



**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 – Karen Rozar

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

AUCTION DATE – Thursday, August 13th, 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:

Parcel IDs: 0731900000, 0732100000, 0730300000, 0730400000, 0730500000, 0730600000;
+/- 30.2 ac; 25-11-14 ELEANOR VILL ALL LOTS OF BLKS A, B, C, D, L, & BLK N -ALL LOTS EXCEPT 24 THRU 33

Address: TBD NW 11th Dr., Chiefland, FL 32626

- **Online Bidding Open NOW**
- **Online Bidding Closes on Thursday, August 13th, 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 **Sarah Eastman at (352) 339-4812 or by email at sarah@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 Agent Sarah Eastman at (352) 339-4812.
- 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 **\$10,000** non-refundable deposit will be wire transferred or hand delivered in the form of certified funds to **Gilchrist Title Services** 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; 302 N Main St, Trenton, FL 32693; (352) 463-6403; orders@gilchristtitle.com
- 9) **Closing:** Closing shall be on or before **Monday, October 12th, 2026**. 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
bradsmith@ucsmith.com

Individual State License #'s

Florida Real Estate Broker License #	BK550985
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Firm State License #'s

Florida Real Estate Firm License #	BO2007205
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Sarah Eastman – United Country Smith & Associates
Real Estate Agent
934 East Wade St.,
Trenton, FL 32693
sarah@ucsmith.com

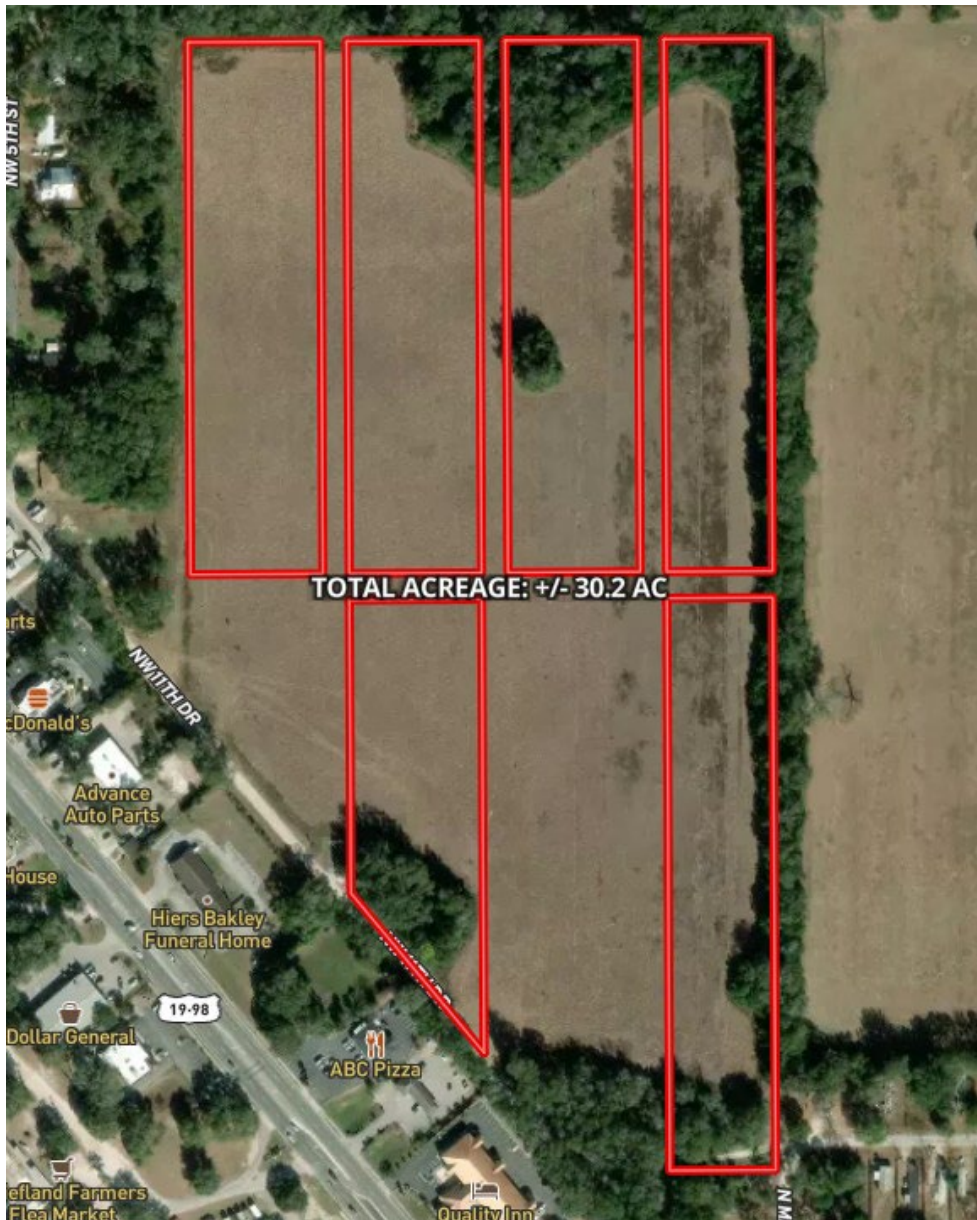
Individual State License #'s

Florida Real Estate Broker License #	SL3552386
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Aerial

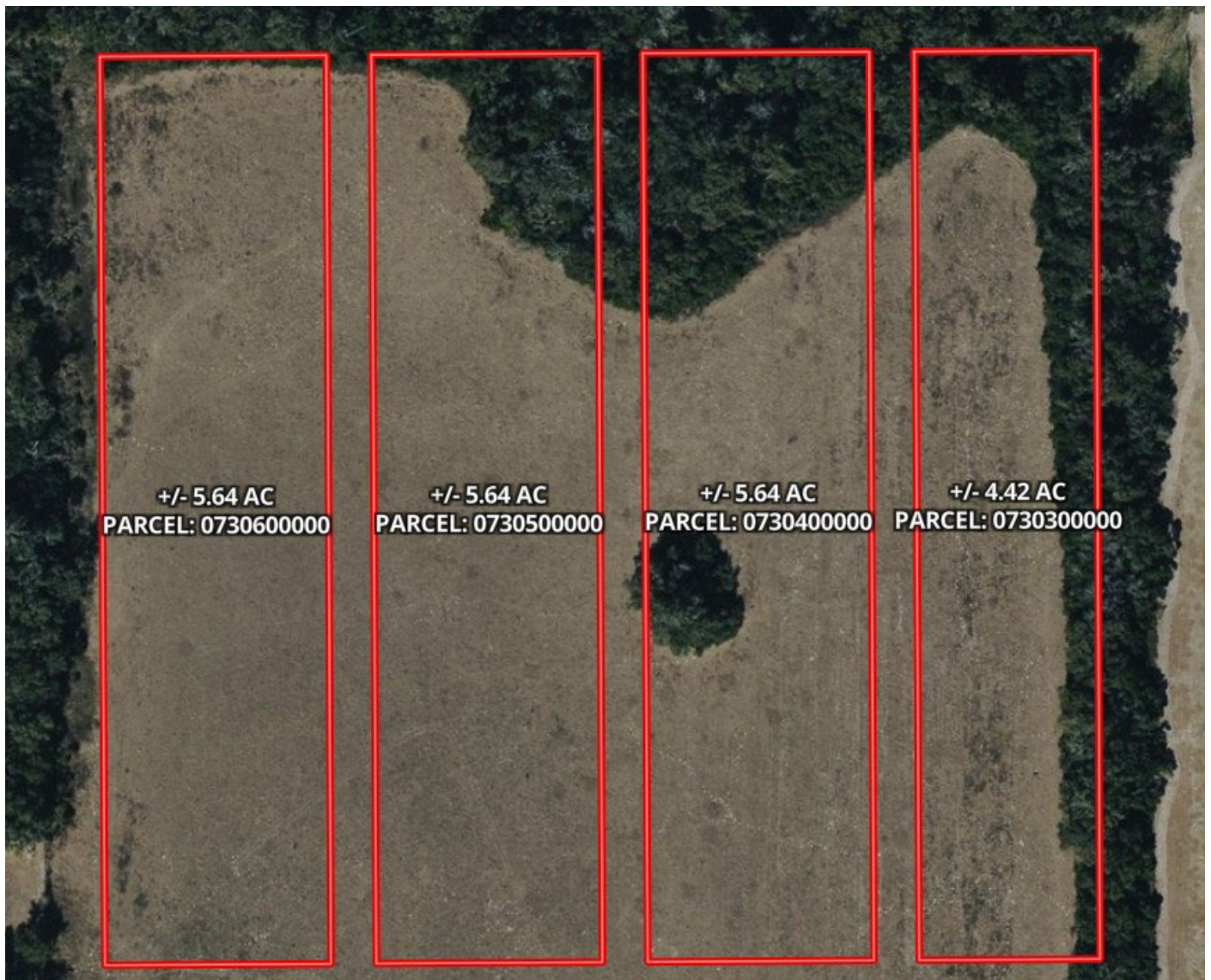
Auction Services



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



Aerial with Parcel ID's



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

Aerial with Parcel ID's



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



Neighborhood

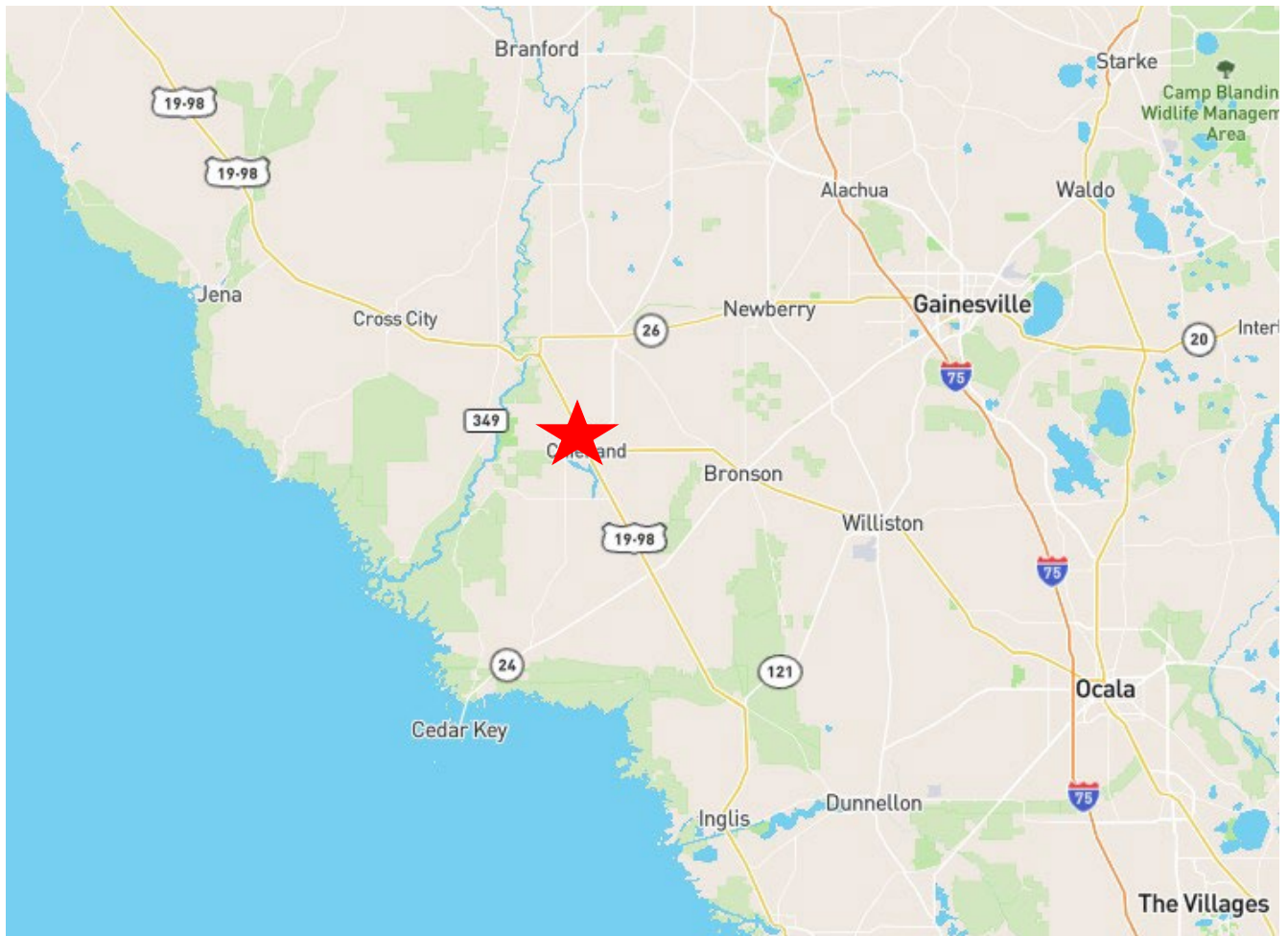
TBD NW 11th Dr.,
Chiefland, FL 32626





Location

TBD NW 11th Dr.,
Chiefland, FL 32626



Agent Notes:

Buyer responsible for verifying zoning, land use, utility availability, permitting requirements, engineering requirements, and suitability for intended use. Seller makes no representations or warranties. Title company is Gilchrist Title Services , 302 N Main St, Trenton, FL 32693 , (352) 463-6403 , orders@gilchristtitle.com

Legal: 25-11-14 ELEANOR VILL ALL LOTS OF BLKS A, B, C, D, L, & BLK N - ALL LOTS EXCEPT 24 THRU 33, BOOK 1515 PAGE 4, BOOK 1539 PAGE 260, BOOK 1539 PAGE 262, BOOK 1705 PAGE 264

Parcel IDs: 0731900000, 0732100000, 0730300000, 0730400000, 0730500000, 0730600000

0731900000

3.95 ACRES

25-11-14 ELEANOR VILL BLK L -ALL LOTS- OR BOOK 1515 PAGE 4

0732100000

4.94 ACRES

25-11-14 ELEANOR VILL BLK N -ALL LOTS EXCEPT 24 THRU 33- OR BOOK 1539 PAGE 260

0730300000

4.42 ACRES

25-11-14 ELEANOR VILL BLK A -ALL LOTS- OR BOOK 1539 PAGE 262

0730400000

5.64 ACRES

25-11-14 ELEANOR VILL BLK B -ALL LOTS- OR BOOK 1705 PAGE 264

0730500000

5.64 ACRES

25-11-14 ELEANOR VILL BLK C -ALL LOTS- OR BOOK 1705 PAGE 264

0730600000

5.64 ACRES

25-11-14 ELEANOR VILL BLK D -ALL LOTS- OR BOOK 1705 PAGE 264

2025 Total Taxes: \$235.55

Acres: 30.23

Levy County, FL

Summary

ParcelID	0730300000
Location	
Address(es)	
Neighborhood	03.00 (3)
Legal Description*	25-11-14 ELEANOR VILL BLK A -ALL LOTS- OR BOOK 1539 PAGE 262 (Note: *The legal description shown here may be condensed, a full legal description should be obtained from a recorded deed for legal purposes.)
LandUse	CROPSOIL CLASS1 (5100)
SubdivisionName	CHIEFLAND CEMETERY ANNEX
Sec/Twp/Rng	25-11-14
Tax District	CHIEFLAND (District CH)
Millage Rate	22.9125
Acreage	4.42
Homestead	No
Ag Classification	Yes

[View Map](#)

Owner

Owner Name	Rozar Karen 100%
Mailing Address	2605 SCRIBE COURT RALEIGH, NC 27615

Trim Notice

Trim Notice (PDF)

Estimate Taxes

Estimate Taxes

Valuation

	2026 Preliminary Summary
Building Value	\$0
Extra Features Value	\$0
Market Land Value	\$46,565
Ag Land Value	\$1,503
Just (Market) Value	\$46,565
Assessed Value	\$1,503
Exempt Value	\$0
Taxable Value	\$1,503
Save Our Homes Benefit	\$0
Previous Year Value	\$46,565

Exemptions

Homestead ⇅	2nd Homestead ⇅	Widow/er ⇅	Disability ⇅	Seniors ⇅	Veterans ⇅	Other ⇅
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Land Line

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
CROPLAND I	0	0	4.42	AC	\$1,503
VAC LAND	0	0	4.42	AC	\$46,565

Sales

Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
6/15/2020	\$100.00	WD	1539	262	U	V	STEVENS RONALD W-CURATOR FOR LEANOR BAYNARD ESTATE	ROZAR KAREN
1/13/2017	\$100.00	QD	1411	629	U	V	BAYNARD BENJAMIN A	STEVENS RONALD W-CURATOR FOR LEANOR BAYNARD ESTATE
3/7/2016	\$100.00	TR	1382	471	U	V	ROZAR KAREN-SUC TRUSTEE	BAYNARD BENJAMIN A
8/2/2008	\$100.00	FS	1148	672	U	V	BAYNARD OWEN F -TRUSTEE	BAYNARD OWEN F -TRUSTEE

Map



No data available for the following modules: Application for Catastrophic Event Tax Refund, Building Information, Extra Features, Building Sketch, Photos.

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 **SCHNEIDER**
 GEOSPATIAL

Levy County, FL

Summary

ParcelID	0730400000
Location	
Address(es)	
Neighborhood	03.00 (3)
Legal Description*	25-11-14 ELEANOR VILL BLK B -ALL LOTS- OR BOOK 1705 PAGE 264 (Note: *The legal description shown here may be condensed, a full legal description should be obtained from a recorded deed for legal purposes.)
LandUse	CROPSOIL CLASS1 (5100)
SubdivisionName	CHIEFLAND CEMETERY ANNEX
Sec/Twp/Rng	25-11-14
Tax District	CHIEFLAND (District CH)
Millage Rate	22.9125
Acreage	5.64
Homestead	No
Ag Classification	Yes

[View Map](#)

Owner

Owner Name	Rozar Karen Baynard 100%
Mailing Address	2605 SCRIBE COURT RALEIGH, NC 27615

Trim Notice

[Trim Notice \(PDF\)](#)

Estimate Taxes

[Estimate Taxes](#)

Valuation

	2026 Preliminary Summary
Building Value	\$0
Extra Features Value	\$0
Market Land Value	\$53,354
Ag Land Value	\$1,918
Just (Market) Value	\$53,354
Assessed Value	\$1,918
Exempt Value	\$0
Taxable Value	\$1,918
Save Our Homes Benefit	\$0
Previous Year Value	\$53,354

Exemptions

Homestead ⇅	2nd Homestead ⇅	Widow/er ⇅	Disability ⇅	Seniors ⇅	Veterans ⇅	Other ⇅
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Land Line

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
CROPLAND I	0	0	5.64	AC	\$1,918
VAC LAND	0	0	5.64	AC	\$53,354

Sales

Sale Date	Sale Price	Instrument		Qualification	Vacant/Improved	Grantor	Grantee
		Type	Book Page				
8/29/2023	\$100.00	PR	1705 264	U	I	ROZAR KAREN BAYNARD-PR OF BAYNARD ROBERT DAVID	ROZAR KAREN BAYNARD
4/9/2021	\$6,000.00	QD	1578 560	U	V	BRUTTON ALANDYA & KURTIS	HUTCHINSON KINN'ZONN

Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
2/10/2020	\$100.00	DC	1525	566	U	V	ROZAR KAREN-TTEE BAYNARD ROZAR LAND TRUST	STEVENS RONALD W-CURATOR OF ELEANOR BAYNARD EST
2/10/2020	\$100.00	DC	1525	563	U	V	ROZAR KAREN-SUCC TTEE OF BAYNARD FAMILY LAND TRUST	ROZAR KAREN-TTEE BAYNARD ROZAR LAND TRUST
10/28/2019	\$100.00	PR	1514	981	U	V	ELEANOR BAYNARD ESTATE	BAYNARD ROBERT DAVID
9/7/2016	\$100.00	TR	1398	746	U	V	ROZAR KAREN-TTEE	ELEANOR BAYNARD ESTATE
3/7/2016	\$100.00	TR	1382	430	U	V	ROZAR KAREN-SUC TTEE	ROZAR KAREN-TTEE
8/2/2008	\$100.00	FS	1148	672	U	V	BAYNARD OWEN F -TRUSTEE-	BAYNARD OWEN F -TRUSTEE
6/16/2006	\$0.00	QD	1084	613	U	V	ARNOLD ALAN D	BRUTTON ALANDYA & KURTIS
12/11/2004	\$0.00	QD	921	193	U	V	FAIRCLOTH DANIEL J	UNDERWOOD M JANN & STANLEY R
2/18/1885	\$0.00	WD		69	Q	V	PATTERSON JEMIMA & ADAM	MAURY E F
4/26/1884	\$0.00	QD		71	Q	V	COULTER LYDIA J	MAURY E F
4/26/1884	\$0.00	QD		240	Q	V	COULTER W R	MAURY E F
4/7/1884	\$0.00	WD		204	Q	V	PARKER J S -GUARDIAN OF JACK GEORGE	MAURY E F
10/8/1880	\$0.00	WD		375	Q	V	COULTER W R & LYDIA	PATTERSON JEMIMA

Map



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 GEOSPATIAL

Levy County, FL

Summary

ParcelID	0730500000
Location	
Address(es)	
Neighborhood	03.00 (3)
Legal Description*	25-11-14 ELEANOR VILL BLK C -ALL LOTS- OR BOOK 1705 PAGE 264 (Note: *The legal description shown here may be condensed, a full legal description should be obtained from a recorded deed for legal purposes.)
LandUse	CROPSOIL CLASS1 (5100)
SubdivisionName	CHIEFLAND CEMETERY ANNEX
Sec/Twp/Rng	25-11-14
Tax District	CHIEFLAND (District CH)
Millage Rate	22.9125
Acreage	5.64
Homestead	No
Ag Classification	Yes

[View Map](#)

Owner

Owner Name	Rozar Karen Baynard 100%
Mailing Address	2605 SCRIBE COURT RALEIGH, NC 27615

Trim Notice

Trim Notice (PDF)

Estimate Taxes

Estimate Taxes

Valuation

	2026 Preliminary Summary
Building Value	\$0
Extra Features Value	\$0
Market Land Value	\$53,354
Ag Land Value	\$1,918
Just (Market) Value	\$53,354
Assessed Value	\$1,918
Exempt Value	\$0
Taxable Value	\$1,918
Save Our Homes Benefit	\$0
Previous Year Value	\$53,354

Exemptions

Homestead ⇅	2nd Homestead ⇅	Widow/er ⇅	Disability ⇅	Seniors ⇅	Veterans ⇅	Other ⇅
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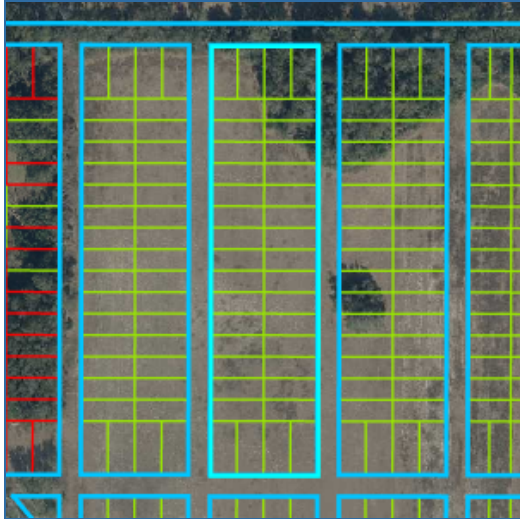
Land Line

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
CROPLAND I	0	0	5.64	AC	\$1,918
VAC LAND	0	0	5.64	AC	\$53,354

Sales

Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
8/29/2023	\$100.00	PR	1705	264	U	I	ROZAR KAREN BAYNARD-PR OF BAYNARD ROBERT DAVID	ROZAR KAREN BAYNARD
2/10/2020	\$100.00	DC	1525	566	U	V	ROZAR KAREN-TTEE BAYNARD ROZAR LAND TRUST	STEVENS RONALD W-CURATOR OF ELEANOR BAYNARD EST
2/10/2020	\$100.00	DC	1525	563	U	V	ROZAR KAREN-SUCC TTEE OF BAYNARD FAMILY LAND TRUST	ROZAR KAREN-TTEE BAYNARD ROZAR LAND TRUST
10/28/2019	\$100.00	PR	1514	981	U	V	ELEANOR BAYNARD ESTATE	BAYNARD ROBERT DAVID
9/7/2016	\$100.00	TR	1398	746	U	V	ROZAR KAREN-TTEE	ELEANOR BAYNARD ESTATE
3/7/2016	\$100.00	TR	1382	430	U	V	ROZAR KAREN-SUC TTEE	ROZAR KAREN-TTEE
8/2/2008	\$100.00	FS	1148	672	U	V	BAYNARD OWEN F -TRUSTEE-	BAYNARD OWEN F -TRUSTEE

Map



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Levy County, FL

Summary

ParcelID	0730600000
Location	
Address(es)	
Neighborhood	03.00 (3)
Legal Description*	25-11-14 ELEANOR VILL BLK D -ALL LOTS- OR BOOK 1705 PAGE 264 (Note: *The legal description shown here may be condensed, a full legal description should be obtained from a recorded deed for legal purposes.)
LandUse	CROPSOIL CLASS1 (5100)
SubdivisionName	CHIEFLAND CEMETERY ANNEX
Sec/Twp/Rng	25-11-14
Tax District	CHIEFLAND (District CH)
Millage Rate	22.9125
Acreage	5.64
Homestead	No
Ag Classification	Yes

[View Map](#)

Owner

Owner Name	Rozar Karen Baynard 100%
Mailing Address	2605 SCRIBE COURT RALEIGH, NC 27615

Trim Notice

[Trim Notice \(PDF\)](#)

Estimate Taxes

[Estimate Taxes](#)

Valuation

	2026 Preliminary Summary
Building Value	\$0
Extra Features Value	\$0
Market Land Value	\$53,354
Ag Land Value	\$1,918
Just (Market) Value	\$53,354
Assessed Value	\$1,918
Exempt Value	\$0
Taxable Value	\$1,918
Save Our Homes Benefit	\$0
Previous Year Value	\$53,354

Exemptions

Homestead ⚙	2nd Homestead ⚙	Widow/er ⚙	Disability ⚙	Seniors ⚙	Veterans ⚙	Other ⚙
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Land Line

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
CROPLAND I	0	0	5.64	AC	\$1,918
VAC LAND	0	0	5.64	AC	\$53,354

Sales

Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
8/29/2023	\$100.00	PR	1705	264	U	I	ROZAR KAREN BAYNARD-PR OF BAYNARD ROBERT DAVID	ROZAR KAREN BAYNARD
2/10/2020	\$100.00	DC	1525	566	U	V	ROZAR KAREN-TTEE BAYNARD ROZAR LAND TRUST	STEVENS RONALD W-CURATOR OF ELEANOR BAYNARD EST
2/10/2020	\$100.00	DC	1525	563	U	V	ROZAR KAREN-SUCC TTEE OF BAYNARD FAMILY LAND TRUST	ROZAR KAREN-TTEE BAYNARD ROZAR LAND TRUST
10/28/2019	\$100.00	PR	1514	981	U	V	ELEANOR BAYNARD ESTATE	BAYNARD ROBERT DAVID
9/7/2016	\$100.00	TR	1398	746	U	V	ROZAR KAREN-TTEE	ELEANOR BAYNARD ESTATE
3/7/2016	\$100.00	TR	1382	430	U	V	ROZAR KAREN-SUC TTEE	ROZAR KAREN-TTEE
8/2/2008	\$100.00	FS	1148	672	U	V	BAYNARD OWEN F -TRUSTEE-	BAYNARD OWEN F -TRUSTEE

Map



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Developed by
 **SCHNEIDER**
 GEOSPATIAL

Levy County, FL

Summary

ParcelID	0731900000
Location	
Address(es)	
Neighborhood	03.00 (3)
Legal Description*	25-11-14 ELEANOR VILL BLK L -ALL LOTS- OR BOOK 1515 PAGE 4 (Note: *The legal description shown here may be condensed, a full legal description should be obtained from a recorded deed for legal purposes.)
LandUse	CROPSOIL CLASS1 (5100)
SubdivisionName	CHIEFLAND CEMETERY ANNEX
Sec/Twp/Rng	25-11-14
Tax District	CHIEFLAND (District CH)
Millage Rate	22.9125
Acreage	3.95
Homestead	No
Ag Classification	Yes

[View Map](#)

Owner

Owner Name	Rozar Karen 100%
Mailing Address	2605 SCRIBE COURT RALEIGH, NC 27615

Trim Notice

[Trim Notice \(PDF\)](#)

Estimate Taxes

[Estimate Taxes](#)

Valuation

	2026 Preliminary Summary
Building Value	\$0
Extra Features Value	\$0
Market Land Value	\$44,161
Ag Land Value	\$1,343
Just (Market) Value	\$44,161
Assessed Value	\$1,343
Exempt Value	\$0
Taxable Value	\$1,343
Save Our Homes Benefit	\$0
Previous Year Value	\$44,161

Exemptions

Homestead ⚙	2nd Homestead ⚙	Widow/er ⚙	Disability ⚙	Seniors ⚙	Veterans ⚙	Other ⚙
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Land Line

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
CROPLAND I	0	0	3.95	AC	\$1,343
VAC LAND	0	0	3.95	AC	\$44,161

Sales

Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
2/10/2020	\$100.00	DC	1525	566	U	V	ROZAR KAREN-TTEE BAYNARD ROZAR LAND TRUST	STEVENS RONALD W-CURATOR OF ELEANOR BAYNARD EST
2/10/2020	\$100.00	DC	1525	563	U	V	ROZAR KAREN-SUCC TTEE OF BAYNARD FAMILY LAND TRUST	ROZAR KAREN-TTEE BAYNARD ROZAR LAND TRUST
10/28/2019	\$100.00	PR	1515	4	U	V	ELEANOR BAYNARD ESTATE	ROZAR KAREN
9/7/2016	\$100.00	TR	1398	746	U	V	ROZAR KAREN-TTEE	ELEANOR BAYNARD ESTATE
3/7/2016	\$100.00	TR	1382	430	U	V	ROZAR KAREN-SUC TTEE	ROZAR KAREN-TTEE
8/2/2008	\$100.00	FS	1148	672	U	V	BAYNARD OWEN F -TRUSTEE-	BAYNARD OWEN F -TRUSTEE

Map



No data available for the following modules: Application for Catastrophic Event Tax Refund, Building Information, Extra Features, Building Sketch, Photos.

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Developed by
 **SCHNEIDER**
 GEOSPATIAL

Levy County, FL

Summary

ParcelID	0732100000
Location	
Address(es)	
Neighborhood	03.00 (3)
Legal Description*	25-11-14 ELEANOR VILL BLK N -ALL LOTS EXCEPT 24 THRU 33- OR BOOK 1539 PAGE 260 (Note: *The legal description shown here may be condensed, a full legal description should be obtained from a recorded deed for legal purposes.)
LandUse	CROPSOIL CLASS1 (5100)
SubdivisionName	CHIEFLAND CEMETERY ANNEX
Sec/Twp/Rng	25-11-14
Tax District	CHIEFLAND (District CH)
Millage Rate	22.9125
Acreage	4.94
Homestead	No
Ag Classification	Yes

[View Map](#)

Owner

Owner Name	Rozar Karen 100%
Mailing Address	2605 SCRIBE COURT RALEIGH, NC 27615

Trim Notice

[Trim Notice \(PDF\)](#)

Estimate Taxes

[Estimate Taxes](#)

Valuation

	2026 Preliminary Summary
Building Value	\$0
Extra Features Value	\$0
Market Land Value	\$47,794
Ag Land Value	\$1,680
Just (Market) Value	\$47,794
Assessed Value	\$1,680
Exempt Value	\$0
Taxable Value	\$1,680
Save Our Homes Benefit	\$0
Previous Year Value	\$47,794

Exemptions

Homestead ⚙	2nd Homestead ⚙	Widow/er ⚙	Disability ⚙	Seniors ⚙	Veterans ⚙	Other ⚙
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Land Line

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
CROPLAND I	0	0	4.94	AC	\$1,680
VAC LAND	0	0	4.94	AC	\$47,794

Sales

Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
6/15/2020	\$100.00	WD	1539	260	U	V	STEVEN RONALD W-CURATOR OF	ROZAR KAREN
5/21/2020	\$100.00	QD	1536	591	U	V	BAYNARD BENJAMIN A	STEVEN RONALD W-CURATOR OF
3/7/2016	\$100.00	TR	1382	471	U	V	ROZAR KAREN-SUC TTEE-	BAYNARD BENJAMIN A
8/2/2008	\$100.00	FS	1148	672	U	V	BAYNARD OWEN F -TRUSTEE	BAYNARD OWEN F -TRUSTEE-

Map



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Developed by



This instrument prepared by:
Denise Lowry Hutson, Esq.
Salter Feiber, PA
3940 NW 16th Blvd., Bldg. B
Gainesville, Florida 32635-7399
352-376-8201
File No.: 15-1254.3

Tax Parcel No.: 07319-000-00

SPECIAL WARRANTY DEED

THIS INDENTURE, made on October 28, 2019, by **RONALD W. STEVENS**, as curator of the **Eleanor Baynard Estate**, whose mailing address is P.O. Box 1444, Bronson, Florida 32621 ("Grantor") to **KAREN ROZAR, a married person**, whose mailing address is 176 Mine Lake Court, Suite 100, Raleigh, North Carolina 27615 ("Grantee").

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten and no/100s (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, sell, alien, remise, convey and confirm unto the Grantee all of that certain land situated in Levy County, Florida, to wit:

Lots 1 through 38, inclusive of Block "L", ELEANOR VILLAGE, according to the plat thereof recorded in Plat Book 3, Page 4A, Public Records of Levy County, Florida.

THIS INSTRUMENT WAS PREPARED by Denise Lowry Hutson of Salter Feiber, PA. Said attorney did not examine title to the lands described herein and absolutely no representation (whether expressed or implied) is made as to the status of title to said lands. No title insurance policy was requested or prepared in this transaction.

Subject to easements, restrictions and reservations of record and taxes for the year 2018 and thereafter.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the Grantor hereby covenants with said Grantee that grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to sell and convey said land; that Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said Grantor.

IN WITNESS WHEREOF, the said Grantor has caused these presents to be executed the day and year first above written.

Signed, sealed and delivered
in our presence:

Vada R. Miller
Witness
Print: VADA R. Miller

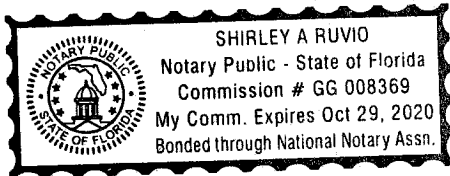
GRANTOR:

Ronald W. Stevens per
Ronald W. Stevens, as curator of the
Eleanor Baynard Estate

Bernice A. Shaver
Witness
Print: Bernice A. Shaver

STATE OF FLORIDA
COUNTY OF LEVY

The foregoing instrument was acknowledged before me this 28 day of October, 2019, by Ronald W. Stevens, as curator of the Eleanor Baynard Estate, who is personally known to me or who produced _____ as identification.



(SEAL)

Shirley A. Ruvio
Print Name: Shirley A. Ruvio
Notary Public State of Florida
My Commission Expires:
Serial Number:

Vacant Land Contract

- 1* **1. Sale and Purchase ("Contract"):** Karen Rozar
- 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 NW 11th Dr, Chiefland, FL 32626
- 6* Legal Description: Parcel ID: 50830-004-01; +/- 30.2 ac; 25-11-14 ELEANOR VILL ALL LOTS OF BLKS A, B,
- 7 C, D, L, & BLK N -ALL LOTS EXCEPT 24 THRU 33
- 8 _____
- 9 _____
- 10 _____
- 11* SEC ____/TWP / ____/RNG ____ of _____ County, Florida. Real Property ID No.: _____
- 12* including all improvements existing on the Property and the following additional property: _____
- 13 _____
- 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 Company
- 17* Escrow Agent's Contact Person: _____
- 18* Escrow Agent's Address: 302 N Main St, Trenton, FL 32693
- 19* Escrow Agent's Phone: (352)463-6403
- 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 \$ 10,000.00
- 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 August 13, 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 October 12, 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.
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("CFPB Requirements), if applicable, then Closing Date shall be extended for such period necessary to satisfy CFPB Requirements, provided such period shall not exceed 10 days.

6. Financing: (Check as applicable)

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

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

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

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

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

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

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

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

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

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

- (1) ☒ a title insurance commitment by a Florida licensed title insurer setting forth those matters to be discharged by **Seller** at or before closing and, upon **Buyer** recording the deed, an owner's policy in the amount of the purchase price for fee simple title subject only to the exceptions stated above. If **Buyer** is paying for the owner's title insurance policy and **Seller** has an owner's policy, **Seller** will deliver a copy to **Buyer** within 15 days after Effective Date.
- (2) ☐ an abstract of title, prepared or brought current by an existing abstract firm or certified as correct by an existing firm. However, if such an abstract is not available to **Seller**, then a prior owner's title policy acceptable to the proposed insurer as a base for reissuance of coverage may be used. The prior policy will include copies of all policy exceptions and an update in a format acceptable to **Buyer** from the policy effective date and certified to **Buyer** or **Buyer's** closing agent together with copies of all documents recited in the prior policy and in the update. If such an abstract or prior policy is not available to **Seller**, then (1) above will be the title evidence.
- (b) **Title Examination:** After receipt of the title evidence, **Buyer** will, within _____ days (10 days if left blank) but no later than Closing Date, deliver written notice to **Seller** of title defects. Title will be deemed acceptable to **Buyer** if (i) **Buyer** fails to deliver proper notice of defects or (ii) **Buyer** delivers proper written notice and **Seller** cures the defects within _____ days (30 days if left blank) ("Cure Period") after receipt of the notice. If the defects are cured within the Cure Period, closing will occur within 10 days after receipt by **Buyer** of notice of such cure. **Seller** may elect not to cure defects if **Seller** reasonably believes any defect cannot be cured within the Cure Period. If the defects are not cured within the Cure Period, **Buyer** will have 10 days after receipt of notice of **Seller's** inability to cure the defects to elect whether to terminate this Contract or accept title subject to existing defects and close the transaction without reduction in purchase price.
- (c) **Survey:** **Buyer** may, at **Buyer's** expense, have the Property surveyed and must deliver written notice to **Seller**, within 5 days after receiving survey but not later than 5 days before Closing Date, of any encroachments on the Property, encroachments by the Property's improvements on other lands, or deed restriction or zoning violations. Any such encroachment or violation will be treated in the same manner as a title defect and **Seller's** and **Buyer's** obligations will be determined in accordance with Paragraph 8(b).
- (d) **Ingress and Egress:** **Seller** warrants that the Property presently has ingress and egress.

9. **Property Condition:** **Seller** will deliver the Property to **Buyer** at closing in its present "as is" condition, with conditions resulting from **Buyer's** Inspections and casualty damage, if any, excepted. **Seller** will not engage in or permit any activity that would materially alter the Property's condition without the **Buyer's** prior written consent.

(a) **Inspections: (Check (1) or (2))**

- (1) ☐ **Due Diligence Period:** **Buyer** will, at **Buyer's** expense and within _____ days (30 days if left blank) ("Due Diligence Period") after Effective Date and in **Buyer's** sole and absolute discretion, determine whether the Property is suitable for **Buyer's** intended use. During the Due Diligence Period, **Buyer** may conduct a Phase 1 environmental assessment and any other tests, analyses, surveys, and investigations ("Inspections") that **Buyer** deems necessary to determine to **Buyer's** satisfaction the Property's engineering, architectural, and environmental properties; zoning and zoning restrictions; subdivision statutes; soil and grade; availability of access to public roads, water, and other utilities; consistency with local, state, and regional growth management plans; availability of permits, government approvals, and licenses; and other inspections that **Buyer** deems appropriate. If the Property must be rezoned, **Buyer** will obtain the rezoning from the appropriate government agencies. **Seller** will sign all documents **Buyer** is required to file in connection with development or rezoning approvals. **Seller** gives **Buyer**, its agents, contractors, and assigns, the right to enter the Property at any time during the Due Diligence Period for the purpose of conducting Inspections, provided, however, that **Buyer**, its agents, contractors, and assigns enter the Property and conduct Inspections at their own risk. **Buyer** will indemnify and hold **Seller** harmless from losses, damages, costs, claims, and expenses of any nature, including attorneys' fees, expenses, and liability incurred in application for rezoning or related proceedings, and from liability to any person, arising from the conduct of any and all Inspections or any work authorized by **Buyer**. **Buyer** will not engage in any activity that could result in a construction lien being filed against the Property without **Seller's** prior written consent. If this transaction does not close, **Buyer** will, at **Buyer's** expense, (i) repair all damages to the Property resulting from the Inspections and return the Property to the condition it was in before conducting the Inspections and (ii) release to **Seller** all reports and other work generated as a result of the Inspections.

Before expiration of the Due Diligence Period, **Buyer** must deliver written notice to **Seller** of **Buyer's** determination of whether or not the Property is acceptable. **Buyer's** failure to comply with this notice requirement will constitute acceptance of the Property as suitable for **Buyer's** intended use in its "as is"

Buyer (____) (____) and Seller (____) (____) acknowledge receipt of a copy of this page, which is 3 of 8 pages.
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condition. If the Property is unacceptable to **Buyer** and written notice of this fact is timely delivered to **Seller**, this Contract will be deemed terminated, and **Buyer's** deposit(s) will be returned.

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

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

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

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

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

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

(a) Seller Costs:

Taxes on deed
Recording fees for documents needed to cure title
Title evidence (if applicable under Paragraph 8)
Estoppel Fee(s)
Other: _____

(b) Buyer Costs:

Taxes and recording fees on notes and mortgages
Recording fees on the deed and financing statements
Loan expenses
Title evidence (if applicable under Paragraph 8)
Lender's title policy at the simultaneous issue rate
Inspections
Survey
Insurance
Other: _____

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

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

- (e) **PROPERTY TAX DISCLOSURE SUMMARY:** BUYER SHOULD NOT RELY ON THE SELLER'S CURRENT PROPERTY TAXES AS THE AMOUNT OF PROPERTY TAXES THAT BUYER MAY BE OBLIGATED TO PAY IN THE YEAR SUBSEQUENT TO PURCHASE. A CHANGE OF OWNERSHIP OR PROPERTY IMPROVEMENTS TRIGGERS REASSESSMENTS OF THE PROPERTY THAT COULD RESULT IN HIGHER PROPERTY TAXES. IF YOU HAVE ANY QUESTIONS CONCERNING VALUATION, CONTACT THE COUNTY PROPERTY APPRAISER'S OFFICE FOR FURTHER INFORMATION.
- (f) **Foreign Investment in Real Property Tax Act ("FIRPTA"):** If Seller is a "foreign person" as defined by FIRPTA, Seller and Buyer will comply with FIRPTA, which may require Seller to provide additional cash at closing.
- (g) **1031 Exchange:** If either Seller or Buyer wish to enter into a like-kind exchange (either simultaneously with closing or after) under Section 1031 of the Internal Revenue Code ("Exchange"), the other party will cooperate in all reasonable respects to effectuate the Exchange including executing documents, provided, however, that the cooperating party will incur no liability or cost related to the Exchange and that the closing will not be contingent upon, extended, or delayed by the Exchange.

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

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

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

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

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

- 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

Buyer's Brokerage

336 934 East Wade Steet

337 Trenton, FL 32693

338* Listing Brokerage Address

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 _____

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346* 23. Additional Terms: Property is being sold as-is not subject to financing or inspections.

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COUNTER-OFFER/REJECTION

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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.]

Buyer (____) (____) and Seller (____) (____) acknowledge receipt of a copy of this page, which is 7 of 8 pages.
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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: **Karen Rozar**

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

390* Print name: _____

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

392* Address: _____

393* Phone: _____ Fax: _____ Email: _____

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