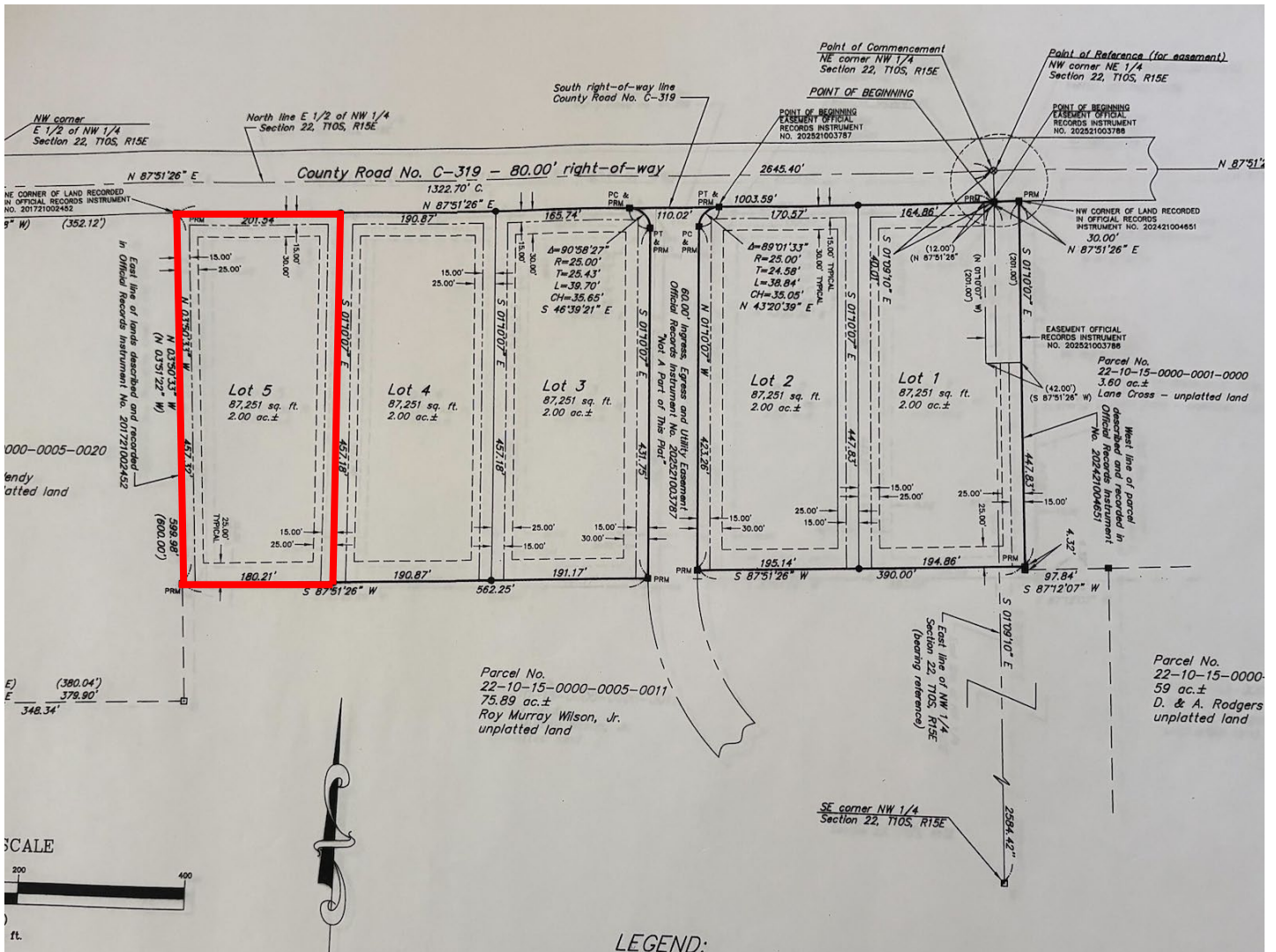


**** Aerial and contour map show approximate boundaries. Use for illustration purposes only. ****



Survey

Auction Services





Neighborhood

TBD CR 319,
Trenton, FL 32693





Location

TBD CR 319,
Trenton, FL 32693



Gilchrist County, FL

Parcel Summary

Parcel ID 22-10-15-0000-0005-0011
Location SE CR 319
Address TRENTON 32693
Brief Tax Description COM AT THE NW COR OF THE NE/4 OF SEC 22-10-15 THENCE RUN S 01 DEG E A DIS OF 40 FT TO POB THENCE CON S 01 DEG E A DIS OF 2584.50 FT THENCE RUN N 86 DEG E 127.99 FT THENCE RUN N 01 DEG W A DIS OF 2131.41 FT THENCE S 87 DEG W 97.84 FT THENCE N 01 W 452.15 FT THENCE RUN S 87 DEG W A DIS OF 30 FT TO THE POB & E/2 OF NW/4 LESS PROP TO WILSON 136/380 & 490 2001/ 3842 2001/3843 201521003658 201521003660 202521000217 202521003786 202521003787 202521003788 202521006246
(Note: Not to be used on legal documents.)
Property Use Code TIMBERLAND 80-89 (5500)
Sec/Twp/Rng 22-10-15
Tax District Gilchrist County (4)
Millage Rate 15.0818
Acreage 80.32
Homestead N

[View Map](#)

Owner Information

Primary Owner
 WILSON ROY MURRAY JR
 206 NW 6TH STREET
 CHIEFLAND, FL 32626

Land Information

Land Use	Number of Units	Unit Type	Frontage	Depth
005500 - TBR2 80-89	80.32	AC	0	0
009926 - MKT AG 80-159.99AC	80.32	AC	0	0

Sales

Multi Parcel	Sale Date	Sale Price	Instrument	Book/Page	Instrument Number	Qualification	Reason	Vacant/Improved	Grantor	Grantee
N	12/2/2025	\$100	QC	/	202521006246	Unqualified	UNQUAL/CORRECTIVE/QCD,TD	Vacant	RESOLUTE CROSS CITY TIMBER MANAGEMENT LLC	WILSON ROY MURRAY JR
N	11/12/2024	\$100	WD	/	202421005599	Unqualified	UNQUAL/CORRECTIVE/QCD,TD	Vacant	FULLEN LAURA WILSON	WILSON ROY MURRAY JR
Y	8/10/2015	\$100	WD	0000/0000	201521003660	Unqualified	UNQUAL/CORRECTIVE/QCD,TD	Vacant	ROY M WILSON SR	ROY M WILSON SR & LAURA WILSON FULLEN
N	8/20/2001	\$100	WD	2002/3842		Qualified	QUAL/CREDIBLE,VERIF/DOC/EVIDEN	Vacant	ROY WILSON & RUBY LEE WILSON	RUBY LEE WILSON & ROY M WILSON SR CO-TRUSTEES

Property Tax Information

[Tax Collector's Website](#)

Valuation

	2026 Preliminary	2025 Certified	2024 Certified	2023 Certified	2022 Certified
Building Value	\$0	\$0	\$0	\$0	\$0
Extra Features Value	\$0	\$0	\$0	\$0	\$0
Land Value	\$31,325	\$31,325	\$30,238	\$25,812	\$26,550
Land Agricultural Value	\$31,325	\$31,325	\$30,238	\$25,812	\$26,550
Agricultural (Market) Value	\$0	\$401,600	\$368,750	\$313,438	\$202,812
Just (Market) Value	\$401,600	\$401,600	\$368,750	\$313,438	\$202,812
Assessed Value	\$31,325	\$31,325	\$30,238	\$25,812	\$26,550
Exempt Value	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$31,325	\$31,325	\$30,238	\$25,812	\$26,550
Maximum Save Our Homes Portability	\$0	\$0	\$0	\$0	\$0

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

No data available for the following modules: Building Information, Extra Features, Photos, Sketches.

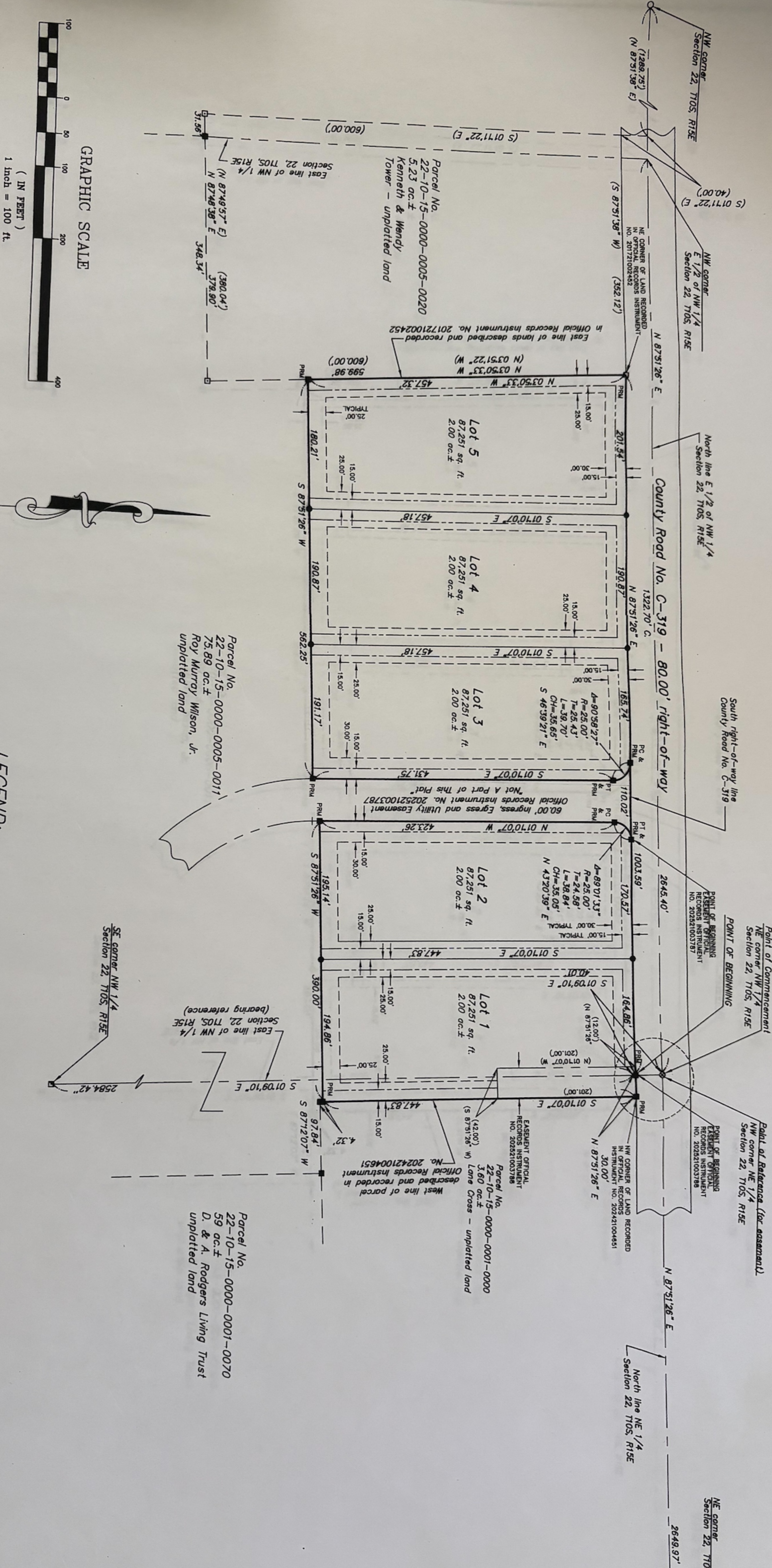
Gilchrist County makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assessment information is from the last certified taxroll. All data is subject to change before the next certified taxroll.
[| User Privacy Policy](#) | [GDPR Privacy Notice](#)
[Last Data Upload: 4/22/2026, 11:47:20 AM](#)

Contact Us



MSW ESTATES

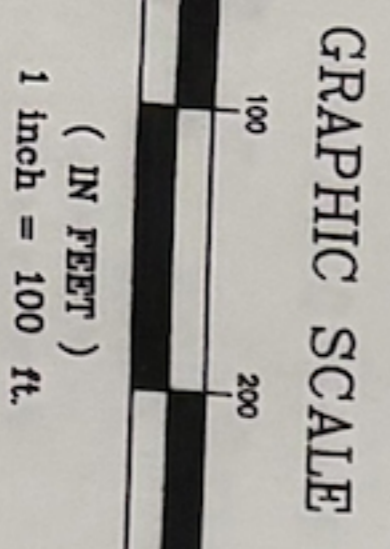
In Section 22, Township 10 South, Range 15 East, Gilchrist County, Florida



DESCRIPTION:

A parcel of land in the North Half (N 1/2) of Section 22, Township 10 South, Range 15 East, Gilchrist County, Florida, being more particularly described as follows:

Commence at the Northeast corner of the Northwest Quarter (NW 1/4) of said Section 22; thence run South 01°09'10" East, along the East line of said Northwest Quarter (NW 1/4), a distance of 40.01 feet, to the South right-of-way line of County Road No. C-319 (80.00 foot right-of-way) and for the POINT OF BEGINNING; thence run North 87°51'26" East, along the South right-of-way line of County Road No. C-319, a distance of 30.00 feet to the Northwest corner of that certain parcel of land described and recorded in Official Records Instrument No. 202421004651, Public Records of Gilchrist County, Florida; thence departing from said right-of-way line, run South 01°10'07" East, along the West line of said parcel, a distance of 447.83 feet; thence departing from said point, along a curve (being concave Southeasterly) having a central angle of 89°01'33", a radius of 423.26 feet to a point of curve; thence along a curve (being concave Southeasterly) having a central angle of 89°01'33", a radius of 25.00 feet, a chord bearing and distance of North 43°20'39" East, 35.05 feet to the arc length of 38.84 feet to the aforesaid South right-of-way line of County Road No. C-319; thence run South 87°51'26" West, along the South right-of-way line of County Road No. C-319, a distance of 140.00 feet to a point of curve; thence departing from said right-of-way line of County Road No. C-319, a distance of 140.00 feet to the Northwest corner of the Northwest Quarter (NW 1/4) of said Section 22, Township 10 South, Range 15 East, Gilchrist County, Florida, being more particularly described as follows:



LEGEND:

- PSM Denotes Professional Surveyor & Mapper
- PLS Denotes Professional Land Surveyor
- PRM Denotes Permanent Reference Monument
- Denotes 4" x 4" concrete monument found - PLS 4114 PRM
- Denotes 5/8" rebar and cap set - LB 8584
- Denotes 4" x 4" concrete monument found
- ▣ Denotes 5/8" rebar found - no number
- Denotes 4" x 4" concrete monument found - PSM 2979
- Denotes square feet
- ac.± Denotes acres, more or less
- sq. ft. Denotes building setback lines - front 30 feet - side and rear 25 feet
- ac.± Denotes 15 foot public utility easement along street & side lot lines (P.U.E)
- Denotes calculated bearing or distance

SUBDIVIDER:

Roy Murray Wilson, Jr.
206 NW 6th Street
Chiefland, Florida 32626-0845
Phone: 352-210-2883

SURVEYOR:

Ronald E. Parrish, PSM 4929
305 S. Main Street
Trenton, Florida 32693
Phone: 352-463-2938

CURVE LEGEND:

- Δ = Central Angle
- R = Radius
- T = Tangent
- L = Arc Length
- CH = Chord

FLOOD ZONE STATEMENT:

Based on the Flood Insurance Rate Map (FIRM) No. 33020-01-0000, the subject property is located in Flood Zone X-1 (Special Flood Hazard Area subject to flooding by 1% Annual Chance Flood).

PREPARED BY: Douglas K. McKoy
RECORD & RETURN TO:
Douglas K. McKoy, Attorney at Law
302-B N. Main St., Trenton FL 32693
25-04-24
221015-00000005-0011

This Quit Claim Deed, made this 2nd day of **December, 2025**, by **Resolute Cross City Timber Management, LLC, a Florida Limited Liability Company**, of 40 Southwest 10th Street, Cross City, Florida 32628, first party, to **Roy Murray Wilson, Jr.** of 206 NW 6th Street, Chiefland, Florida, 32626, second party:

(Wherever used herein the terms "first party" and "second party" include all the parties to this instrument and the heirs, legal representative, and assigns of individuals, and the successors and assigns of corporation, wherever the context so admits or requires.)

Witnesseth, That the first party, for and in consideration of the sum of Ten and no/100s (**\$10.00**) Dollars, in hand paid by the said second party, the receipt whereof is hereby acknowledged, and other valuable considerations, does hereby remise, release, and quit-claim unto the second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of **Gilchrist**, State of Florida, to wit:

See Attached Exhibit A

The purpose of this deed is to release all right, title and interest Grantor my hold by virtue of that certain Timber Deed, dated December 25, 2024, and that certain Notice of Timber Deed, executed January 8, 2025, and recorded January 16, 2025, in Official Records Instrument Number 202521000217, of the Public Records of Gilchrist County, Florida.

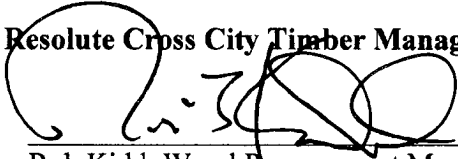
Title to the land herein conveyed was neither researched, guaranteed or insured by the preparing attorney at the request of the parties to the deed.

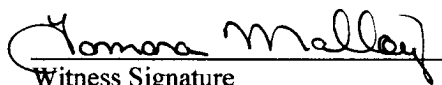
To Have and to Hold, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

In Witness Whereof, the grantor has hereunto set its hand and seal the day and year first above written.

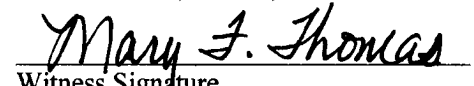
PREPARED BY: Douglas K. McKoy
RECORD & RETURN TO:
Douglas K. McKoy, Attorney at Law
302-B N. Main St., Trenton FL 32693
25-04-24

Signed, sealed and delivered in the presence of:

Resolute Cross City Timber Management, LLC

Rob Kidd, Wood Procurement Manager


Witness Signature

Tamara Malby
Witness Printed Name
302 N. Main St., Trenton, FL 32693

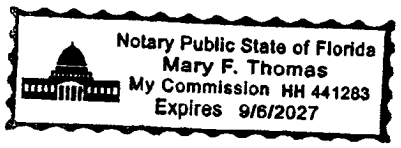

Witness Signature

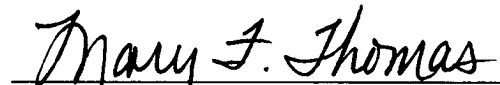
Mary F. Thomas
Witness Printed Name
302 N. Main St., Trenton, FL 32693

STATE OF FLORIDA,
COUNTY OF Gilchrist

The foregoing instrument was acknowledged before me, by means of physical presence or online notarization, this 2nd day of December, 2025, by **Rob Kidd**, in his official capacity as Wood Procurement Manager, for Resolute Cross City Timber Management, LLC, who is personally known to me or who has produced Florida D.L. as identification.

NOTARY SEAL:




Notary Signature

PREPARED BY: Douglas K. McKoy
RECORD & RETURN TO:
Douglas K. McKoy, Attorney at Law
302-B N. Main St., Trenton FL 32693
25-04-24

Exhibit "A"

Commence at the Northwest corner of the Northeast One-Quarter of Section 22, Township 10 South, Range 15 East for a point of reference. Thence run on the West line of said Northeast One-Quarter, South 01 deg. 09 min. 10 sec. East, 40.00 feet to the South right-of-way line of County Road No. C-319 and the point of beginning. Thence continue South 01 deg. 09 min. 10 sec. East, 2584.50 feet; thence run North 86 deg. 56 min. 03 sec. East, 127.99 feet; thence run North 01°09'10" West 2131.41 feet; thence South 87°12'07" West 97.84 feet; thence North 01°10'07" West 452.15 feet to the aforesaid South right of way line of County Road No. C-319; thence run on said right of way line South 87°51'38" West 30.00 feet to the Point of Beginning. All lying and being in Gilchrist County, Florida.

And

East half of the Northwest Quarter (E ½ of NW 4) of Section 22, Township 10 South, Range 15 East.

Less the following described property: Commence at the Northwest corner of Section 22, Township 10 South, Range 15 East for a point of reference. Thence run along the North line of said Section 22, North 87 degrees 51 minutes 38 seconds East, 1289.75 feet; thence run South 01degrees 11 minutes 22 seconds East, 40.00 feet to the South right of way line of County Road No. C-319 and the point of beginning. Thence continue South 01 degrees 11 minutes 22 seconds East 600.00 feet; thence run North 87 degrees 49 minutes 57 seconds East, 380.04 feet; thence run North 03 degrees 51 minutes 22 seconds West, 600.00 feet to aforesaid South right of way line; thence run along said right of way line, South 87 degrees 51 minutes 38 seconds West, 352.12 feet to the point of beginning. Lying and being in Gilchrist County. Florida.



Vacant Land Contract

1* 1. Sale and Purchase ("Contract"): Roy Murray Wilson
2* ("Seller") and
3 ("Buyer") (the "parties") agree to sell and buy on the terms and conditions specified below the property ("Property")
4 described as:

5* Address: TBD CR 319, Trenton, FL 32693
6* Legal Description:
7
8
9
10

11* SEC ___/TWP / ___/ RNG ___ of Gilchrist County, Florida. Real Property ID No.:
12* including all improvements existing on the Property and the following additional property: Portion of Parcel ID:
13 22-10-15-0000-0005-0011; +/- 2 acres

14* 2. Purchase Price: (U.S. currency) \$
15 All deposits will be made payable to "Escrow Agent" named below and held in escrow by:
16* Escrow Agent's Name: Gilchrist Title Services Inc
17* Escrow Agent's Contact Person:
18* Escrow Agent's Address: 302 N Main St, Trenton, FL 32693
19* Escrow Agent's Phone:
20* Escrow Agent's Email: orders@gilchristtitle.com

21 (a) Initial deposit (\$0 if left blank) (Check if applicable)
22* [] accompanies offer
23* [] will be delivered to Escrow Agent within ___ days (3 days if left blank)
24* after Effective Date \$ 5,000.00
25 (b) Additional deposit will be delivered to Escrow Agent (Check if applicable)
26* [] within ___ days (10 days if left blank) after Effective Date
27* [] within ___ days (3 days if left blank) after expiration of Due Diligence Period \$
28* (c) Total Financing (see Paragraph 6) (express as a dollar amount or percentage) \$
29* (d) Other: \$
30 (e) Balance to close (not including Buyer's closing costs, prepaid items, and prorations)
31* to be paid at closing by wire transfer or other Collected funds \$
32* (f) [] (Complete only if purchase price will be determined based on a per unit cost instead of a fixed price.) The
33* unit used to determine the purchase price is [] lot [] acre [] square foot [] other (specify):
34* prorating areas of less than a full unit. The purchase price will be \$ ___ per unit based on a
35 calculation of total area of the Property as certified to Seller and Buyer by a Florida licensed surveyor in
36 accordance with Paragraph 8(c). The following rights of way and other areas will be excluded from the
37* calculation:

38 3. Time for Acceptance; Effective Date: Unless this offer is signed by Seller and Buyer and an executed copy
39* delivered to all parties on or before June 15, 2026, this offer will be withdrawn and Buyer's deposit, if
40 any, will be returned. The time for acceptance of any counter-offer will be 3 days after the date the counter-offer is
41 delivered. The "Effective Date" of this Contract is the date on which the last one of the Seller and Buyer
42 has signed or initialed and delivered this offer or the final counter-offer.

43* 4. Closing Date: This transaction will close on July 30, 2026 ("Closing Date"), unless specifically
44 extended by other provisions of this Contract. The Closing Date will prevail over all other time periods including,
45 but not limited to, Financing and Due Diligence periods. However, if the Closing Date occurs on a Saturday,
46 Sunday, or national legal holiday, it will extend to 5:00 p.m. (where the Property is located) of the next business
47 day. In the event insurance underwriting is suspended on Closing Date and Buyer is unable to obtain property
48 insurance, Buyer may postpone closing for up to 5 days after the insurance underwriting suspension is lifted. If
49 this transaction does not close for any reason, Buyer will immediately return all Seller provided documents and
50 other items.

51 5. Extension of Closing Date: If Paragraph 6(b) is checked and Closing Funds from Buyer's lender(s) are not
52 available on Closing Date due to Consumer Financial Protection Bureau Closing Disclosure delivery requirements

Buyer () () and Seller () () acknowledge receipt of a copy of this page, which is 1 of 8 pages.
VAC-15 Rev 1/26 ©2026Florida Realtors®

53 ("CFPB Requirements), if applicable, then Closing Date shall be extended for such period necessary to satisfy
54 CFPB Requirements, provided such period shall not exceed 10 days.

55 **6. Financing: (Check as applicable)**

56 * **(a) Buyer** will pay cash for the Property with no financing contingency.

57 * **(b) This Contract is contingent on Buyer** qualifying for and obtaining the commitment(s) or approval(s)
58 * specified below ("Financing") within _____ days after Effective Date (Closing Date or 30 days after Effective
59 * Date, whichever occurs first, if left blank) ("Financing Period"). **Buyer** will apply for Financing within _____
60 days after Effective Date (5 days if left blank) and will timely provide any and all credit, employment, financial,
61 and other information required by the lender. If **Buyer**, after using diligence and good faith, cannot obtain the
62 Financing within the Financing Period, either party may terminate this Contract and **Buyer's** deposit(s) will be
63 returned.

64 * **(1) New Financing: Buyer** will secure a commitment for new third party financing for \$ _____
65 * or _____% of the purchase price at **(Check one)** a fixed rate not exceeding _____% an
66 * adjustable interest rate not exceeding _____% at origination (a fixed rate at the prevailing interest rate
67 based on **Buyer's** creditworthiness if neither choice is selected). **Buyer** will keep **Seller** and Broker fully
68 informed of the loan application status and progress and authorizes the lender or mortgage broker to
69 disclose all such information to **Seller** and Broker.

70 * **(2) Seller Financing: Buyer** will execute a first second purchase money note and mortgage to
71 * **Seller** in the amount of \$ _____, bearing annual interest at _____% and payable as follows:

72 * _____
73 The mortgage, note, and any security agreement will be in a form acceptable to **Seller** and will follow
74 forms generally accepted in the county where the Property is located; will provide for a late payment fee
75 and acceleration at the mortgagee's option if **Buyer** defaults; will give **Buyer** the right to prepay without
76 penalty all or part of the principal at any time(s) with interest only to date of payment; will be due on
77 conveyance or sale; will provide for release of contiguous parcels, if applicable; and will require **Buyer** to
78 keep liability insurance on the Property, with **Seller** as additional named insured. **Buyer** authorizes **Seller**
79 to obtain credit, employment, and other necessary information to determine creditworthiness for the
80 financing. **Seller** will, within 10 days after Effective Date, give **Buyer** written notice of whether or not **Seller**
81 will make the loan.

82 * **(3) Mortgage Assumption: Buyer** will take title subject to and assume and pay existing first mortgage to

83 * _____
84 * LN# _____ in the approximate amount of \$ _____ currently payable at
85 * \$ _____ per month, including principal, interest, taxes and insurance, and having a
86 * fixed other (describe) _____
87 * interest rate of _____% which will will not escalate upon assumption. Any variance in the mortgage
88 will be adjusted in the balance due at closing with no adjustment to purchase price. **Buyer** will purchase
89 * **Seller's** escrow account dollar for dollar. If the interest rate upon transfer exceeds _____% or the
90 * assumption/transfer fee exceeds \$ _____, either party may elect to pay the excess, failing
91 which this Contract will terminate; and **Buyer's** deposit(s) will be returned. If the lender disapproves
92 **Buyer**, this Contract will terminate; and **Buyer's** deposit(s) will be returned.

93 * **7. Assignability: (Check one) Buyer** may assign and thereby be released from any further liability under this
94 * Contract, may assign but not be released from liability under this Contract, or may not assign this Contract.

95 * **8. Title: Seller** has the legal capacity to and will convey marketable title to the Property by statutory warranty
96 * deed special warranty deed other (specify) _____, free of liens, easements,
97 and encumbrances of record or known to **Seller**, but subject to property taxes for the year of closing; covenants,
98 restrictions, and public utility easements of record; existing zoning and governmental regulations; and (list any
99 * other matters to which title will be subject) _____,
100 provided there exists at closing no violation of the foregoing.

101 **(a) Title Evidence:** The party who pays for the owner's title insurance policy will select the closing agent and pay
102 for the title search, including tax and lien search (including municipal lien search) if performed, and all other
103 fees charged by closing agent. **Seller** will deliver to **Buyer**, at
104 * **(Check one) Seller's** **Buyer's** expense and
105 * **(Check one)** within _____ days after Effective Date at least _____ days before Closing Date,
106 **(Check one)**

SAMPLE

- 107 * (1) a title insurance commitment by a Florida licensed title insurer setting forth those matters to be
108 discharged by **Seller** at or before closing and, upon **Buyer** recording the deed, an owner's policy in the
109 amount of the purchase price for fee simple title subject only to the exceptions stated above. If **Buyer** is
110 paying for the owner's title insurance policy and **Seller** has an owner's policy, **Seller** will deliver a copy to
111 **Buyer** within 15 days after Effective Date.
- 112 * (2) an abstract of title, prepared or brought current by an existing abstract firm or certified as correct by an
113 existing firm. However, if such an abstract is not available to **Seller**, then a prior owner's title policy
114 acceptable to the proposed insurer as a base for reissuance of coverage may be used. The prior policy will
115 include copies of all policy exceptions and an update in a format acceptable to **Buyer** from the policy
116 effective date and certified to **Buyer** or **Buyer's** closing agent together with copies of all documents
117 recited in the prior policy and in the update. If such an abstract or prior policy is not available to **Seller**,
118 then (1) above will be the title evidence.
- 119 * (b) **Title Examination:** After receipt of the title evidence, **Buyer** will, within _____ days (10 days if left blank) but
120 no later than Closing Date, deliver written notice to **Seller** of title defects. Title will be deemed acceptable to
121 **Buyer** if (i) **Buyer** fails to deliver proper notice of defects or (ii) **Buyer** delivers proper written notice and **Seller**
122 * cures the defects within _____ days (30 days if left blank) ("Cure Period") after receipt of the notice. If the
123 defects are cured within the Cure Period, closing will occur within 10 days after receipt by **Buyer** of notice of
124 such cure. **Seller** may elect not to cure defects if **Seller** reasonably believes any defect cannot be cured within
125 the Cure Period. If the defects are not cured within the Cure Period, **Buyer** will have 10 days after receipt of
126 notice of **Seller's** inability to cure the defects to elect whether to terminate this Contract or accept title subject
127 to existing defects and close the transaction without reduction in purchase price.
- 128 (c) **Survey:** **Buyer** may, at **Buyer's** expense, have the Property surveyed and must deliver written notice to
129 **Seller**, within 5 days after receiving survey but not later than 5 days before Closing Date, of any
130 encroachments on the Property, encroachments by the Property's improvements on other lands, or deed
131 restriction or zoning violations. Any such encroachment or violation will be treated in the same manner as a
132 title defect and **Seller's** and **Buyer's** obligations will be determined in accordance with Paragraph 8(b).
133
- 134 (d) **Ingress and Egress:** **Seller** warrants that the Property presently has ingress and egress.
- 135 **9. Property Condition:** **Seller** will deliver the Property to **Buyer** at closing in its present "as is" condition, with
136 conditions resulting from **Buyer's** Inspections and casualty damage, if any, excepted. **Seller** will not engage in or
137 permit any activity that would materially alter the Property's condition without the **Buyer's** prior written consent.
- 138 * (a) **Inspections: (Check (1) or (2))**
- 139 (1) **Due Diligence Period:** **Buyer** will, at **Buyer's** expense and within _____ days (30 days if left blank)
140 ("Due Diligence Period") after Effective Date and in **Buyer's** sole and absolute discretion, determine
141 whether the Property is suitable for **Buyer's** intended use. During the Due Diligence Period, **Buyer** may
142 conduct a Phase 1 environmental assessment and any other tests, analyses, surveys, and investigations
143 ("Inspections") that **Buyer** deems necessary to determine to **Buyer's** satisfaction the Property's
144 engineering, architectural, and environmental properties; zoning and zoning restrictions; subdivision
145 statutes; soil and grade; availability of access to public roads, water, and other utilities; consistency with
146 local, state, and regional growth management plans; availability of permits, government approvals, and
147 licenses; and other inspections that **Buyer** deems appropriate. If the Property must be rezoned, **Buyer** will
148 obtain the rezoning from the appropriate government agencies. **Seller** will sign all documents **Buyer** is
149 required to file in connection with development or rezoning approvals. **Seller** gives **Buyer**, its agents,
150 contractors, and assigns, the right to enter the Property at any time during the Due Diligence Period for the
151 purpose of conducting Inspections, provided, however, that **Buyer**, its agents, contractors, and assigns
152 enter the Property and conduct Inspections at their own risk. **Buyer** will indemnify and hold **Seller**
153 harmless from losses, damages, costs, claims, and expenses of any nature, including attorneys' fees,
154 expenses, and liability incurred in application for rezoning or related proceedings, and from liability to any
155 person, arising from the conduct of any and all Inspections or any work authorized by **Buyer**. **Buyer** will
156 not engage in any activity that could result in a construction lien being filed against the Property without
157 **Seller's** prior written consent. If this transaction does not close, **Buyer** will, at **Buyer's** expense, (i) repair
158 all damages to the Property resulting from the Inspections and return the Property to the condition it was in
159 before conducting the Inspections and (ii) release to **Seller** all reports and other work generated as a
160 result of the Inspections.
- 161 Before expiration of the Due Diligence Period, **Buyer** must deliver written notice to **Seller** of **Buyer's**
162 determination of whether or not the Property is acceptable. **Buyer's** failure to comply with this notice
163 requirement will constitute acceptance of the Property as suitable for **Buyer's** intended use in its "as is"

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163 condition. If the Property is unacceptable to **Buyer** and written notice of this fact is timely delivered to
 164 **Seller**, this Contract will be deemed terminated, and **Buyer's** deposit(s) will be returned.

165* (2) **No Due Diligence Period:** **Buyer** is satisfied that the Property is suitable for **Buyer's** purposes,
 166 including being satisfied that either public sewerage and water are available to the Property or the
 167 Property will be approved for the installation of a well and/or private sewerage disposal system and that
 168 existing zoning and other pertinent regulations and restrictions, such as subdivision or deed restrictions,
 169 concurrency, growth management, and environmental conditions, are acceptable to **Buyer**. This Contract
 170 is not contingent on **Buyer** conducting any further investigations.

171 (b) **Government Regulations:** Changes in government regulations and levels of service which affect **Buyer's**
 172 intended use of the Property will not be grounds for terminating this Contract if the Due Diligence Period has
 173 expired or if Paragraph 9(a)(2) is selected.

174 (c) **Flood Zone:** **Buyer** is advised to verify by survey, with the lender, and with appropriate government agencies
 175 which flood zone the Property is in, whether flood insurance is required, and what restrictions apply to
 176 improving the Property and rebuilding in the event of casualty.

177 (d) **Coastal Construction Control Line ("CCCL"):** If any part of the Property lies seaward of the CCCL as
 178 defined in Section 161.053, Florida Statutes, **Seller** will provide **Buyer** with an affidavit or survey as required
 179 by law delineating the line's location on the Property, unless **Buyer** waives this requirement in writing. The
 180 Property being purchased may be subject to coastal erosion and to federal, state, or local regulations that
 181 govern coastal property, including delineation of the CCCL, rigid coastal protection structures, beach
 182 nourishment, and the protection of marine turtles. Additional information can be obtained from the Florida
 183 Department of Environmental Protection, including whether there are significant erosion conditions associated
 184 with the shore line of the Property being purchased.

185* **Buyer** waives the right to receive a CCCL affidavit or survey.

186 **10. Closing Procedure; Costs:** Closing will take place in the county where the Property is located and may be
 187 conducted by mail or electronic means. If title insurance insures **Buyer** for title defects arising between the title
 188 binder effective date and recording of **Buyer's** deed, closing agent will disburse at closing the net sale proceeds to
 189 **Seller** (in local cashier's check if **Seller** requests in writing at least 5 days before closing) and brokerage fees to
 190 Broker as per Paragraph 21. In addition to other expenses provided in this Contract, **Seller** and **Buyer** will pay the
 191 costs indicated below.

192 (a) **Seller Costs:**
 193 Taxes on deed
 194 Recording fees for documents needed to cure title
 195 Title evidence (if applicable under Paragraph 8)
 196 Estoppel Fee(s)
 197* Other: _____

198 (b) **Buyer Costs:**
 199 Taxes and recording fees on notes and mortgages
 200 Recording fees on the deed and financing statements
 201 Loan expenses
 202 Title evidence (if applicable under Paragraph 8)
 203 Lender's title policy at the simultaneous issue rate
 204 Inspections
 205 Survey
 206 Insurance
 207* Other: _____

208 (c) **Prorations:** The following items will be made current and prorated as of the day before Closing Date: real
 209 estate taxes (including special benefit tax liens imposed by a CDD), interest, bonds, assessments, leases, and
 210 other Property expenses and revenues. If taxes and assessments for the current year cannot be determined,
 211 the previous year's rates will be used with adjustment for any exemptions.

212 (d) **Special Assessment by Public Body:** Regarding special assessments imposed by a public body, **Seller** will
 213 pay (i) the full amount of liens that are certified, confirmed, and ratified before closing and (ii) the amount of the
 214 last estimate of the assessment if an improvement is substantially completed as of Effective Date but has not
 215 resulted in a lien before closing; and **Buyer** will pay all other amounts. If special assessments may be paid in
 216* installments, **Seller** **Buyer** (**Buyer** if left blank) will pay installments due after closing. If **Seller** is
 217 checked, **Seller** will pay the assessment in full before or at the time of closing. Public body does not include a
 218 Homeowners' or Condominium Association.

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219 (e) **PROPERTY TAX DISCLOSURE SUMMARY:** BUYER SHOULD NOT RELY ON THE SELLER'S CURRENT
220 PROPERTY TAXES AS THE AMOUNT OF PROPERTY TAXES THAT BUYER MAY BE OBLIGATED TO
221 PAY IN THE YEAR SUBSEQUENT TO PURCHASE. A CHANGE OF OWNERSHIP OR PROPERTY
222 IMPROVEMENTS TRIGGERS REASSESSMENTS OF THE PROPERTY THAT COULD RESULT IN HIGHER
223 PROPERTY TAXES. IF YOU HAVE ANY QUESTIONS CONCERNING VALUATION, CONTACT THE
224 COUNTY PROPERTY APPRAISER'S OFFICE FOR FURTHER INFORMATION.

225 (f) **Foreign Investment in Real Property Tax Act ("FIRPTA"):** If Seller is a "foreign person" as defined by
226 FIRPTA, Seller and Buyer will comply with FIRPTA, which may require Seller to provide additional cash at
227 closing.

228 (g) **1031 Exchange:** If either Seller or Buyer wish to enter into a like-kind exchange (either simultaneously with
229 closing or after) under Section 1031 of the Internal Revenue Code ("Exchange"), the other party will cooperate
230 in all reasonable respects to effectuate the Exchange including executing documents, provided, however, that
231 the cooperating party will incur no liability or cost related to the Exchange and that the closing will not be
232 contingent upon, extended, or delayed by the Exchange.

233 **11. Computation of Time:** Calendar days, based on where the Property is located, will be used when computing time
234 periods. Other than time for acceptance and Effective Date as set forth in Paragraph 3, any time periods provided
235 for or dates specified in this Contract, whether preprinted, handwritten, typewritten or inserted herein, which shall
236 end or occur on a Saturday, Sunday, or national legal holiday (see 5 U.S.C. 6103), or on a day a national legal
237 holiday is observed shall extend to the next calendar day which is not a Saturday, Sunday, national legal holiday,
238 or a day on which a national legal holiday is observed. **Time is of the essence in this Contract.**

239 **12. Risk of Loss; Eminent Domain:** If any portion of the Property is materially damaged by casualty before closing
240 or Seller negotiates with a governmental authority to transfer all or part of the Property in lieu of eminent domain
241 proceedings or an eminent domain proceeding is initiated, Seller will promptly inform Buyer. Either party may
242 terminate this Contract by written notice to the other within 10 days after Buyer's receipt of Seller's notification,
243 and Buyer's deposit(s) will be returned, failing which Buyer will close in accordance with this Contract and receive
244 all payments made by the governmental authority or insurance company, if any.

245 **13. Force Majeure:** Seller or Buyer will not be required to perform any obligation under this Contract or be liable to
246 each other for damages so long as the performance or non-performance of the obligation is delayed, caused, or
247 prevented by an act of God or force majeure. An "act of God or "force majeure" is defined as hurricanes,
248 earthquakes, floods, fire, unusual transportation delays, wars, insurrections, and any other cause not reasonably
249 within the control of Seller or Buyer and which by the exercise of due diligence the non-performing party is unable
250 in whole or in part to prevent or overcome. All time periods, including Closing Date, will be extended for the period
251 that the act of God or force majeure is in place. However, in the event that such act of God or force majeure event
252 continues beyond 30 days, either party may terminate this Contract by delivering written notice to the other; and
253 Buyer's deposit(s) will be returned.

254 **14. Notices:** All notices will be in writing and delivered to the parties and Broker by mail, personal delivery, or
255 electronic means. **Buyer's failure to timely deliver written notice to Seller, when such notice is required by**
256 **this Contract, regarding any contingency will render that contingency null and void, and this Contract will**
257 **be construed as if the contingency did not exist. Any notice, document, or item delivered to or received by**
258 **an attorney or licensee (including a transactions broker) representing a party will be as effective as if**
259 **delivered to or received by that party.**

260 **15. Complete Agreement; Persons Bound:** This Contract is the entire agreement between Seller and Buyer.
261 **Except for brokerage agreements, no prior or present agreements will bind Seller, Buyer, or Broker unless**
262 **incorporated into this Contract.** Modifications of this Contract will not be binding unless in writing, signed or
263 initialed, and delivered by the party to be bound. Electronic signatures will be acceptable and binding. This
264 Contract, signatures, initials, documents referenced in this Contract, counterparts, and written modifications
265 communicated electronically or on paper will be acceptable for all purposes, including delivery, and will be binding.
266 Handwritten or typewritten terms inserted in or attached to this Contract prevail over preprinted terms. If any
267 provision of this Contract is or becomes invalid or unenforceable, all remaining provisions will continue to be fully
268 effective. Seller and Buyer will use diligence and good faith in performing all obligations under this Contract. This
269 Contract will not be recorded in any public record. The terms "Seller," "Buyer," and "Broker" may be singular or
270 plural. This Contract is binding on the heirs, administrators, executors, personal representatives, and assigns, if
271 permitted, of Seller, Buyer, and Broker.

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- 272 **16. Default and Dispute Resolution:** This Contract will be construed under Florida law. This Paragraph will survive
273 closing or termination of this Contract.
- 274 (a) **Seller Default:** If **Seller** fails, neglects, or refuses to perform **Seller's** obligations under this Contract, **Buyer**
275 may elect to receive a return of **Buyer's** deposit(s) without thereby waiving any action for damages resulting
276 from **Seller's** breach and may seek to recover such damages or seek specific performance. **Seller** will also be
277 liable for the full amount of the brokerage fee.
- 278 (b) **Buyer Default:** If **Buyer** fails, neglects, or refuses to perform **Buyer's** obligations under this Contract,
279 including payment of deposit(s), within the time(s) specified, **Seller** may elect to recover and retain the
280 deposit(s), paid and agreed to be paid, for the account of **Seller** as agreed upon liquidated damages,
281 consideration for execution of this Contract, and in full settlement of any claims, whereupon **Seller** and **Buyer**
282 will be relieved from all further obligations under this Contract; or **Seller**, at **Seller's** option, may proceed in
283 equity to enforce **Seller's** rights under this Contract.
- 284 **17. Attorney's Fees; Costs:** In any litigation permitted by this Contract, the prevailing party shall be entitled to
285 recover from the non-prevailing party costs and fees, including reasonable attorney's fees, incurred in conducting
286 the litigation. This Paragraph 17 shall survive Closing or termination of this Contract.
- 287 **18. Escrow Agent; Closing Agent:** **Seller** and **Buyer** authorize Escrow Agent and closing agent (collectively
288 "Agent") to receive, deposit, and hold funds and other items in escrow and, subject to Collection, disburse them
289 upon proper authorization and in accordance with Florida law and the terms of this Contract, including disbursing
290 brokerage fees. "Collection" or "Collected" means any checks tendered or received have become actually and
291 finally collected and deposited in the account of Agent. The parties agree that Agent will not be liable to any person
292 for misdelivery of escrowed items to **Seller** or **Buyer**, unless the misdelivery is due to Agent's willful breach of this
293 Contract or gross negligence. If Agent interpleads the subject matter of the escrow, Agent will pay the filing fees
294 and costs from the deposit and will recover reasonable attorneys' fees and costs to be paid from the escrowed
295 funds or equivalent and charged and awarded as court costs in favor of the prevailing party.
- 296 **19. Professional Advice; Broker Liability:** Broker advises **Seller** and **Buyer** to verify all facts and representations
297 that are important to them and to consult an appropriate professional for legal advice (for example, interpreting this
298 Contract, determining the effect of laws on the Property and this transaction, status of title, foreign investor
299 reporting requirements, the effect of property lying partially or totally seaward of the CCCL, etc.) and for tax,
300 property condition, environmental, and other specialized advice. **Buyer** acknowledges that all representations
301 (oral, written, or otherwise) by Broker are based on **Seller** representations or public records. **Buyer agrees to rely**
302 **solely on Seller, professional inspectors, and government agencies for verification of the Property**
303 **condition and facts that materially affect Property value.** **Seller** and **Buyer** respectively will pay all costs and
304 expenses, including reasonable attorneys' fees at all levels, incurred by Broker and Broker's officers, directors,
305 agents, and employees in connection with or arising from **Seller's** or **Buyer's** misstatement or failure to perform
306 contractual obligations. **Seller** and **Buyer** hold harmless and release Broker and Broker's officers, directors,
307 agents, and employees from all liability for loss or damage based on (i) **Seller's** or **Buyer's** misstatement or failure
308 to perform contractual obligations; (ii) the use or display of listing data by third parties, including, but not limited to,
309 photographs, images, graphics, video recordings, virtual tours, drawings, written descriptions, and remarks related
310 to the Property; (iii) Broker's performance, at **Seller's** or **Buyer's** request, of any task beyond the scope of
311 services regulated by Chapter 475, Florida Statutes, as amended, including Broker's referral, recommendation, or
312 retention of any vendor; (iv) products or services provided by any vendor; and (v) expenses incurred by any
313 vendor. **Seller** and **Buyer** each assume full responsibility for selecting and compensating their respective vendors.
314 This Paragraph will not relieve Broker of statutory obligations. For purposes of this Paragraph, Broker will be
315 treated as a party to this Contract. This Paragraph will survive closing.
- 316 **20. Commercial Real Estate Sales Commission Lien Act:** If the Property is commercial real estate as defined by
317 Section 475.701, Florida Statutes, the following disclosure will apply: The Florida Commercial Real Estate Sales
318 Commission Lien Act provides that when a broker has earned a commission by performing licensed services
319 under a brokerage agreement with you, the broker may claim a lien against your net sales proceeds for the
320 broker's commission. The broker's lien rights under the act cannot be waived before the commission is earned.
- 321 **21. Brokers:** The licensee(s) and brokerage(s) named below are collectively referred to as "Broker." **Instruction to**
322 **closing agent:** **Seller** and **Buyer** direct Closing Agent to disburse at Closing the full amount of the brokerage
323 fees as specified in separate brokerage agreements with the parties and cooperative agreements between the
324 Brokers, except to the extent Broker has retained such fees from the escrowed funds. This Paragraph will not be
325 used to modify any offer of compensation made by **Seller** or listing broker to cooperating brokers.

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326*
327 Seller's Sales Associate/License No.

Buyer's Sales Associate/License No.

328*
329 Seller's Sales Associate Email Address

Buyer's Sales Associate Email Address

330
331*
332 Seller's Sales Associate Phone Number

Buyer's Sales Associate Phone Number

333
334* **United Country Smith & Associates**
335 **Listing Brokerage**
336 **934 East Wade Steet**
337 **Trenton, FL 32693**
338* **Listing Brokerage Address**

Buyer's Brokerage
Buyer's Brokerage Address

339 **22. Addenda:** The following additional terms are included in the attached addenda and incorporated into this Contract
340 **(Check if applicable):**
341* A. Back-up Contract
342* B. Kick Out Clause
343* C. HOA Addendum
344 D. Other _____
345

346* **23. Additional Terms:** Property is being sold as-is not subject to financing or inspection.
347 _____
348 _____
349 _____
350 _____
351 _____
352 _____
353 _____
354 _____
355 _____
356 _____
357 _____
358 _____
359 _____
360 _____
361 _____

COUNTER-OFFER/REJECTION

363* Seller counters Buyer's offer (to accept the counter-offer, Buyer must sign or initial the counter-offered terms and
364 deliver a copy of the acceptance to Seller).
365* Seller rejects Buyer's offer

366 **[The remainder of this page is intentionally left blank.**
367 **This Contract continues with Line 368 on Page 8 of 8.]**

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368 **This is intended to be a legally binding Contract. If not fully understood, seek the advice of an attorney before**
369 **signing.**

370 **ATTENTION: SELLER AND BUYER**

371 **CONVEYANCES TO FOREIGN BUYERS:** Part III of Chapter 692, Sections 692.201 - 692.205, Florida Statutes, 2023
372 (the "Act"), in part, limits and regulates the sale, purchase and ownership of certain Florida properties by certain buyers
373 who are associated with a "foreign country of concern", namely: the People's Republic of China, the Russian
374 Federation, the Islamic Republic of Iran, the Democratic People's Republic of Korea, the Republic of Cuba, the
375 Venezuelan regime of Nicolás Maduro, or the Syrian Arab Republic. **It is a crime to buy or knowingly sell property**
376 **in violation of the Act.**

377 **At time of purchase, Buyer must provide a signed Affidavit which complies with the requirements of the Act.**
378 Seller and Buyer are advised to seek legal counsel regarding their respective obligations and liabilities under the Act.

379
380* **Buyer:** _____ Date: _____

381* Print name: _____

382* **Buyer:** _____ Date: _____

383* Print name: _____

384 **Buyer's** address for purpose of notice:

385* Address: _____

386* Phone: _____ Fax: _____ Email: _____

387* **Seller:** _____ Date: _____

388* Print name: **Roy Murray Wilson** _____

389** **Seller:** _____ Date: _____

390* Print name: _____

391 **Seller's** address for purpose of notice:

392* Address: _____

393* Phone: _____ Fax: _____ Email: _____

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Flood Disclosure



Smith & Associates Inc.

Florida Statute 689.302 requires a seller to complete and provide a flood disclosure to a purchaser of residential real property at or before the time the sales contract is executed.

Seller, Roy Murray Wilson, provides Buyer the following flood disclosure at or before the time the sales contract is executed.

Property address: TBD CR 319 Trenton, FL 32693

Seller, please check the applicable boxes in paragraphs (1) through (3) below.

FLOOD DISCLOSURE

Flood Insurance: Homeowners' insurance policies do not include coverage for damage resulting from floods. Buyer is encouraged to discuss the need to purchase separate flood insurance coverage with Buyer's insurance agent.

- (1) Seller has has no knowledge of any flooding that has damaged the property during Seller's ownership of the property.
- (2) Seller has has not filed a claim with an insurance provider relating to flood damage on the property, including, but not limited to, a claim with the National Flood Insurance Program.
- (3) Seller has has not received assistance for flood damage to the property, including, but not limited to, assistance from the Federal Emergency Management Agency.
- (4) For the purposes of this disclosure, the term "flooding" means a general or temporary condition of partial or complete inundation of the property caused by any of the following:
 - a. The overflow of inland or tidal waters.
 - b. The unusual and rapid accumulation of runoff or surface waters from any established water source, such as a river, stream, or drainage ditch.
 - c. Sustained periods of standing water resulting from rainfall.

Seller: Roy Murray Wilson

Date: 5-20-26

Seller: _____

Date: _____

Copy provided to Buyer on Apr 20, 2026 by email facsimile mail personal delivery.