

AGREEMENT FOR SALE AND PURCHASE
OF INTEREST IN PROPERTY

THIS AGREEMENT, by and between PASCO COUNTY, a political subdivision of the State of Florida, acting by and through its Board of County Commissioners, the governing body thereof, hereinafter referred to as "BUYER", and Theresa G. Brock, whose address is 9246 Bourbon Street, New Port Richey, Florida, 34654-1129, hereinafter referred to as "SELLER".

WITNESSETH:

THAT FOR AND IN CONSIDERATION of the sum of Forty Thousand, Five Hundred and 00/100 Dollars (\$40,500.00) and other good and valuable considerations, to be paid by the BUYER to the SELLER as hereinafter provided, and in further consideration of the mutual covenants to be performed and kept by and between the parties hereto, the parties agree as follows:

1. SELLER agrees to sell and convey by Warranty Deed Parcel 160 and BUYER agrees to purchase the following property, as described on Exhibit "A" attached hereto and by reference made a part hereof.
2. In consideration for said conveyance by the SELLER, the BUYER agrees to pay the purchase price of Forty Thousand, Five Hundred and 00/100 Dollars (\$40,500.00).
3. The SELLER hereby warrants she is the owner of the real property hereinabove described in fee simple and said described property is insurable.
4. The contract shall be closed and possession shall be transferred on or before July 29th, 2011; unless extended by mutual agreement of the parties hereto.
5. SELLER agrees to convey title to the aforesaid property including improvements if any, to the BUYER free and clear of all encumbrances or liens, except restrictions and matters appearing on the plat and/or common to the subdivision and public utility easements of record. SELLER shall secure any release of any mortgage(s) necessitated by the sale of the subject property prior to closing. The BUYER will pay for a title insurance commitment issued by a Florida licensed title insurer agreeing to issue to the BUYER, upon recording of the deed to the BUYER, an owner's policy of title insurance in the amount of the purchase price, insuring the BUYER'S title to the property, subject only to liens, encumbrances, exceptions or qualifications set forth in this Agreement and those which shall be discharged by the SELLER at or before closing. In the event that defects render title unmarketable or uninsurable, SELLER shall have a period of sixty (60) days after notification thereof within which to cure defects in the title, and the sale shall be closed within fifteen (15) days after notice of such curing to the BUYER. In the event the SELLER is unsuccessful in curing such defects within the required time, the BUYER shall have the option of either accepting title as it then is or terminating this Agreement without penalty, and thereupon, BUYER and SELLER shall be released, as to one another, without further obligations under this Agreement.
6. BUYER agrees to pay documentary stamps, if they are required to be affixed to the instrument of conveyance.
7. BUYER agrees to pay for recording of the conveyance document(s).
8. SELLER shall pay all ad valorem taxes, prorated ad valorem taxes, solid waste

assessments, stormwater assessments, street light assessment if applicable and tangible personal property taxes applicable, accruing up to and including the date of closing.

9. BUYER agrees to pay SELLER'S attorney fees and costs in the amount of \$1,000.00, in full satisfaction of any and all claims for attorney's fees and costs in this case.

10. BUYER agrees to pay SELLER'S appraiser's fees in the amount of \$2,500.00.

11. BUYER agrees to pay Four Hundred Fifty-Seven and 88/100 Dollars (\$457.88) to **AMERICAN GOVERNMENT SERVICES CORPORATION** whose address is 3812 W. Linebaugh Avenue, Tampa, Florida 33618 at closing by separate check for the required Title Insurance Policy per Condition No. 5 of this agreement.

12. BUYER shall issue a check to **AMERICAN GOVERNMENT SERVICES CORPORATION / Escrow Account, 2001993** whose address is 3812 W. Linebaugh Avenue, Tampa, Florida 33618, the total amount of, Forty-Four Thousand and 00/100 Dollars (\$44,000.00) for disbursement in accordance with this agreement .

IN WITNESS WHEREOF, the SELLER has caused this instrument to be executed in her name and the BUYER, acting by and through its Board of County Commissioners, has caused this instrument to be executed in its name by the Chairman of said Board, its seal hereunto affixed and attested by the Clerk of said Board, made and entered into this _____ day of _____, 2011.

[SEAL]

BOARD OF COUNTY COMMISSIONERS
OF PASCO COUNTY, FLORIDA

ATTEST:

PAULA S. O'NEIL, Ph.D., PASCO COUNTY
CLERK & COMPTROLLER

ANN HILDEBRAND, CHAIRMAN

WITNESS AS TO SELLER:

Debbie Rohner

1st Witness signature

Theresa G Brock

THERESA G. BROCK

Debbie Rohner

1st Witness print name

[Signature]

2nd Witness signature

Elizabeth Rodriguez

2nd Witness print name

LEGAL DESCRIPTION
PARCEL 160
MOON LAKE ROAD (C.R. 587) RIGHT-OF-WAY

All of:

Lots 21, 22 and 23, Block 28, **MOON LAKE ESTATES UNIT FOUR**, Section 9, Township 25 South, Range 17 East, according to the plat thereof, recorded in Plat Book 4, Pages 79 & 80 of the Public Record of Pasco County, Florida.

Containing 11,554 square feet, more or less.

NOTE: This legal description and sketch is supported by a Specific Purpose Survey prepared by URS under Contract Number C-9528.00 and finalized during 2006. Certified copies of this survey are filed of record in the Pasco County Survey Office.

EXHIBIT " A "

SEC. 9, TWP. 25 S., RNG. 17 E.

PASCO COUNTY, FLORIDA

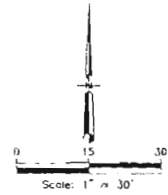
MOON LAKE ESTATES UNIT 4

P.B. 4 PAGES 79 & 80

SEPTEMBER 6, 1955

LEGEND

- SEC = SECTION
- TWP = TOWNSHIP
- RNG = RANGE
- P.B. = PLAT BOOK
- OR = OFFICIAL RECORDS
- R/W = RIGHT OF WAY
- CR = COUNTY ROAD
- C = CALCULATED
- P = PLAT
- LB = LICENSED BUSINESS
- Δ = DELTA
- L = LENGTH
- R = RADIUS
- C.B. = CHORD BEARING
- P.C. = CENTERLINE
- P.O.B. = POINT OF BEGINNING



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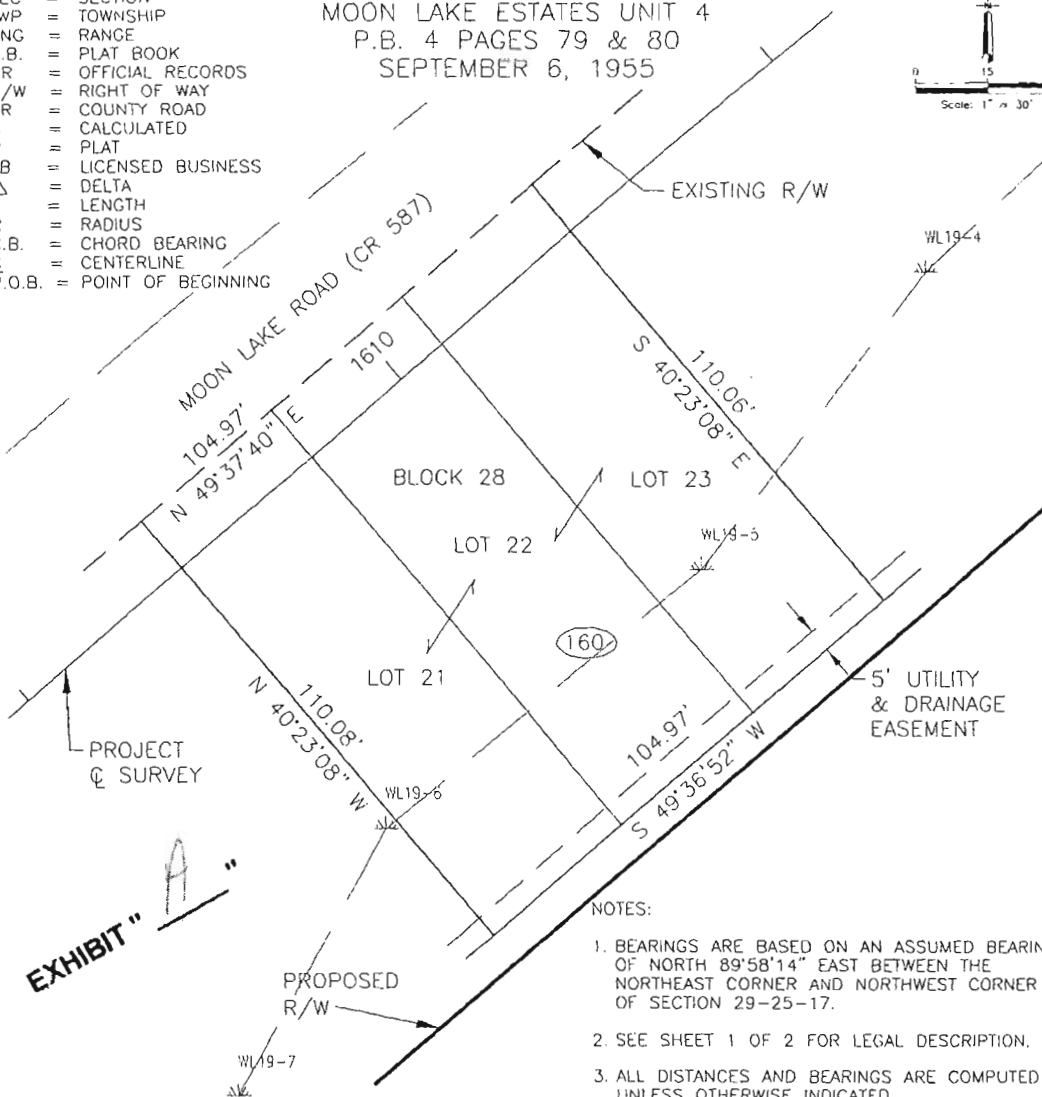


EXHIBIT "A"

NOTES:

1. BEARINGS ARE BASED ON AN ASSUMED BEARING OF NORTH 89°58'14" EAST BETWEEN THE NORTHEAST CORNER AND NORTHWEST CORNER OF SECTION 29-25-17.
2. SEE SHEET 1 OF 2 FOR LEGAL DESCRIPTION.
3. ALL DISTANCES AND BEARINGS ARE COMPUTED UNLESS OTHERWISE INDICATED.

MOON LAKE ROAD (CR 587)

NOTE: THIS SKETCH IS NOT A SURVEY

I hereby certify that the attached "Sketch and Legal Description" is true and correct to the best of my knowledge and belief as recently prepared under my direction and that this Sketch meets the intent of the Minimum Technical Standards for Surveying pursuant to Section 72.027, Florida Statutes and Chapter 61G17, Florida Administrative Code.

Gary W. Lates, Professional Surveyor and Mapper No. 4367
 URS CORPORATION, Southern
 Certificate of Authorization No. LB 6839
 7630 West Courtney Campbell Causeway
 Tampa, Florida 33607-1462

NOT VALID UNLESS SIGNED AND IMPRINTED WITH AN EMBOSSED SURVEYOR'S SEAL



PASCO COUNTY ENGINEERING SERVICES DEPARTMENT
 7530 LITTLE ROAD
 NEW PORT RICHEY, FL 34654

MOON LAKE ROAD (CR 587)
 PARCEL SKETCHES
 PARCEL NO. 160

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|--------------------------------|--------------|--------------|--------------|
| DATE OF SKETCH JANUARY 2006 | DRAWN CIF | CHECK GWL | SHEET 2 OF 2 |
| DWG FILE PAR160.DWG | W.O. # | C-9528.00 | |