

AGREEMENT FOR DEED

This agreement made this 2 day of (mo.) December, (yr.) 2014 between
Anthony A. Gatzey and Kimberly D. Gatzey Seller and
Seery Muetzel or Robin Muetzel Purchaser.

WITNESSETH, that if the Purchaser shall first make the payments and perform the covenants hereinafter mentioned on the Purchaser's part to be made and performed, the Seller hereby covenants and agrees to convey and assure to the Purchaser, in fee simple, clear of all incumbrances whatever, by a good and sufficient AS IS SPECIAL Warranty Deed, with release and waiver of the right of homestead and dower, the following described real estate in the County of Citrus and state of FLORIDA, to wit:

- 7155 West Gator Lane - along with 1976 MALA MOBILE HOME
 - 7144 West Buck Lane - vacant land
 - 3047 North Oakland Terrace - vacant land
 - 3059 North Oakland Terrace - vacant land
- EXHIBIT "A"

and the Purchaser hereby covenants and agrees to pay to the Seller the sum of \$35,000⁰⁰ Dollars

in the manner following: \$ 388.57 on the FIRST DAY OF EACH MONTH FOR 120 months, to begin on Jan. 1, 2015

with interest at the rate of 6 % per annum payable monthly (monthly, annually) on the whole sum remaining from the time to time unpaid, and to pay all taxes, assessments, or impositions that may be legally levied or imposed upon said real estate, subsequent to 12/31/14. And in case of the failure of the Purchaser to make any of the payments, or any part thereof, or perform any of the covenants on the Purchaser's part hereby made and entered into, this agreement shall, at the option of the Seller, be forfeited and all sums theretofore received shall be retained by the Seller in full satisfaction and in liquidation of all damages by the Seller sustained, and the Seller shall have the right to reenter and take possession of the premises aforesaid.

JM
JA
Purchaser shall maintain insurance on said real estate in an amount and of a type approved by the Seller. ALL Structures & Improvements remain with property

Seller warrants to Purchaser that no notice from any city, village, or other governmental authority of any dwelling code violation has heretofore been issued and received by the owner or his/her agent with respect to any dwelling structure on the said real estate.

The time of payment shall be the essence of this contract, and the covenants and agreements herein contained shall extend to and be obligatory upon heirs, executors, administrators, and assigns of the respective parties.

IN WITNESS WHEREOF, the parties hereto have set their hands and seals the day and year first above witness.

Seery Muetzel
Purchaser
Robin Muetzel
Purchaser

Anthony A. Gatzey
Seller
Kimberly D. Gatzey
Seller

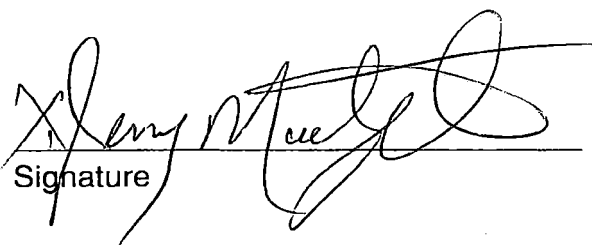
DEPOSIT NOTE

\$ 400⁰⁰

Date 12-2-2014

30 days after the above date, the undersigned promises to pay to the order of Anthony A. Gatzey, the sum of Four Hundred dollars (\$ 400⁰⁰), without interest, payable at Filing at Clerk of Citrus County

In the event that this note is not paid when due and suit is instituted for the collection thereof, the undersigned promises to pay to the holder of this note reasonable attorney fees for making such collection.


Signature

This note is given as a deposit in connection with the agreement between Anthony A. Gatzey and Kimberly Trovino Gatzey and Jerry Muetzel or Robin Muetzel dated 12-2-2014, covering the real property or premises commonly known as stated on Agreement for Deed dated 12-2-2014 and on Warranty Deed as Exhibit "A", land description.

This note is void unless said agreement is accepted according to its terms.

EARLY OCCUPANCY AGREEMENT

THE UNDERSIGNED, ^{Dr. Jerome} Robin ^{Murzel}, (hereinafter called "Buyer") acknowledge that they are contract vendees for certain real property situate at ^{GATOR} owned by ^{Kim + Anthony}, (hereinafter called "Seller").
^{GATZRY}

WITNESSETH:

WHEREAS, the Buyer and Seller have entered into an Agreement dated ^{12/02/14}, for the purchase by the Buyer of the aforesaid real property: and
^{7155 WEST GATOR LANE, CRYSTAL RIVER, FL 34428}

WHEREAS, the Buyer desires occupancy and possession of said premises prior to the date of closing of title for said purchase.

NOW, THEREFORE, Buyer hereby agrees as follows:

1. Buyer shall enter into occupancy and possession of said premises on ^{7155 WEST} ~~GATOR LN.~~, and they shall accept said premises in its present condition, and upon entering into occupancy and possession Buyer shall have waived any objections to the condition of said premises.

2. All taxes shall be prorated from the date of possession

^{3/17} ~~3. Buyer shall switch all utilities over as of the date of possession.~~ ^{Buyer shall refund bill for electric used between 12-2-14 until closing due on 01/02/2015}

4. Buyer shall be responsible for public liability, fire, and extended coverage insurance on the premises, in limits and by companies satisfactory to Seller.

5. Buyer hereby releases Seller from any claim for personal injury or property damage sustained by them during the term of Buyers' possession and agrees to indemnify and hold harmless the Seller from any claim made by any other person for personal injuries or property damage sustained during the term of Buyers' possession.

6. Buyers' right to possession prior to closing, shall be a license only. Shall not be assigned by Buyer, is personal to Buyer, and may be revoked by Seller upon (30) days written notice mailed or delivered to Buyer or to a person of suitable age and discretion at Buyers' last known residence or place of business. Notwithstanding the foregoing with regard to revocation of this agreement, the responsibilities of Buyer as set forth in this agreement shall not terminate until such time as Buyers have actually vacated said premises and surrendered same to Seller.

7. Unless sooner terminated by revocation, as hereinbefore provided, this Agreement shall terminate upon the closing of title to the premises

^{3/17} ^{ADG} ~~herein.~~ ^{Satisfaction of Agreement for Deed (Payments of \$55,000 at 6% M at 1 year)}
8. If Buyer violates any provision of this agreement and or if Seller shall be compelled to institute summary proceeding to remove Buyer from the premises, Buyer shall pay all expenses incurred by Seller in enforcing

the terms of this agreement. Including but not limited to Seller's attorney fees.

9. All reference herein to Buyer and Seller shall be construed to be in the singular and plural and of male or female gender, whichever is appropriate.
10. The Buyer has inspected the subject premises and accepts and agrees to acquire said premises in "AS IS" condition. *All structures and improvements are to remain with the property.*
11. This Agreement contains the entire understanding between the parties and shall not be modified or altered except in writing signed by both parties.

DATED: 12/02/14

Driver License M324-424-54-213/0 Gerardo David Muelgo 12/02/14
Buyer

Driver License M324-730-57 Robert Nunez 12/02/14
Buyer

644 Shirley D. Gray 12/02/14
Seller

Anthony A. Gray 12/02/14
Seller

Signed, sealed and delivered in the presence of:

Jerome D. Muetzel

Purchaser Signature

Robin Muetzel

Purchaser Signature

Jerome D. Muetzel

Purchaser Printed Name

Robin Muetzel

Purchaser Printed Name

Anthony A. Gatzey

Seller Signature

Kimberly GATZEY

Seller Signature

Anthony A. Gatzey

Seller Printed Name

Kimberly GATZEY

Seller Printed Name

Shawn Simmons
Witness as to all
Deborah Pennington
Witness as to all
Deborah Pennington

STATE OF

COUNTY OF

The foregoing instrument was acknowledged before me this 23rd day of November 2014, by, who is

personally known to me or who has produced as identification VALID FLDS and who did (did not) take an oath.

Deborah Pennington
Notary Public
(Notarial Seal)

Printed Name

My Commission Number:

My Commission Expires

→ *ROBIN MUETZEL*
JEROME MUETZEL
Kimberly GATZEY
Anthony GATZEY

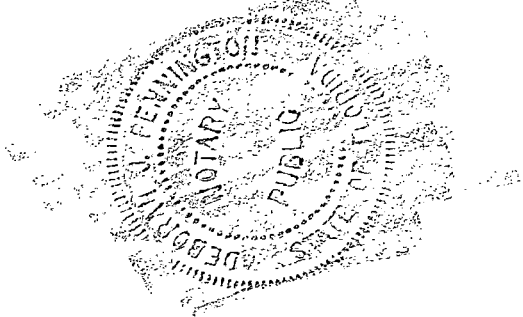
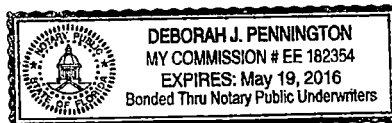


EXHIBIT "A"

Lot 18, Block B, of HIGHLAND ESTATES, PHASE 2, AN UNRECORDED SUBDIVISION DESCRIBED AS CITRUS COUNTY CLERKS PARCEL ID# 14 18S, 17E 0200 000B0 0180, according to the plat thereof as recorded in Plat Book 7, Page 68, of the Public Records of Citrus County, Florida.

TOGETHER, with that certain 1976 MALA Single-Wide Mobile Home ID# GDOCFL2762581 AND TITLE# 13583686

also

LOT 6 OF HIGHLAND ESTATES, PHASE 2, AN UNRECORDED SUBDIVISION DESCRIBED AS CITRUS COUNTY CLERKS PARCEL ID# 14018S 17E 22200 0060, according to the plat thereof as recorded in Plat Book 7, Page 68, of the Public Records of Citrus County, Florida.

also

Lot 12 and Lot 13, Block B of HIGHLAND ESTATES, PHASE 2, AN UNRECORDED SUBDIVISION DESCRIBED AS CITRUS COUNTY CLERKS PARCEL ID# 14 18S 17E 0200 000B0 0120 and #14 18S 17E 0200 000B0 0130, according to the plat thereof as recorded in Plat Book 7, Page 68, of the Public Records of Citrus County, Florida.