

PURCHASE AGREEMENT

STATE OF FLORIDA)
COUNTY OF SEMINOLE)

THIS AGREEMENT is made and entered into this _____ day of _____, 2025, by and between ANGELA T. ZWARYCZ, single woman, whose mailing address is 423 Whitcomb Drive, Geneva, Florida 32732, hereinafter collectively referred to as "OWNER," and SEMINOLE COUNTY, a political subdivision of the State of Florida, whose address is Seminole County Services Building, 1101 East First Street, Sanford, Florida 32771, hereinafter referred to as "COUNTY."

WITNESSETH:

WHEREAS, COUNTY is the sub-awardee of federal Hazard Mitigation Grant Program (HMGP) to be applied toward the acquisition and improvement of flood-prone localities to minimize the flooding risks that these localities pose to the general public; and

WHEREAS, COUNTY deems it proper and necessary to utilize HMGP funds to acquire the below described real property in furtherance of this mission.

NOW, THEREFORE, for and in consideration of the mutual covenants and conditions herein contained, OWNER hereby agrees to sell and COUNTY hereby agrees to purchase the following property upon the following terms and conditions:

I. LEGAL DESCRIPTION



LOT 2 LAKE HARNEY MANOR PB 8 PG 26

Parcel I.D. Number: 23-20-32-501-0000-0020

II. PURCHASE PRICE

(a) OWNER agrees to sell and convey the above-described property by Warranty Deed, free of liens and encumbrances, unto COUNTY for the sum of FOUR HUNDRED NINETY-EIGHT THOUSAND DOLLARS AND 00/100 CENTS (\$498,000.00). The above amount includes all compensation due as a result of this acquisition to the OWNER for any reason and for any account whatsoever.

(b) COUNTY is responsible for the following closing costs: recording fees for Warranty Deed; cost to prepare and all expenses to record instruments necessary to provide title unto COUNTY, free and clear of all liens and encumbrances.

(c) OWNER is responsible for OWNER's own attorney's fees, if any.

(d) OWNER covenants that there are no real estate commissions due any licensed real estate broker and further agrees to defend against and pay any valid claims made in regard to this purchase relating to covenants made herein by the OWNER.

III. CONDITIONS

(a) COUNTY shall pay to the OWNER the sum as described in Item II. above, upon the proper execution and delivery of all the instruments required to complete the above purchase and sale to the designated closing agent. The OWNER agrees to close within thirty (30) days of notice by the COUNTY or the COUNTY'S closing agent that a closing is ready to occur.

(b) OWNER warrants that there are no facts known to OWNER materially affecting the value of property which are not readily observable by COUNTY or which has not been disclosed to COUNTY.

(c) The OWNER confirms that the OWNER owns the interests being conveyed herein in an individual capacity and therefore Section 286.23, Florida Statutes, does not apply.

(d) The OWNER shall indemnify and save the COUNTY harmless from and against all liability, claims for damages, and suits for any injury to any person or persons, or damages to any property of any kind whatsoever arising out of or in any way connected with this Agreement or in any act or omission in any manner related to said Agreement.

(e) The OWNER states that the OWNER has not engaged in any action that would create a conflict of interest in the performance of OWNER's obligations under this Agreement with the COUNTY which would violate or cause others to violate the provisions of Part III, Chapter 112, Florida Statutes, relating to ethics in government.

(f) FOUR HUNDRED NINETY-EIGHT THOUSAND DOLLARS AND 00/100 CENTS (\$498,000.00) to be paid by the COUNTY under this Purchase Agreement is in full satisfaction of any and all claims OWNER has against COUNTY arising from or related to the property described in Section I above.

IN WITNESS WHEREOF, the parties hereto have caused these presents to be executed in their respective names on the date first above written.

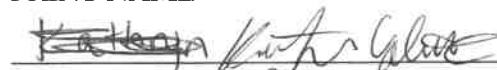
WITNESSES:



SIGNATURE

John Lockwood

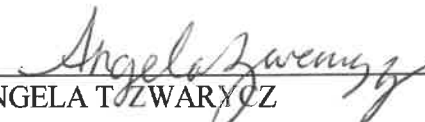
PRINT NAME



SIGNATURE

Kathryn Valentine

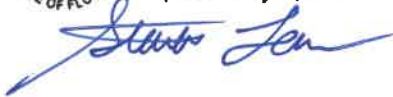
PRINT NAME



ANGELA T. ZWARYCZ



STEVEN LERNER
Commission # HH 603645
Expires January 23, 2029



ATTEST:

BOARD OF COUNTY COMMISSIONERS
SEMINOLE COUNTY, FLORIDA

GRANT MALOY
Clerk to the Board of
County Commissioners of
Seminole County, Florida.

By: _____
JAY ZEMBOWER, Chairman

Date: _____

For the use and reliance
Seminole County only.

As authorized for execution by the Board of
County Commissioners at its _____,
2025, regular meeting.

Approved as to form and
legal sufficiency.

County Attorney



RM/vs
10/7/25
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