



Interoffice Memorandum

REAL ESTATE MANAGEMENT ITEM 3

**DATE:** May 31, 2019

**TO:** Mayor Jerry L. Demings  
and the  
Board of County Commissioners

**THROUGH:** Paul Sladek, Manager   
Real Estate Management Division

**FROM:** Elizabeth Price Jackson, Senior Title Examiner   
Real Estate Management Division

**CONTACT PERSON:** **Paul Sladek, Manager**

**DIVISION:** **Real Estate Management**  
**Phone: (407) 836-7090**

**ACTION REQUESTED:** Approval of As Is Residential Contract for Sale and Purchase between Orange County and Marc-Evens Valcin and Chilenne Valcin, approval and execution of County Deed from Orange County to Marc-Evens Valcin and Chilenne Valcin and authorization to perform all actions necessary and incidental to closing

**PROJECT:** NSP Resale – 4814 Old Oak Tree Court, Orlando, FL 32808 (NCST)  
  
District 2

**PURPOSE:** To sell a renovated former foreclosure property to a qualified buyer under the Neighborhood Stabilization Program.

**ITEMS:** As Is Residential Contract for Sale and Purchase  
  
County Deed  
Revenue: \$198,000 (less NSP assistance)\*

**REVENUE:** Account No.: 7705-068-7679-6870

**APPROVALS:** Real Estate Management Division  
County Attorney's Office  
Housing & Community Development Division

**REMARKS:**

This property was purchased as part of the Neighborhood Stabilization Program (NSP). The house has been renovated and is being returned to private ownership under the terms of NSP.

\*The revenue (sales price) is \$198,000 or the lender's appraised value, whichever is less, subject to the approval of the lender's appraisal by the Manager or Assistant Manager of the Real Estate Management Division, provided the lender's appraisal is no more than 10% less than the contract sales price. Orange County may provide up to \$20,000 NSP assistance, from the County's revenue. The buyer will execute a mortgage to the County in the amount of the NSP assistance provided, which mortgage will be forgiven if the buyer occupies the house a minimum of 15 years.

Grantee to pay documentary stamp tax.

**JUN 18 2019**

**"AS IS" Residential Contract For Sale And Purchase**

THIS FORM HAS BEEN APPROVED BY THE FLORIDA REALTORS AND THE FLORIDA BAR



1" **PARTIES:** ORANGE COUNTY, A CHARTER COUNTY AND POLITICAL SUBDIVISION OF THE STATE OF FLORIDA ("Seller"),  
2" and Marc-Evans Valcin and Chierne Valcin ("Buyer"),  
3 agree that Seller shall sell and Buyer shall buy the following described Real Property and Personal Property  
4 (collectively "Property") pursuant to the terms and conditions of this AS IS Residential Contract For Sale And Purchase and  
5 any riders and addenda ("Contract");

6 **1. PROPERTY DESCRIPTION:**

- 7" (a) Street address, city, zip: 4814 Old Oak Tree Court, Orlando, FL 32808
- 8" (b) Property is located in: ORANGE County, Florida. Real Property Tax ID No.: 22-21-29-7167-00-111
- 9" (c) Real Property: The legal description is PLEASANT OAKS 21/80 FT LOT 11 DE9C B22 SW COR LOT  
10 LOT 11 N 66 FT TO POB TH N 66 FT E 90 FT S 45 DEG E 72.66 SWLY ALONG RD 20.76 FT N 67 DEG W 31.5 FT W 109.84 FT TO POB

12 together with all existing improvements and fixtures, including built-in appliances, built-in furnishings and attached  
13 wall-to-wall carpeting and flooring ("Real Property") unless specifically excluded in Paragraph 1(e) or by other terms  
14 of this Contract.

- 15 (d) Personal Property: Unless excluded in Paragraph 1(e) or by other terms of this Contract, the following items which  
16 are owned by Seller and existing on the Property as of the date of the initial offer are included in the purchase:  
17 range(s)/oven(s), refrigerator(s), dishwasher(s), disposal, ceiling fan(s), intercom, light fixture(s), drapery rods and  
18 draperies, blinds, window treatments, smoke detector(s), garage door opener(s), security gate and other access  
19 devices, and storm shutters/panels ("Personal Property").

20 Other Personal Property items included in this purchase are: INSTALL STOVE, MICROWAVE, REFRIGERATOR, DISHWASHER

21 Personal Property is included in the Purchase Price, has no contributory value, and shall be left for the Buyer.

- 22 (e) The following items are excluded from the purchase:

**PURCHASE PRICE AND CLOSING**

- 25 **2. PURCHASE PRICE (U.S. currency):**..... \$ 188,000.00
- 26 (a) Initial deposit to be held in escrow in the amount of (checks subject to COLLECTION) ..... \$ 1,000.00
- 27 The initial deposit made payable and delivered to "Escrow Agent" named below
- 28 (CHECK ONE): (i)  accompanies offer or (ii)  is to be made within \_\_\_\_\_ (if left blank,
- 29 then 3) days after Effective Date. IF NEITHER BOX IS CHECKED, THEN OPTION (ii)
- 30 SHALL BE DEEMED SELECTED.
- 31 Escrow Agent Information: Name: FIRST AMERICAN TITLE INSURANCE COMPANY
- 32 Address: 1540 International Parkway, suit 1020, Lake Mary 32746.
- 33 Phone: 407-881-5200 E-mail: \_\_\_\_\_ Fax: \_\_\_\_\_
- 34 (b) Additional deposit to be delivered to Escrow Agent within \_\_\_\_\_ (if left blank, then 10)
- 35 days after Effective Date..... \$ \_\_\_\_\_
- 36 (All deposits paid or agreed to be paid, are collectively referred to as the "Deposit")
- 37 (c) Financing: Express as a dollar amount or percentage ("Loan Amount") see Paragraph 8..... 180,070.00
- 38 (d) Other:..... \$ \_\_\_\_\_
- 39 (e) Balance to close (not including Buyer's closing costs, prepaids and prorations) by wire
- 40 transfer or other COLLECTED funds..... \$ 8,930.00

41 NOTE: For the definition of "COLLECTION" or "COLLECTED" see STANDARD S.

42 **3. TIME FOR ACCEPTANCE OF OFFER AND COUNTER-OFFERS; EFFECTIVE DATE:**

- 43 (a) If not signed by Buyer and Seller, and an executed copy delivered to all parties on or before \_\_\_\_\_
- 44 \_\_\_\_\_, this offer shall be deemed withdrawn and the Deposit, if any, shall be returned to
- 45 Buyer. Unless otherwise stated, time for acceptance of any counter-offers shall be within 2 days after the day the
- 46 counter-offer is delivered.
- 47 (b) The effective date of this Contract shall be the date when the last one of the Buyer and Seller has signed or initialed
- 48 and delivered this offer or final counter-offer ("Effective Date").

49 **4. CLOSING DATE:** Unless modified by other provisions of this Contract, the closing of this transaction shall occur and  
50 the closing documents required to be furnished by each party pursuant to this Contract shall be delivered ("Closing") on  
51 June 28th, 2019 ("Closing Date"), at the time established by the Closing Agent.

52 **5. EXTENSION OF CLOSING DATE:**

- 53 (a) If Closing funds from Buyer's lender(s) are not available at time of Closing due to Truth In Lending Act (TILA) notice
- 54 requirements, Closing shall be extended for such period necessary to satisfy TILA notice requirements, not to
- 55 exceed 7 days.

Buyer's Initials MV CV

Seller's Initials [Signature]

(b) If extreme weather or other condition or event constituting "Force Majeure" (see STANDARD G) causes: (i) disruption of utilities or other services essential for Closing or (ii) Hazard, Wind, Flood or Homeowners' insurance, to become unavailable prior to Closing, Closing shall be extended a reasonable time up to 3 days after restoration of utilities and other services essential to Closing and availability of applicable Hazard, Wind, Flood or Homeowners' insurance. If restoration of such utilities or services and availability of insurance has not occurred within \_\_\_\_\_ (if left blank, then 14) days after Closing Date, then either party may terminate this Contract by delivering written notice to the other party, and Buyer shall be refunded the Deposit, thereby releasing Buyer and Seller from all further obligations under this Contract.

**6. OCCUPANCY AND POSSESSION:**

(a) Unless the box in Paragraph 6(b) is checked, Seller shall, at Closing, deliver occupancy and possession of the Property to Buyer free of tenants, occupants and future tenancies. Also, at Closing, Seller shall have removed all personal items and trash from the Property and shall deliver all keys, garage door openers, access devices and codes, as applicable, to Buyer. If occupancy is to be delivered before Closing, Buyer assumes all risks of loss to the Property from date of occupancy, shall be responsible and liable for maintenance from that date, and shall be deemed to have accepted the Property in its existing condition as of time of taking occupancy.

(b)  CHECK IF PROPERTY IS SUBJECT TO LEASE(S) OR OCCUPANCY AFTER CLOSING. If Property is subject to a lease(s) after Closing or is intended to be rented or occupied by third parties beyond Closing, the facts and terms thereof shall be disclosed in writing by Seller to Buyer and copies of the written lease(s) shall be delivered to Buyer, all within 5 days after Effective Date. If Buyer determines, in Buyer's sole discretion, that the lease(s) or terms of occupancy are not acceptable to Buyer, Buyer may terminate this Contract by delivery of written notice of such election to Seller within 5 days after receipt of the above items from Seller, and Buyer shall be refunded the Deposit thereby releasing Buyer and Seller from all further obligations under this Contract. Estoppel Letter(s) and Seller's affidavit shall be provided pursuant to STANDARD D. If Property is intended to be occupied by Seller after Closing, see Rider U. POST-CLOSING OCCUPANCY BY SELLER.

**7. ASSIGNABILITY: (CHECK ONE):** Buyer  may assign and thereby be released from any further liability under this Contract;  may assign but not be released from liability under this Contract; or  may not assign this Contract.

**FINANCING**

**8. FINANCING:**

(a) Buyer will pay cash or may obtain a loan for the purchase of the Property. There is no financing contingency to Buyer's obligation to close .

(b) This Contract is contingent upon Buyer obtaining a written loan commitment for a  conventional  FHA  VA or  other \_\_\_\_\_ (describe) loan on the following terms within \_\_\_\_\_ (if left blank, then 30) days after Effective Date ("Loan Commitment Date") for (CHECK ONE):  fixed,  adjustable,  fixed or adjustable rate loan in the Loan Amount (See Paragraph 2(c)), at an initial interest rate not to exceed \_\_\_\_\_ % (if left blank, then prevailing rate based upon Buyer's creditworthiness), and for a term of \_\_\_\_\_ (if left blank, then 30) years ("Financing").

Buyer shall make mortgage loan application for the Financing within \_\_\_\_\_ (if left blank, then 5) days after Effective Date and use good faith and diligent effort to obtain a written loan commitment for the Financing ("Loan Commitment") and thereafter to close this Contract. Buyer shall keep Seller and Broker fully informed about the status of mortgage loan application and Loan Commitment and authorizes Buyer's mortgage broker and Buyer's lender to disclose such status and progress to Seller and Broker.

Upon Buyer's receipt of Loan Commitment, Buyer shall provide written notice of same to Seller. If Buyer does not receive Loan Commitment by Loan Commitment Date, then thereafter either party may cancel this Contract up to the earlier of:

- (i.) Buyer's delivery of written notice to Seller that Buyer has either received Loan Commitment or elected to waive the financing contingency of this Contract; or
- (ii.) 7 days prior to Closing Date.

If either party timely cancels this Contract pursuant to this Paragraph 8 and Buyer is not in default under the terms of this Contract, Buyer shall be refunded the Deposit thereby releasing Buyer and Seller from all further obligations under this Contract. If neither party has timely canceled this Contract pursuant to this Paragraph 8, then this financing contingency shall be deemed waived by Buyer.

If Buyer delivers written notice of receipt of Loan Commitment to Seller and this Contract does not thereafter close, the Deposit shall be paid to Seller unless failure to close is due to: (1) Seller's default; (2) Property related conditions of the Loan Commitment have not been met (except when such conditions are waived by other provisions of this Contract); (3) appraisal of the Property obtained by Buyer's lender is insufficient to meet terms of the Loan Commitment; or (4) the loan is not funded due to financial failure of Buyer's lender, in which event(s) the Deposit shall be returned to Buyer, thereby releasing Buyer and Seller from all further obligations under this Contract.

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- 114\*  (c) Assumption of existing mortgage (see rider for terms).  
 115\*  (d) Purchase money note and mortgage to Seller (see riders; addenda; or special clauses for terms).

116 **CLOSING COSTS, FEES AND CHARGES**

117 **CLOSING COSTS; TITLE INSURANCE; SURVEY; HOME WARRANTY; SPECIAL ASSESSMENTS:**

118 (a) **COSTS TO BE PAID BY SELLER:**

- 119 • ~~DOCUMENTARY STAMP TAXES ON NOTES AND MORTGAGES~~ • HOA/Condominium Association estoppel fees  
 120 • Owner's Policy and Charges (if Paragraph 9(c) (i) is checked) • Recording and other fees needed to cure title  
 121 • Title search charges (if Paragraph 9(c) (iii) is checked) • Seller's attorneys' fees  
 122 • Municipal lien search (if Paragraph 9(c) (i) or (iii) is checked) • Other: \_\_\_\_\_

123 If, prior to Closing, Seller is unable to meet the AS IS Maintenance Requirement as required by Paragraph 11 a  
 124 sum equal to 125% of estimated costs to meet the AS IS Maintenance Requirement shall be escrowed at Closing. If  
 125 actual costs to meet the AS IS Maintenance Requirement exceed escrowed amount, Seller shall pay such actual  
 126 costs. Any unused portion of escrowed amount(s) shall be returned to Seller.

127 (b) **COSTS TO BE PAID BY BUYER:**

- 128 • Taxes and recording fees on notes and mortgages • Loan expenses  
 129 • Recording fees for deed and financing statements • Appraisal fees  
 130 • Owner's Policy and Charges (if Paragraph 9(c)(ii) is checked) • Buyer's Inspections  
 131 • Survey (and elevation certification, if required) • Buyer's attorneys' fees  
 132 • Lender's title policy and endorsements • All property related insurance  
 133 • HOA/Condominium Association application/transfer fees • Owner's Policy Premium (if Paragraph  
 134 • Municipal lien search (if Paragraph 9(c) (ii) is checked) 9 (c) (iii) is checked.)

135\* Other: DOCUMENTARY STAMP TAXES

136\* (c) **TITLE EVIDENCE AND INSURANCE:** At least \_\_\_\_\_ (if left blank, then 5) days prior to Closing Date, a title  
 137 insurance commitment issued by a Florida licensed title insurer, with legible copies of instruments listed as  
 138 exceptions attached thereto ("Title Commitment") and, after Closing, an owner's policy of title insurance (see  
 139 STANDARD A for terms) shall be obtained and delivered to Buyer. If Seller has an owner's policy of title insurance  
 140 covering the Real Property, a copy shall be furnished to Buyer and Closing Agent within 5 days after Effective Date.  
 141 The owner's title policy premium, title search and closing services (collectively, "Owner's Policy and Charges") shall  
 142 be paid, as set forth below

143 **(CHECK ONE):**

- 144\*  (i) Seller shall designate Closing Agent and pay for Owner's Policy and Charges (but not including charges for  
 145 closing services related to Buyer's lender's policy and endorsements and loan closing, which amounts shall be paid  
 146 by Buyer to Closing Agent or such other provider(s) as Buyer may select); or  
 147\*  (ii) Buyer shall designate Closing Agent and pay for Owner's Policy and Charges and charges for closing  
 148 services related to Buyer's lender's policy, endorsements, and loan closing; or  
 149\*  (iii) **[MIAMI-DADE/BROWARD REGIONAL PROVISION]:** Seller shall furnish a copy of a prior owner's policy of  
 150 title insurance or other evidence of title and pay fees for: (A) a continuation or update of such title evidence, which  
 151 is acceptable to Buyer's title insurance underwriter for reissue of coverage; (B) tax search; and (C) municipal lien  
 152 search. Buyer shall obtain and pay for post-Closing continuation and premium for Buyer's owner's policy, and if  
 153\* applicable, Buyer's lender's policy. Seller shall not be obligated to pay more than \$ \_\_\_\_\_ (if left blank,  
 154 then \$200.00) for abstract continuation or title search ordered or performed by Closing Agent.

155 (d) **SURVEY:** At least 5 days prior to Closing, Buyer may, at Buyer's expense, have the Real Property surveyed and  
 156 certified by a registered Florida surveyor ("Survey"). If Seller has a survey covering the Real Property, a copy shall  
 157 be furnished to Buyer and Closing Agent within 5 days after Effective Date.

158\* (e) **HOME WARRANTY:** At Closing,  Buyer  Seller  N/A shall pay for a home warranty plan issued by  
 159\* \_\_\_\_\_ at a cost not to exceed \$ \_\_\_\_\_. A home  
 160 warranty plan provides for repair or replacement of many of a home's mechanical systems and major built-in  
 161 appliances in the event of breakdown due to normal wear and tear during the agreement's warranty period.

162 (f) **SPECIAL ASSESSMENTS:** At Closing, Seller shall pay: (i) the full amount of liens imposed by a public body  
 163 ("public body" does not include a Condominium or Homeowner's Association) that are certified, confirmed and  
 164 ratified before Closing; and (ii) the amount of the public body's most recent estimate or assessment for an  
 165 improvement which is substantially complete as of Effective Date, but that has not resulted in a lien being imposed  
 166 on the Property before Closing. Buyer shall pay all other assessments. If special assessments may be paid in  
 167 installments **(CHECK ONE):**

- 168\*  (a) Seller shall pay installments due prior to Closing and Buyer shall pay installments due after Closing.  
 169 Installments prepaid or due for the year of Closing shall be prorated.  
 170\*  (b) Seller shall pay the assessment(s) in full prior to or at the time of Closing.

171 IF NEITHER BOX IS CHECKED, THEN OPTION (a) SHALL BE DEEMED SELECTED.

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228 **12. PROPERTY INSPECTION; RIGHT TO CANCEL:**

- 229\* (a) **PROPERTY INSPECTIONS AND RIGHT TO CANCEL:** Buyer shall have 10 (If left blank, then 15) days  
230 after Effective Date ("Inspection Period") within which to have such inspections of the Property performed  
231 as Buyer shall desire during the Inspection Period. If Buyer determines, in Buyer's sole discretion, that the  
232 Property is not acceptable to Buyer, Buyer may terminate this Contract by delivering written notice of such  
233 election to Seller prior to expiration of Inspection Period. If Buyer timely terminates this Contract, the  
234 Deposit paid shall be returned to Buyer, thereupon, Buyer and Seller shall be released of all further  
235 obligations under this Contract; however, Buyer shall be responsible for prompt payment for such  
236 inspections, for repair of damage to, and restoration of, the Property resulting from such inspections, and  
237 shall provide Seller with paid receipts for all work done on the Property (the preceding provision shall  
238 survive termination of this Contract). Unless Buyer exercises the right to terminate granted herein, Buyer  
239 accepts the physical condition of the Property and any violation of governmental, building, environmental,  
240 and safety codes, restrictions, or requirements, but subject to Seller's continuing AS IS Maintenance  
241 Requirement, and Buyer shall be responsible for any and all repairs and improvements required by Buyer's  
242 lender.
- 243 (b) **WALK-THROUGH INSPECTION/RE-INSPECTION:** On the day prior to Closing Date, or on Closing Date prior to  
244 time of Closing, as specified by Buyer, Buyer or Buyer's representative may perform a walk-through (and follow-up  
245 walk-through, if necessary) inspection of the Property solely to confirm that all items of Personal Property are on the  
246 Property and to verify that Seller has maintained the Property as required by the AS IS Maintenance Requirement  
247 and has met all other contractual obligations.
- 248 (c) **SELLER ASSISTANCE AND COOPERATION IN CLOSE-OUT OF BUILDING PERMITS:** If Buyer's inspection of  
249 the Property identifies open or needed building permits, then Seller shall promptly deliver to Buyer all plans, written  
250 documentation or other information in Seller's possession, knowledge, or control relating to improvements to the  
251 Property which are the subject of such open or needed Permits, and shall promptly cooperate in good faith with  
252 Buyer's efforts to obtain estimates of repairs or other work necessary to resolve such Permit issues. Seller's  
253 obligation to cooperate shall include Seller's execution of necessary authorizations, consents, or other documents  
254 necessary for Buyer to conduct inspections and have estimates of such repairs or work prepared, but in fulfilling  
255 such obligation, Seller shall not be required to expend, or become obligated to expend, any money.
- 256 (d) **ASSIGNMENT OF REPAIR AND TREATMENT CONTRACTS AND WARRANTIES:** At Buyer's option and cost,  
257 Seller will, at Closing, assign all assignable repair, treatment and maintenance contracts and warranties to Buyer.

258 **ESCROW AGENT AND BROKER**

- 259 **13. ESCROW AGENT:** Any Closing Agent or Escrow Agent (collectively "Agent") receiving the Deposit, other funds and  
260 other items is authorized, and agrees by acceptance of them, to deposit them promptly, hold same in escrow within the  
261 State of Florida and, subject to COLLECTION, disburse them in accordance with terms and conditions of this Contract.  
262 Failure of funds to become COLLECTED shall not excuse Buyer's performance. When conflicting demands for the  
263 Deposit are received, or Agent has a good faith doubt as to entitlement to the Deposit, Agent may take such actions  
264 permitted by this Paragraph 13, as Agent deems advisable. If in doubt as to Agent's duties or liabilities under this  
265 Contract, Agent may, at Agent's option, continue to hold the subject matter of the escrow until the parties agree to its  
266 disbursement or until a final judgment of a court of competent jurisdiction shall determine the rights of the parties, or  
267 Agent may deposit same with the clerk of the circuit court having jurisdiction of the dispute. An attorney who represents  
268 a party and also acts as Agent may represent such party in such action. Upon notifying all parties concerned of such  
269 action, all liability on the part of Agent shall fully terminate, except to the extent of accounting for any items previously  
270 delivered out of escrow. If a licensed real estate broker, Agent will comply with provisions of Chapter 475, F.S., as  
271 amended and FREC rules to timely resolve escrow disputes through mediation, arbitration, interpleader or an escrow  
272 disbursement order.

273 Any proceeding between Buyer and Seller wherein Agent is made a party because of acting as Agent hereunder, or in  
274 any proceeding where Agent interpleads the subject matter of the escrow, Agent shall recover reasonable attorney's  
275 fees and costs incurred, to be paid pursuant to court order out of the escrowed funds or equivalent. Agent shall not be  
276 liable to any party or person for mis-delivery of any escrowed items, unless such mis-delivery is due to Agent's willful  
277 breach of this Contract or Agent's gross negligence. This Paragraph 13 shall survive Closing or termination of this  
278 Contract.

- 279 **14. PROFESSIONAL ADVICE; BROKER LIABILITY:** Broker advises Buyer and Seller to verify Property condition, square  
280 footage, and all other facts and representations made pursuant to this Contract and to consult appropriate professionals  
281 for legal, tax, environmental, and other specialized advice concerning matters affecting the Property and the transaction  
282 contemplated by this Contract. Broker represents to Buyer that Broker does not reside on the Property and that all  
283 representations (oral, written or otherwise) by Broker are based on Seller representations or public records. **BUYER**  
284 **AGREES TO RELY SOLELY ON SELLER, PROFESSIONAL INSPECTORS AND GOVERNMENTAL AGENCIES**  
285 **FOR VERIFICATION OF PROPERTY CONDITION, SQUARE FOOTAGE AND FACTS THAT MATERIALLY AFFECT**  
286 **PROPERTY VALUE AND NOT ON THE REPRESENTATIONS (ORAL, WRITTEN OR OTHERWISE) OF BROKER.**

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Seller's Initials [Signature]

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287 Buyer and Seller (individually, the "Indemnifying Party") each individually indemnifies, holds harmless, and releases  
288 Broker and Broker's officers, directors, agents and employees from all liability for loss or damage, including all costs  
289 and expenses, and reasonable attorney's fees at all levels, suffered or incurred by Broker and Broker's officers,  
290 directors, agents and employees in connection with or arising from claims, demands or causes of action instituted by  
291 Buyer or Seller based on: (i) inaccuracy of information provided by the Indemnifying Party or from public records; (ii)  
292 Indemnifying Party's misstatement(s) or failure to perform contractual obligations; (iii) Broker's performance, at  
293 Indemnifying Party's request, of any task beyond the scope of services regulated by Chapter 475, F.S., as amended,  
294 including Broker's referral, recommendation or retention of any vendor for, or on behalf of Indemnifying Party; (iv)  
295 products or services provided by any such vendor for, or on behalf of, Indemnifying Party; and (v) expenses incurred by  
296 any such vendor. Buyer and Seller each assumes full responsibility for selecting and compensating their respective  
297 vendors and paying their other costs under this Contract whether or not this transaction closes. This Paragraph 14 will  
298 not relieve Broker of statutory obligations under Chapter 475, F.S., as amended. For purposes of this Paragraph 14,  
299 Broker will be treated as a party to this Contract. This Paragraph 14 shall survive Closing or termination of this Contract.

#### 300 **DEFAULT AND DISPUTE RESOLUTION**

#### 301 **15. DEFAULT:**

302 (a) **BUYER DEFAULT:** If Buyer fails, neglects or refuses to perform Buyer's obligations under this Contract, including  
303 payment of the Deposit, within the time(s) specified, Seller may elect to recover and retain the Deposit for the  
304 account of Seller as agreed upon liquidated damages, consideration for execution of this Contract, and in full  
305 settlement of any claims, whereupon Buyer and Seller shall be relieved from all further obligations under this  
306 Contract, or Seller, at Seller's option, may, pursuant to Paragraph 16, proceed in equity to enforce Seller's rights  
307 under this Contract. The portion of the Deposit, if any, paid to Listing Broker upon default by Buyer, shall be split  
308 equally between Listing Broker and Cooperating Broker; provided however, Cooperating Broker's share shall not be  
309 greater than the commission amount Listing Broker had agreed to pay to Cooperating Broker.

310 (b) **SELLER DEFAULT:** If for any reason other than failure of Seller to make Seller's title marketable after reasonable  
311 diligent effort, Seller fails, neglects or refuses to perform Seller's obligations under this Contract, Buyer may elect to  
312 receive return of Buyer's Deposit without thereby waiving any action for damages resulting from Seller's breach,  
313 and, pursuant to Paragraph 16, may seek to recover such damages or seek specific performance.

314 This Paragraph 15 shall survive Closing or termination of this Contract.

#### 315 **16. DISPUTE RESOLUTION:** Unresolved controversies, claims and other matters in question between Buyer and Seller 316 arising out of, or relating to, this Contract or its breach, enforcement or interpretation ("Dispute") will be settled as 317 follows:

318 (a) Buyer and Seller will have 10 days after the date conflicting demands for the Deposit are made to attempt to  
319 resolve such Dispute, failing which, Buyer and Seller shall submit such Dispute to mediation under Paragraph  
320 16(b).

321 (b) Buyer and Seller shall attempt to settle Disputes in an amicable manner through mediation pursuant to Florida  
322 Rules for Certified and Court-Appointed Mediators and Chapter 44, F.S., as amended (the "Mediation Rules"). The  
323 mediator must be certified or must have experience in the real estate industry. Injunctive relief may be sought  
324 without first complying with this Paragraph 16(b). Disputes not settled pursuant to this Paragraph 16 may be  
325 resolved by instituting action in the appropriate court having jurisdiction of the matter. This Paragraph 16 shall  
326 survive Closing or termination of this Contract.

#### 327 **17. ATTORNEY'S FEES; COSTS:** The parties will split equally any mediation fee incurred in any mediation permitted by 328 this Contract, and each party will pay their own costs, expenses and fees, including attorney's fees, incurred in 329 conducting the mediation. In any litigation permitted by this Contract, the prevailing party shall be entitled to recover 330 from the non-prevailing party costs and fees, including reasonable attorney's fees, incurred in conducting the litigation. 331 This Paragraph 17 shall survive Closing or termination of this Contract.

#### 332 **STANDARDS FOR REAL ESTATE TRANSACTIONS ("STANDARDS")**

#### 333 **18. STANDARDS:**

##### 334 **A. TITLE:**

335 (i) **TITLE EVIDENCE; RESTRICTIONS; EASEMENTS; LIMITATIONS:** Within the time period provided in Paragraph  
336 9(c), the Title Commitment, with legible copies of instruments listed as exceptions attached thereto, shall be issued and  
337 delivered to Buyer. The Title Commitment shall set forth those matters to be discharged by Seller at or before Closing  
338 and shall provide that, upon recording of the deed to Buyer, an owner's policy of title insurance in the amount of the  
339 Purchase Price, shall be issued to Buyer insuring Buyer's marketable title to the Real Property, subject only to the  
340 following matters: (a) comprehensive land use plans, zoning, and other land use restrictions, prohibitions and  
341 requirements imposed by governmental authority; (b) restrictions and matters appearing on the Plat or otherwise  
342 common to the subdivision; (c) outstanding oil, gas and mineral rights of record without right of entry; (d) unplatted  
343 public utility easements of record (located contiguous to real property lines and not more than 10 feet in width as to rear  
344 or front lines and 7 1/2 feet in width as to side lines); (e) taxes for year of Closing and subsequent years; and (f)

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Buyer's Initials     MV    CV    

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Seller's Initials     [Signature]    

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STANDARDS FOR REAL ESTATE TRANSACTIONS ("STANDARDS") CONTINUED

345 assumed mortgages and purchase money mortgages, if any (if additional items, attach addendum); provided, that, none  
346 prevent use of Property for **RESIDENTIAL PURPOSES**. If there exists at Closing any violation of items identified in (b)  
347 - (f) above, then the same shall be deemed a title defect. Marketable title shall be determined according to applicable  
348 Title Standards adopted by authority of The Florida Bar and in accordance with law.

349 (ii) **TITLE EXAMINATION:** Buyer shall have 5 days after receipt of Title Commitment to examine it and notify Seller in  
350 writing specifying defect(s), if any, that render title unmarketable. If Seller provides Title Commitment and it is delivered  
351 to Buyer less than 5 days prior to Closing Date, Buyer may extend Closing for up to 5 days after date of receipt to  
352 examine same in accordance with this STANDARD A. Seller shall have 30 days ("Cure Period") after receipt of Buyer's  
353 notice to take reasonable diligent efforts to remove defects. If Buyer fails to so notify Seller, Buyer shall be deemed to  
354 have accepted title as it then is. If Seller cures defects within Cure Period, Seller will deliver written notice to Buyer (with  
355 proof of cure acceptable to Buyer and Buyer's attorney) and the parties will close this Contract on Closing Date (or if  
356 Closing Date has passed, within 10 days after Buyer's receipt of Seller's notice). If Seller is unable to cure defects  
357 within Cure Period, then Buyer may, within 5 days after expiration of Cure Period, deliver written notice to Seller: (a)  
358 extending Cure Period for a specified period not to exceed 120 days within which Seller shall continue to use  
359 reasonable diligent effort to remove or cure the defects ("Extended Cure Period"); or (b) electing to accept title with  
360 existing defects and close this Contract on Closing Date (or if Closing Date has passed, within the earlier of 10 days  
361 after end of Extended Cure Period or Buyer's receipt of Seller's notice), or (c) electing to terminate this Contract and  
362 receive a refund of the Deposit, thereby releasing Buyer and Seller from all further obligations under this Contract. If  
363 after reasonable diligent effort, Seller is unable to timely cure defects, and Buyer does not waive the defects, this  
364 Contract shall terminate, and Buyer shall receive a refund of the Deposit, thereby releasing Buyer and Seller from all  
365 further obligations under this Contract.

366 **B. SURVEY:** If Survey discloses encroachments on the Real Property or that improvements located thereon encroach  
367 on setback lines, easements, or lands of others, or violate any restrictions, covenants, or applicable governmental  
368 regulations described in STANDARD A (i)(a), (b) or (d) above, Buyer shall deliver written notice of such matters,  
369 together with a copy of Survey, to Seller within 5 days after Buyer's receipt of Survey, but no later than Closing. If Buyer  
370 timely delivers such notice and Survey to Seller, such matters identified in the notice and Survey shall constitute a title  
371 defect, subject to cure obligations of STANDARD A above. If Seller has delivered a prior survey, Seller shall, at Buyer's  
372 request, execute an affidavit of "no change" to the Real Property since the preparation of such prior survey, to the  
373 extent the affirmations therein are true and correct.

374 **C. INGRESS AND EGRESS:** Seller represents that there is ingress and egress to the Real Property and title to the  
375 Real Property is insurable in accordance with STANDARD A without exception for lack of legal right of access.

376 **D. LEASE INFORMATION:** Seller shall, at least 10 days prior to Closing, furnish to Buyer estoppel letters from  
377 tenant(s)/occupant(s) specifying nature and duration of occupancy, rental rates, advanced rent and security deposits  
378 paid by tenant(s) or occupant(s) ("Estoppel Letter(s)"). If Seller is unable to obtain such Estoppel Letter(s) the same  
379 information shall be furnished by Seller to Buyer within that time period in the form of a Seller's affidavit and Buyer may  
380 thereafter contact tenant(s) or occupant(s) to confirm such information. If Estoppel Letter(s) or Seller's affidavit, if any,  
381 differ materially from Seller's representations and lease(s) provided pursuant to Paragraph 6, or if tenant(s)/occupant(s)  
382 fail or refuse to confirm Seller's affidavit, Buyer may deliver written notice to Seller within 5 days after receipt of such  
383 information, but no later than 5 days prior to Closing Date, terminating this Contract and receive a refund of the Deposit,  
384 thereby releasing Buyer and Seller from all further obligations under this Contract. Seller shall, at Closing, deliver and  
385 assign all leases to Buyer who shall assume Seller's obligations thereunder.

386 **E. LIENS:** Seller shall furnish to Buyer at Closing an affidavit attesting (i) to the absence of any financing statement,  
387 claims of lien or potential lienors known to Seller and (ii) that there have been no improvements or repairs to the Real  
388 Property for 90 days immediately preceding Closing Date. If the Real Property has been improved or repaired within  
389 that time, Seller shall deliver releases or waivers of construction liens executed by all general contractors,  
390 subcontractors, suppliers and materialmen in addition to Seller's lien affidavit setting forth names of all such general  
391 contractors, subcontractors, suppliers and materialmen, further affirming that all charges for improvements or repairs  
392 which could serve as a basis for a construction lien or a claim for damages have been paid or will be paid at Closing.

393 **F. TIME:** Calendar days shall be used in computing time periods. **Time is of the essence in this Contract.**  
394 Other than time for acceptance and Effective Date as set forth in Paragraph 3, any time periods provided for or dates  
395 specified in this Contract, whether preprinted, handwritten, typewritten or inserted herein, which shall end or occur on a  
396 Saturday, Sunday, or a national legal holiday (see 5 U.S.C. 6103) shall extend to 5:00 p.m. (where the Property is  
397 located) of the next business day.

398 **G. FORCE MAJEURE:** Buyer or Seller shall not be required to perform any obligation under this Contract or be liable  
399 to each other for damages so long as performance or non-performance of the obligation is delayed, caused or  
400 prevented by Force Majeure. "Force Majeure" means: hurricanes, earthquakes, floods, fire, acts of God, unusual  
401 transportation delays, wars, insurrections, acts of terrorism, and any other cause not reasonably within control of Buyer  
402 or Seller, and which, by: exercise of reasonable diligent effort, the non-performing party is unable in whole or in part to  
403 prevent or overcome. All time periods, including Closing Date, will be extended for the period that the Force Majeure  
404 prevents performance under this Contract, provided, however, if such Force Majeure continues to prevent performance

Buyer's Initials     MV         CV    

Seller's Initials     *[Signature]*



STANDARDS FOR REAL ESTATE TRANSACTIONS ("STANDARDS") CONTINUED

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**N. 1031 EXCHANGE:** If either Seller or Buyer wish to enter into a like-kind exchange (either simultaneously with Closing or deferred) under Section 1031 of the Internal Revenue Code ("Exchange"), the other party shall cooperate in all reasonable respects to effectuate the Exchange, including execution of documents; provided, however, cooperating party shall incur no liability or expense related to the Exchange, and Closing shall not be contingent upon, nor extended or delayed by, such Exchange.

**O. CONTRACT NOT RECORDABLE; PERSONS BOUND; NOTICE; DELIVERY; COPIES; CONTRACT EXECUTION:** Neither this Contract nor any notice of it shall be recorded in any public records. This Contract shall be binding on, and inure to the benefit of, the parties and their respective heirs or successors in interest. Whenever the context permits, singular shall include plural and one gender shall include all. Notice and delivery given by or to the attorney or broker (including such broker's real estate licensee) representing any party shall be as effective as if given by or to that party. All notices must be in writing and may be made by mail, personal delivery or electronic (including "pdf") media. A facsimile or electronic (including "pdf") copy of this Contract and any signatures hereon shall be considered for all purposes as an original. This Contract may be executed by use of electronic signatures, as determined by Florida's Electronic Signature Act and other applicable laws.

**P. INTEGRATION; MODIFICATION:** This Contract contains the full and complete understanding and agreement of Buyer and Seller with respect to the transaction contemplated by this Contract and no prior agreements or representations shall be binding upon Buyer or Seller unless included in this Contract. No modification to or change in this Contract shall be valid or binding upon Buyer or Seller unless in writing and executed by the parties intended to be bound by it.

**Q. WAIVER:** Failure of Buyer or Seller to insist on compliance with, or strict performance of, any provision of this Contract, or to take advantage of any right under this Contract, shall not constitute a waiver of other provisions or rights.

**R. RIDERS; ADDENDA; TYPEWRITTEN OR HANDWRITTEN PROVISIONS:** Riders, addenda, and typewritten or handwritten provisions shall control all printed provisions of this Contract in conflict with them.

**S. COLLECTION or COLLECTED: "COLLECTION" or "COLLECTED" means any checks tendered or received, including Deposits, have become actually and finally collected and deposited in the account of Escrow Agent or Closing Agent. Closing and disbursement of funds and delivery of closing documents may be delayed by Closing Agent until such amounts have been COLLECTED in Closing Agent's accounts.**

**T. LOAN COMMITMENT:** "Loan Commitment" means a statement by the lender setting forth the terms and conditions upon which the lender is willing to make a particular mortgage loan to a particular borrower. Neither a pre-approval letter nor a prequalification letter shall be deemed a Loan Commitment for purposes of this Contract .

**U. APPLICABLE LAW AND VENUE:** This Contract shall be construed in accordance with the laws of the State of Florida and venue for resolution of all disputes, whether by mediation, arbitration or litigation, shall lie in the county where the Real Property is located.

**V. FOREIGN INVESTMENT IN REAL PROPERTY TAX ACT ("FIRPTA"):** If a seller of U.S. real property is a "foreign person" as defined by FIRPTA, Section 1445 of the Internal Revenue Code requires the buyer of the real property to withhold 10% of the amount realized by the seller on the transfer and remit the withheld amount to the Internal Revenue Service (IRS) unless an exemption to the required withholding applies or the seller has obtained a Withholding Certificate from the IRS authorizing a reduced amount of withholding. Due to the complexity and potential risks of FIRPTA, Buyer and Seller should seek legal and tax advice regarding compliance, particularly if an "exemption" is claimed on the sale of residential property for \$300,000 or less.

(i) No withholding is required under Section 1445 if the Seller is not a "foreign person," provided Buyer accepts proof of same from Seller, which may include Buyer's receipt of certification of non-foreign status from Seller, signed under penalties of perjury, stating that Seller is not a foreign person and containing Seller's name, U.S. taxpayer identification number and home address (or office address, in the case of an entity), as provided for in 26 CFR 1.1445-2(b). Otherwise, Buyer shall withhold 10% of the amount realized by Seller on the transfer and timely remit said funds to the IRS.

(ii) If Seller has received a Withholding Certificate from the IRS which provides for reduced or eliminated withholding in this transaction and provides same to Buyer by Closing, then Buyer shall withhold the reduced sum, if any required, and timely remit said funds to the IRS.

(iii) If prior to Closing Seller has submitted a completed application to the IRS for a Withholding Certificate and has provided to Buyer the notice required by 26 CFR 1.1445-1(c) (2)(i)(B) but no Withholding Certificate has been received as of Closing, Buyer shall, at Closing, withhold 10% of the amount realized by Seller on the transfer and, at Buyer's option, either (a) timely remit the withheld funds to the IRS or (b) place the funds in escrow, at Seller's expense, with an escrow agent selected by Buyer and pursuant to terms negotiated by the parties, to be subsequently disbursed in accordance with the Withholding Certificate issued by the IRS or remitted directly to the IRS if the Seller's application is rejected or upon terms set forth in the escrow agreement.

(iv) In the event the net proceeds due Seller are not sufficient to meet the withholding requirement(s) in this transaction, Seller shall deliver to Buyer, at Closing, the additional COLLECTED funds necessary to satisfy the applicable requirement and thereafter Buyer shall timely remit said funds to the IRS or escrow the funds for disbursement in accordance with the final determination of the IRS, as applicable.

Buyer's Initials     MV    CV      
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Seller's Initials     [Signature]

**STANDARDS FOR REAL ESTATE TRANSACTIONS ("STANDARDS") CONTINUED**

525 (v) Upon remitting funds to the IRS pursuant to this STANDARD, Buyer shall provide Seller copies of IRS Forms 8288  
 526 and 8288-A, as filed.

527 **W. RESERVED**

528 **X. BUYER WAIVER OF CLAIMS: To the extent permitted by law, Buyer waives any claims against Seller and**  
 529 **against any real estate licensee involved in the negotiation of this Contract for any damage or defects**  
 530 **pertaining to the physical condition of the Property that may exist at Closing of this Contract and be**  
 531 **subsequently discovered by the Buyer or anyone claiming by, through, under or against the Buyer. This**  
 532 **provision does not relieve Seller's obligation to comply with Paragraph 10(j). This Standard X shall survive**  
 533 **Closing.**

**ADDENDA AND ADDITIONAL TERMS**

535 **19. ADDENDA:** The following additional terms are included in the attached addenda or riders and incorporated into this  
 536\* **Contract (Check if applicable):**

- |  |   |  |
|--|---|--|
| <input type="checkbox"/> A. Condominium Rider      | <input type="checkbox"/> M. Defective Drywall                 | <input type="checkbox"/> X. Kick-out Clause                |
| <input type="checkbox"/> B. Homeowners' Assn.      | <input type="checkbox"/> N. Coastal Construction Control Line | <input type="checkbox"/> Y. Seller's Attorney Approval     |
| <input type="checkbox"/> C. Seller Financing       | <input type="checkbox"/> O. Insulation Disclosure             | <input type="checkbox"/> Z. Buyer's Attorney Approval      |
| <input type="checkbox"/> D. Mortgage Assumption    | <input type="checkbox"/> P. Lead Based Paint Disclosure       | <input type="checkbox"/> AA. Licensee-Personal Interest in |
| <input type="checkbox"/> E. FHA/VA Financing       | (Pre-1978 Housing)  | Property   |
| <input type="checkbox"/> F. Appraisal Contingency  | <input type="checkbox"/> Q. Housing for Older Persons         | <input type="checkbox"/> BB. Binding Arbitration           |
| <input type="checkbox"/> G. Short Sale             | <input type="checkbox"/> R. Rezoning                          | <input type="checkbox"/> Other _____                       |
| <input type="checkbox"/> H. Homeowners'/Flood Ins. | <input type="checkbox"/> S. Lease Purchase/ Lease Option      | _____  |
| <input type="checkbox"/> I. RESERVED               | <input type="checkbox"/> T. Pre-Closing Occupancy by Buyer    | _____  |
| <input type="checkbox"/> J. Interest-Bearing Acct. | <input type="checkbox"/> U. Post-Closing Occupancy by Seller  | _____  |
| <input type="checkbox"/> K. RESERVED               | <input type="checkbox"/> V. Sale of Buyer's Property          |  |
| <input type="checkbox"/> L. RESERVED               | <input type="checkbox"/> W. Back-up Contract                  |  |

537\* **20. ADDITIONAL TERMS:**

538 \* THE PURCHASE PRICE OR LENDER'S APPRAISAL, WHICHEVER IS LESS, SUBJECT TO APPROVAL OF THE LENDER'S APPRAISAL BY THE SELLER'S MANAGER OR  
 539 ASSISTANT MANAGER OF THE REAL ESTATE MANAGEMENT DIVISION. PROVIDED HOWEVER, THE LENDER'S APPRAISAL IS NO MORE THAN 10% LESS THAN THE  
 540 CONTRACT PURCHASE PRICE.  
 541 SUBJECT TO NSP APPROVAL AND BOARD OF COUNTY COMMISSIONERS APPROVAL  
 542 THE BUYER MAY RECEIVE UP TO \$20,000 OF NSP ASSISTANCE TOWARDS THE PURCHASE IF THEY EXECUTE A SECOND MORTGAGE TO THE SELLER IN THE AMOUNT  
 543 OF ASSISTANCE PROVIDED BY THE SELLER.  
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**COUNTER-OFFER/REJECTION**

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- 555\*  Seller counters Buyer's offer (to accept the counter-offer, Buyer must sign or initial the counter-offered terms and deliver  
 556 a copy of the acceptance to Seller).  
 557\*  Seller rejects Buyer's offer.

558 **THIS IS INTENDED TO BE A LEGALLY BINDING CONTRACT. IF NOT FULLY UNDERSTOOD, SEEK THE ADVICE OF**  
 559 **AN ATTORNEY PRIOR TO SIGNING.**

560 **THIS FORM HAS BEEN APPROVED BY THE FLORIDA REALTORS AND THE FLORIDA BAR.**

561 *Approval of this form by the Florida Realtors and The Florida Bar does not constitute an opinion that any of the terms and*  
 562 *conditions in this Contract should be accepted by the parties in a particular transaction. Terms and conditions should be*  
 563 *negotiated based upon the respective interests, objectives and bargaining positions of all interested persons.*

Buyer's Initials   MV     CV   Page 10 of 11 Seller's Initials   [Signature]    
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564 AN ASTERISK (\*) FOLLOWING A LINE NUMBER IN THE MARGIN INDICATES THE LINE CONTAINS A BLANK TO BE  
565 COMPLETED.

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567 Buyer: Marc Evens Valcin Date: Apr 24, 2019  
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572 Buyer: Chilene Valcin Date: Apr 24, 2019  
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577 Seller: ORANGE COUNTY, A CHARTER COUNTY AND POLITICAL SUBDIVISION OF THE STATE OF FLORIDA Date: 4/30/2019  
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580 BY: [Signature]  
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583\* ~~Sales~~ TITLE: AUTHORIZED AGENT Date: \_\_\_\_\_

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585 Buyer's address for purposes of notice  
586\* 954 S Orlando Ave Winter Park Fl 32789  
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Seller's address for purposes of notice  
525 E. SOUTH ST  
ORLANDO, FL 32801

590 **BROKER:** Listing and Cooperating Brokers, if any, named below (collectively, "Broker"), are the only Brokers entitled to  
591 compensation in connection with this Contract. Instruction to Closing Agent: Seller and Buyer direct Closing Agent to  
592 disburse at Closing the full amount of the brokerage fees as specified in separate brokerage agreements with the parties  
593 and cooperative agreements between the Brokers, except to the extent Broker has retained such fees from the escrowed  
594 funds. This Contract shall not modify any MLS or other offer of compensation made by Seller or Listing Broker to  
595 Cooperating Brokers.

596  
597\* Harry Bing  
598 **Cooperating Sales Associate, if any**  
599  
600\* Remax 200 Realty  
601 **Cooperating Broker, if any**

\_\_\_\_\_  
**Listing Sales Associate**  
\_\_\_\_\_  
**Listing Broker**

**JUN 18 2019**

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Project: NSP Resale – 4814 Old Oak Tree Court, Orlando, FL 32808 (NCST)

**COUNTY DEED**

THIS DEED, made as of the date signed below, by Orange County, a charter county and political subdivision of the state of Florida, whose address is P. O. Box 1393, Orlando, Florida 32802-1393, GRANTOR, and Marc-Evens Valcin and Chilenne Valcin, husband and wife, whose address is 4814 Old Oak Tree Court, Orlando, Florida 32808, GRANTEE.

WITNESSETH: That the GRANTOR, for and in consideration of the sum of \$10.00 and other valuable considerations, in hand paid by the GRANTEE, the receipt whereof is hereby acknowledged, does hereby remise, release, and quit-claim unto the said GRANTEE forever, all the right, title, interest, claim, and demand which the GRANTOR has in and to the following described lot, piece, or parcel of land, situate, lying and being in the county of Orange, state of Florida, to-wit:

**A portion of Lot 11, PLEASANT OAKS, according to the plat thereof as recorded in Plat Book 21, Pages 99, 100, and 101, Public Records of Orange County, Florida, being described as follows: From the southwest corner of said Lot 11, run North 00°14'00" West along the west line of said Lot 11, a distance of 55.00 feet to the Point of Beginning; thence continue along said west line North 00°14'00" West 55.00 feet to the northwest corner of said Lot 11; thence run along the northerly line of said Lot 11 the following courses; thence North 89°46'00" East 99.00 feet; thence South 45°51'27" East 72.55 feet to the northeast corner of said Lot 11, said corner being on a curve concave southeasterly and having a radius of 44.00 feet and a tangent bearing of South 49°44'30" West; thence run southwesterly along the easterly line of said Lot 11 and along the arc of said curve 20.76 feet through a central angle of 27°02'09"; thence leaving said curve, run North 67°17'39" West 31.50 feet; thence South 89°46'00" West 109.64 feet to the Point of Beginning**

**Property Appraiser's Parcel Identification Number:**

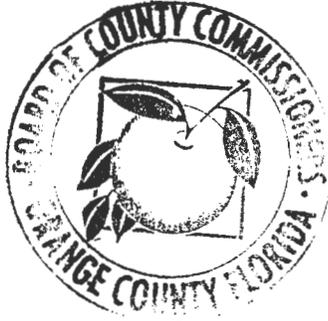
**32-21-29-7157-00-111**

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity, and claim whatsoever of the GRANTOR, either in law or equity, to the only proper use, benefit, and behoove of the GRANTEE forever.

Project: NSP Resale – 4814 Old Oak Tree Court, Orlando, FL 32808 (NCST)

IN WITNESS WHEREOF, the said GRANTOR has caused these presents to be executed in its name by its Board, acting by the County Mayor, the day and year aforesaid.

(Official Seal)



ORANGE COUNTY, FLORIDA  
By: Board of County Commissioners

BY: *Jerry L. Demings*  
Jerry L. Demings  
Orange County Mayor

DATE: *18 June 2015*

ATTEST: Phil Diamond, CPA, County Comptroller,  
As Clerk of the Board of County Commissioners

BY: *Katie Smith*  
Deputy Clerk

Katie Smith  
Printed Name

**This instrument prepared by:**

E. Price Jackson, a staff employee  
in the course of duty with the  
Real Estate Management Division  
of Orange County, Florida