

THIS DOCUMENT WAS PREPARED BY

KATHRYN JUDY

KJ

273 S.E. 837TH STREET

OLD TOWN, Dixie County, FL. 32680

Agreement for Deed

by and between CHARLES E JUDY AND FRED M JUDY, joint owners with full rights of survivorship- address above hereinafter called SELLERS and

ROBERT (no middle name) CHIARAMONTE AND ASHLEY HUFF (maiden name)

CHIARAMONTE, husband and wife married 12-26-2020 in Levy County

Address being 16851 NW 80 AVENUE, FANNING SPRINGS , (TRENTON, mailing address) LEVY COUNTY, FL. 32693 hereinafter called BUYERS

That if the said Buyers shall first make all the payments and perform the covenants hereinafter mentioned on their part to be performed, the said Sellers hereby covenant and agree to convey and assure to the Buyer or their heirs or assigns, in fee simple, clear of all encumbrances whatever, save only restrictions and covenants of Public Record, by a good and sufficient Warranty Deed, the real property situated in the County of Levy, State of Florida known and described as follows, to wit:

LOTS 53 AND 55 BLOCK 6 FANNING SPRINGS ANNEX, according to the plat RECORDED Plat book 3, page 31,, Public records of Levy county, Florida -together with a certain 1985 Edge MOBILE HOME BEARING I.D. /# GAFLIAE33077150, AND TITLE 41157311

PARCEL NUMBER 07624-024-00 - Property address— 16851 NW 80 Avenue FANNING SPRINGS, (TRENTON MAILING ADDRESS) FL. 32693

AMOUNT OF PUCHASE: The Buyers hereby agree and covenant to pay to the Sellers the sum of \$70,000.00 in the manner following:

One Promissory Note, attached, in the amount 70 thousand dollars (\$70,000.00) at a rate of 10% interest being paid by monthly payments commencing on the 1STth Day of May, 2021 ,of \$752.2 PER MONTH continuing on the 1ST Day of every month thereafter until the entire amount is repaid. (If more than 5 days late a fee of \$25.00 shall be added to the payment).

And **BUYERS** covenant to pay property taxes each December starting December 2021, to the **SELLERS** as per Levy county tax collectors bill of .assessments, or impositions that may be legally levied or imposed upon such land subsequent to the year of 2020. The Buyers shall pay the Sellers the amount of the property taxes of Levy County and Sellers will provide Buyers copy of the receipt for the amount paid.

SELLERS WILL PROVIDE HOME OWNERS INSURANCE AT SELLERS EXPENSE.

BUYERS SHALL PURCHASE RENTERS INSUANCE FOR THEIR PERSONAL PROPERTY INSIDE THE RESIDENCE..

THIS AGREEMENT FOR DEED IS NOT ASSIGNABLE BY BUYERS TO ANOTHER PARTY.

The Buyers are responsible for all maintenance and repairs on the property without limitation, shall not abandon the property, must keep machinery and appliances in good repair, shall not permit deterioration of the property and Buyers shall comply with all laws, ordinances and regulations of government bodies relating to such property.

IT IS MUTUALLY AGREED by and between the parties hereto, that time of payment shall be an essential part of this contract and that all covenants and agreements herein contained shall extend to and be obligatory upon the heirs, executors, administrators and assigns of the executed by its representatives. During the terms of this agreement (15 years) Seller assures Buyer that no liens or incumbrances shall be placed on the property such that after the terms of this Agreement have been satisfied, a clear title (Warranty Deed) will be delivered to Buyer.

Initials Buyers Re Ac Sellers [Signature]

DEFAULT

The **Buyers** understand that if **default** shall be made in the payment of said sums of money, or any part thereof as provided in this Agreement for Deed, or in the interest that may become due thereon or any part thereof shall be delinquent and unpaid for a period of fifteen (15) days, or in the event of default in any other covenant herein, then and thenceforth it shall be **optional** with the Sellers ,theirs heirs, personal representatives or assigns to consider the whole of said principal sum expressed in the Agreement as immediately due and payable.

In the event of such default, the Buyers agree to pay all costs, charges, and expenses in collecting the money hereby secured, including reasonable attorney's fees and commission whether collected by foreclosure or otherwise, and any and all monies paid by the Seller by reason of the default of the Buyers..

When all monies are paid in full, SELLERS will execute and deliver a Warranty Deed to the BUYERS free from any liens or incumbrances filed against the property by Seller. The Sellers assure that they will not cause to be filed any such liens or incumbrances on the property that is the subject of this Agreement for Deed.

BUYERS : Robert Chiaramonte 4-27-2021

ROBERT CHIARAMONTE DATE

Ashley Chiaramonte 4-27-2021

ASHLEY CHIARAMONTE DATE

WITNESSES For/Buyers Signed sealed and delivered in the presence of:

(1) SIGN Jeffrey Raeder DATE 4-27-2021

PRINT JEFFREY RAEDER DATE 4-27-2021

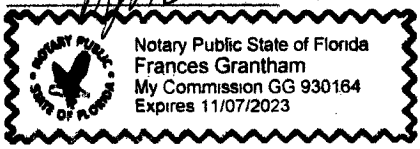
(2) SIGN Roseann Chiaramonte DATE 4-27-2021

PRINT Roseann Chiaramonte DATE 4-27-2021

STATE OF FLORIDA, COUNTY OF Levy:

I hereby certify that on this day, before me, an officer duly authorized in the state aforesaid and in the county aforesaid to take acknowledgements, personally appeared Robert Chiaramonte and Ashley Chiaramonte Buyers to who identified themselves to be the persons described By means of their drivers licenses and who executed the foregoing instrument and acknowledged before me that they executed the same for the purpose expressed.

Witness my hand and official seal in the county and state aforesaid this 27th day of APRIL 2021.

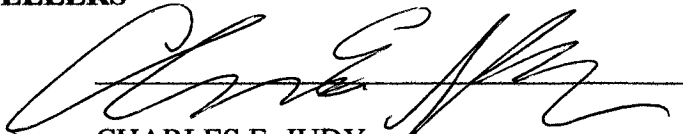


Frances Grantham Notary Public

My Commission Expires 11/07/2023


(Seal)

SELLERS



CHARLES E. JUDY


4-27-21
DATE



FRED M. JUDY

4-26-21
DATE

WITNESSES FOR SELLER. Signed sealed and delivered in the presence of:

(1) 

JEFFREY RAEDER

4-27-2021
4-27-2021

Printed

Date

(2) Roseann Chiamante
Roseann Chiamante

4/27/2021
4/27/2021

Printed

Date

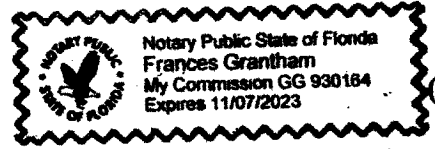
STATE OF FLORIDA

COUNTY OF Levy:

I hereby certify that on this day, before me, an officer duly authorized in the state aforesaid and in the county aforesaid to take acknowledgements personally appeared Charles E. Judy and Fred M. Judy to me known to be the persons described by means of PERSONALLY KNOWN TO ME and who executed the foregoing instrument and acknowledged before me that they executed the same for the purpose expressed.

Witness my hand and official seal in the county and state aforesaid this 27th day of April 2021.

Frances Grantham Notary Public



(Seal)

My Commission Expires 11/07/2023

Unofficial Copy

original

PROMISSORY NOTE
prepared by Kathryn Judy
273 S.E. 837th STREET OLD TOWN, FL. 32680

lenders: CHARLES E. JUDY AND FRED M. JUDY as joint owners with full rights of survivorship, whose address is above phone number 352 542 7288.

borrowers: ROBERT (NO MIDDLE NAME) CHIANAMONTE and ASHEY HUFF (MAIDEN NAME) CHIANAMONTE, husband and wife married 12-26-2020 residings as renters at 16851 n.w. 80th ave in Fanning Springs, FL. 32693. phone number 352 284 6440. property owned by CHARLES E. AND FRED M. JUDY.

Re: purchase of said property being -BLOCK 6 LOTS 53 AND 55 IN FANNING SPRINGS ANNEX together WITH 1985 EDGE MOBILE HOME WITH ID# GAFLIAE33077150 and title # 41157311 Address being 16851 N.W. 80TH AVE IN FANNING SPRINGS, FL. IN LEVY COUNTY, FL.

**-AMOUNT OF LOAN : \$70,000.00—term of loan: 15 years
-amount of payment per month \$752.22 -interest rate 10%
payment begin 5/1/2021 as outlined in the amortization schedule attached to agreement for deed**

Robert Chianamonte
ROBERT CHIANAMONTE, BORROWER

4-27-2021
DATE

Ashley Chianamonte
ASHLEY HUFF CHIANAMONTE, BORROWER

4-27-2021
DATE

Charles E. Judy
CHARLES E. JUDY, LENDER

4-27-21
DATE

Fred M. Judy
FRED M. JUDY, LENDER

4-27-21
DATE

WITNESS

NAME Roseann Chianamonte **DATE** 4/27/2021

PRINT Roseann Chianamonte **DATE** 4/27/2021

NAME [Signature] **DATE** 4-27-2021

PRINT JEFFREY RAEDER **DATE** 4-27-2021

STATE OF FLORIDA - COUNTY OF Levy

I hereby certify on this day, before me, an officer duly authorized in the state aforesaid and in the county aforesaid to take acknowledgements appeared

ROBERT CHIANAMONTE AND ASHLEY CHIANAMONTE ^{r.p.c} **h/w** [REDACTED]
BY MEANS OF DRIVERS LICENSE ^{r.p.c} [REDACTED] ^{cc} [REDACTED]
and CHARLES E. JUDY and FRED M. JUDY, PERSONALLY KNOWN TO ME - WITNESS MY HAND AND AND OFFICIAL SEAL IN THE COUNTY AND STATE AFORESAID THIS 27th **DAY OF** April **2021**

[Signature] **NOTARY PUBLIC** **SEAL**

MY COMMISSION EXPIRES 11/7/2023

