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Articles of Agreement, Made this 30th day of May
in the year of our Lord one thousand nine hundred and eighty five BETWEEN
McDill Columbus Corporation , a corporation under the laws of

the State of Florida , party of the first part, and Victor D. Soulis -
P.O. Box 10682 - Jacksonville, FL 32207
4587 Allen Lake Rd. #16, Keystone Heights, FL 32656 Part y of the Second Part.

WITNESSETH, That if the said part y 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 encumbrances
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:

Tract #16 - Alan Lake Estates - as per attached legal description.....

SUBJECT to recorded easements, reservation, and restrictions.

SUBJECT to Homeowner Fee of \$35.00 per year.

and the said part y of the second part hereby covenants and agree s to pay the said
party of the first part the sum of Four Thousand Nine Hundred----- Dollars,
in the following manner: \$375.00 cash, receipt of which is hereby acknowledged.
The balance of \$4,525.00 shall be payable \$60.26 a month beginning July 1, 1985,
and on the 1st of each month thereafter , said payments to include

Received \$ 9.05 In payment of Taxes d
on Class 0 Intangible Personal Property, pursuant
to Chapter 199 Florida Statute.

with interest at the rate of 14 per centum per annum, payable monthly
annually on the whole sum remaining from time to time unpaid; and to pay all taxes, assess-
ments or impositions that may be legally levied or imposed upon said land, and such amount to the Florida
year 1984 and to keep the buildings upon said premises insured in some company sat-
isfactory to the part y of the first part in a sum not less than full insurable value

Dollars during the term of this agreement. And in case of the failure of the said part y 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, for a period of 30 days, this con-
tract shall at the option of the party of the first part, be forfeited and terminated, and the
part y of the second part shall forfeit all payments made by him on this contract; and
such payments shall be retained by the said party of the first part in full satisfaction and li-
quidation of all damages by it sustained, and the 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 with-
out 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 con-
tained shall extend to and be obligatory upon the successors, 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.

Attest: Shirley Miranda
Shirley Miranda, Secretary.
(Corporate Seal)

McDill Columbus Corporation

By Maynard Fernandez, President
Victor D. Soulis (Seal)
(Seal)

Signed, sealed and delivered in the presence of:

Witness
Witness
Witness

NOTARY PUBLIC, STATE OF FLORIDA
My commission expires Aug. 31, 1985

Job: F79-278
Date: February 5, 1980

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Description:
Lot 16
ALAN LAKE ESTATES

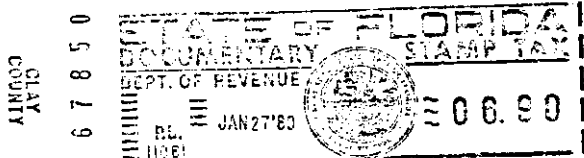
A parcel of land situated in Sections 4 and 9 of Township 8 South, Range 24 East, Clay County, Florida; said parcel being Lot 16 of ALAN LAKE ESTATES, an unrecorded map of lands as surveyed by Joseph G. Knapp, Registered Land Surveyor dated January 18, 1980 and being more particularly described as follows:

Commence at the Southeast corner of Section 9, Township 8 South, Range 24 East, and run N 00 deg 03 min 34 sec E, along the East line of said Section 9 a distance of 1962.86 feet to the Southeasterly right of way line of "M" Lake Road; thence run N 77 deg 09 min 35 sec E, along said Southeasterly right of way line 408.37 feet to an iron pipe and the Southwest corner of Lot 834 of OAK FOREST EXTENSION, an unrecorded subdivision; thence run along the West boundary of said OAK FOREST EXTENSION with the following courses and distances: N 06 deg 28 min 50 sec W, 420.00 feet; N 39 deg 47 min 36 sec E, 496.95 feet; N 50 deg 12 min 24 sec W, 1887.65 feet to an iron pipe; thence leave said Westerly boundary and run S 52 deg 52 min 25 sec W, 552.79 feet to an iron pipe; thence run N 50 deg 02 min 10 sec W, 852.72 feet to an iron pipe; thence run N 71 deg 35 min 38 sec W, 657.62 feet; thence run N 15 deg 01 min 01 sec W, 645.00 feet to an iron pipe and the point of beginning; thence continue N 15 deg 01 min 01 sec W, 225.88 feet to an iron pipe; thence run S 86 deg 49 min 08 sec E, 306.95 feet to the center-line of Alan Lake Road; thence run Southerly along said center-line with a curve concave Easterly, said curve having a central angle of 32 deg 56 min 27 sec, a radius of 130.00 feet and a chord bearing and distance of S 00 deg 33 min 09 sec E, 73.72 feet; thence run S 17 deg 01 min 23 sec E, along said center-line 45.74 feet; thence run S 72 deg 17 min 26 sec E, 275.09 feet to the point of beginning.

Subject to an easement for Utilities and general road purposes across a 30 foot strip of land lying adjacent to and parallel to the above described center-line of Alan Lake Road.

FILE NO. 89-02086
OFFICIAL RECORDS NO. 1208
306

JAN 27 12 51 PM '89
FILED AND RECORDED
IN PUBLIC RECORDS OF
CLAY COUNTY, FL.
JOHN F. FICKE
CLERK OF COURTS



CLAY
COUNTY