

10. 5/10

EDWARD STRITSEF, 4552 5706 RD
37936 Hwy 1
Gardendale LA 70024

party of the first part, and

Witnesseth, that if the said party of the second part shall first make the payments and perform the covenants hereinafter mentioned on his part to be made and performed, the said party of the first part hereby covenants and agrees to convey and assure to the said party of the second part, in fee simple, clear of all incumbrance whatever, by a good and sufficient deed, the lot , piece , or parcel , of ground situated in the County of CLAY, State of Florida, known and described as follows, to-wit:

PER OR 584 p. 124
O.R. 1114 p. 35

COMPLETE LEGAL DESCRIPTION: LOT 19: The South 132.08 feet of the North 314.10 feet of the E 1/2 of the E 1/2 of the E 1/2 of the NE 1/4 of the SW 1/4 of Section 4, Township 17 South, Range 16 East. Subject to a 15 foot wide easement along the West boundary thereof for road right-of-way. Lying in Citrus County, Florida.

and the said party of the second part hereby covenants and agrees to pay to the said party of the first part the sum of THREE THOUSAND, NINE HUNDRED AND NINETY FIVE AND no/100 (\$3,995.00) *****Dollars, in the manner following \$95.00 upon the signing of this agreement. The balance of \$3,900.00 shall be paid in 60 equal monthly installments of \$86.77 each including interest at the rate of 12% per annum. Purchaser shall have prepayment privileges without penalty. First payment shall be due on or before December 15, 1985 and each month thereafter until paid in full.

with interest at the rate of 12% per centum, per annum payable
annually on the whole sum remaining from time to time unpaid; and to pay all
taxes, assessments or impositions that may be legally levied or imposed upon said
land subsequent to the year 1985, and to keep the buildings
upon said premises insured in some company satisfactory to the party of the first
part in a sum not less than NO

*****Dollars during the term of this agreement.
And in case of failure of the said party of the second part to make either of the pay-
ments or any part thereof, or to perform any of the covenants on his part hereby made
and entered into, his contract shall, at the option of the party of the first part, be for-
feited and terminated, and the party of the second part shall forfeit all payments made
on this contract; and such payments shall be retained by the said party of the first
part in full satisfaction and liquidation of all damages by him sustained, and said
party of the first part shall have the right to re-enter and take possession of the prem-
ises aforesaid without being liable to any action therefore, and at the option of the
party of the first part the unpaid balance shall without demand become due and
payable, and all costs and expenses of collection of said moneys by foreclosure or other-
wise, including solicitor's fees, shall be paid by the party of the second part, and the
same are hereby secured.

It Is Mutually Agreed, by and between the parties hereto, that the 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 respective parties.

In Witness Whereof, The parties to these presents have hereunto set their hands and seals the day and year first above written.

Signed, Sealed and Delivered in presence of;

Beryl Propper

Blindfolded & Strapped

Maria V. Smith

~~JAMES H. STRICKER, BUYER~~

① Helen M. Stricker
Helen M. Stricker, Buyer

Prepared by: Elaine 171111

22436 Hwy 17 60471440 FL 32154

Jennifer Vickers 06-01-89

✓ RIVER COAST REALTY INC.
P.O. Box 206
IN 6615, FL 32629

0817 PG 3

Articles of Agreement, Made this 15th day of November in the year of our Lord one thousand nine hundred and eighty-five

Whereas said herein, the term "party" shall include the heirs, personal representatives, assigns and assigns of the respective parties hereto; the use of the singular number shall include the plural and the plural the singular; the use of one gender shall include all genders; and if used the term "note" shall include all the notes herein described of more than one.

Between

EDWARD STRISSEL, 1442 5206 NW 37th Ave., party of the first part, and

James H. Stricker and Helen M. Stricker, his wife, party of the second part, 11451 N. GINNY LANE RT. 1, GULF BLDG 32049

Witnesseth, that if the said party of the second part shall first make the payments and perform the covenants hereinafter mentioned on his part to be made and performed, the said party of the first part hereby covenants and agrees to convey and assure to the said party of the second part, in fee simple, clear of all incumbrances, whatever, by a good and sufficient deed, the lot, piece, or parcel of ground situated in the County of CITRUS, State of Florida, known and described as follows, to-wit:

Lot 19 of Ginny Lane Estates a subdivision of the 1/2 of the NE 1/4 of the SW 1/4 of Section 4, Township 17 South, Range 16 East, T35S R16E S4E, the North 50 feet for road right of way in Citrus County, Florida.

COMPLETE LEGAL DESCRIPTION: LOT 19: The South 132.08 feet of the North 314.16 feet of the E 1/2 of the E 1/2 of the NE 1/4 of the SW 1/4 of Section 4, Township 17 South, Range 16 East. Subject to a 15 foot wide easement along the west boundary thereof for road right-of-way. Lying in Citrus County, Florida.

and the said party of the second part hereby covenants and agrees to pay to the said party of the first part the sum of THREE THOUSAND, NINE HUNDRED AND NINETY FIVE AND NO/100 (\$3,995.00) *****Dollars, in the manner following \$95.00 upon the signing of this agreement. The balance of \$3,900.00 shall be paid in 60 equal monthly installments of \$86.77 each including interest at the rate of 12% per annum. Purchaser shall have prepayment privileges without penalty. First payment shall be due on or before December 15, 1985 and each month thereafter until paid in full.

with interest at the rate of 12% per centum, per annum payable annually on the whole sum remaining from time to time unpaid; and to pay all taxes, assessments or impositions that may be legally levied or imposed upon said land subsequent to the year 1985, and to keep the buildings upon said premises insured in some company satisfactory to the party of the first part in a sum not less than NO

*****Dollars during the term of this agreement. And in case of failure of the said party of the second part to make either of the payments or any part thereof, or to perform any of the covenants on his part hereby made and entered into, his contract shall, at the option of the party of the first part, be forfeited and terminated, and the party of the second part shall forfeit all payments made on this contract; and such payments shall be retained by the said party of the first part in full satisfaction and liquidation of all damages by him sustained, and said party of the first part shall have the right to re-enter and take possession of the premises aforesaid without being liable to any action therefore, and at the option of the party of the first part the unpaid balance shall without demand become due and payable, and all costs and expenses of collection of said moneys by foreclosure or otherwise, including solicitor's fees, shall be paid by the party of the second part, and the same are hereby secured.

It Is Mutually Agreed, by and between the parties hereto, that the 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 respective parties.

In Witness Whereof, The parties to these presents have hereunto set their hands and seals the day and year first above written.

Signed, Sealed and Delivered in presence of:

Beverly Propper

Edward Strissel, Seller

Marian N. Nemeth

James H. Stricker, Buyer

Helen M. Stricker, Buyer

Prepared by: Edward Strissel

377436 Hwy 17 11451 N. GINNY LANE RT. 1, GULF BLDG 32049

RIVER COAST REALTY INC.
P.O. Box 206
IN 6615, FL 32629

Jenniffer Vickers 06-01-89

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