CONTRACT FOR SALE AND PURCHASE OF LAND

THIS CONTRACT is made and entered by and between **SEMINOLE COUNTY**, a charter county and political subdivision of the State of Florida, whose address is Seminole County Services Building, 1101 East 1st Street, Sanford, Florida 32771, in this Contract referred to as "SELLER," and ATLAS GROUP LLC, whose address 1809 E. Broadway Street, #331, Oviedo, FL 32765 in this Contract referred to "PURCHASER."

Section 1. Sale. SELLER agrees to sell and PURCHASER agrees to purchase the following described real estate, with its appurtenances, located in the County of Seminole, State of Florida:

See attached Exhibit "A" for legal description and sketch (the "Property").

Parcel I. D. Number: 25-19-30-5AG-0713-0020

Section 2. Purchase Price and Method of Payment. The purchase price is TWENTY-FOUR THOUSAND ONE HUNDRED ONE and 00/100 DOLLARS ($24,101.00), payable to the Seminole County Board of County Commissioners ("BCC") in cash or by certified funds at closing.

Section 3. Title Insurance. PURCHASER may purchase an owner's title insurance policy insuring PURCHASER to the full amount of the purchase price against loss or damage by reason of defect in the title of SELLER in the Property or by reason of prior liens not assumed by PURCHASER under this Contract.

Section 4. Deed. SELLER agrees, on full payment of the purchase price of TWENTY-FOUR THOUSAND ONE HUNDRED ONE and 00/100 DOLLARS ($24,101.00), as described above, to make, execute, and deliver to PURCHASER a County Deed to the Property.

for Atlas Group LLC
member

Section 5. Closing/Costs. PURCHASER agrees to close within thirty (30) days of notice by the SELLER or SELLER'S Closing Agent that a closing is ready to occur. At the closing, SELLER shall provide PURCHASER with the County Deed to the Property and PURCHASER shall provide the BCC with payment of the full purchase price. Following the closing, PURCHASER will have the right to exclusive possession of the Property. PURCHASER shall pay all closing costs.

Section 6. Assignment. This Contract is not assignable.

Section 7. Condition of Property. PURCHASER stipulates that PURCHASER has made a full inspection of the Property and that SELLER will not be held liable in any way respecting the condition of the Property and occurrences on the Property. PURCHASER accepts the Property "AS IS". PURCHASER further acknowledges and agrees that SELLER will have no maintenance responsibility for any drainage or other structure located on the Property.

Section 8. Release of Mineral Rights. PURCHASER petitions the SELLER for a release of mineral rights on the Property.

Section 9. Governing Law. The laws of the State of Florida govern the validity, enforcement and interpretation of this Contract. Seminole County is the sole venue for any legal action in connection with this Contract.

Section 10. Parties Bound. This Contract is binding upon and inures to the benefit of SELLER and PURCHASER, and their successors.

Section 11. Effective Date. The Effective Date of this Contract will be the date when the last party has properly executed this Contract as determined by the date set forth immediately below the respective signatures of the parties.

[Signature page begins on Page 3.]

Harbaugh Lam, member for Atlas Group LLC

IN WITNESS WHEREOF, the parties have made and executed this Contract for the purposes stated above.

ATTEST:

M French
Witness

Melissa French
Print Name

Susan Collier
Witness

Susan Collier
Print Name

ATLAS GROUP LLC

By: [signature]
manager, member
Atlas Group LLC

4/8/2023
Date

ATTEST:

BOARD OF COUNTY COMMISSIONERS
SEMINOLE COUNTY, FLORIDA

By:_____
AMY LOCKHART, Chairman

Date:_____

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

For the use and reliance
Seminole County only.

Approved as to form and
legal sufficiency.

As authorized for execution by the Board of County Commissioners at its _____, 2023, regular meeting.

_____
County Attorney

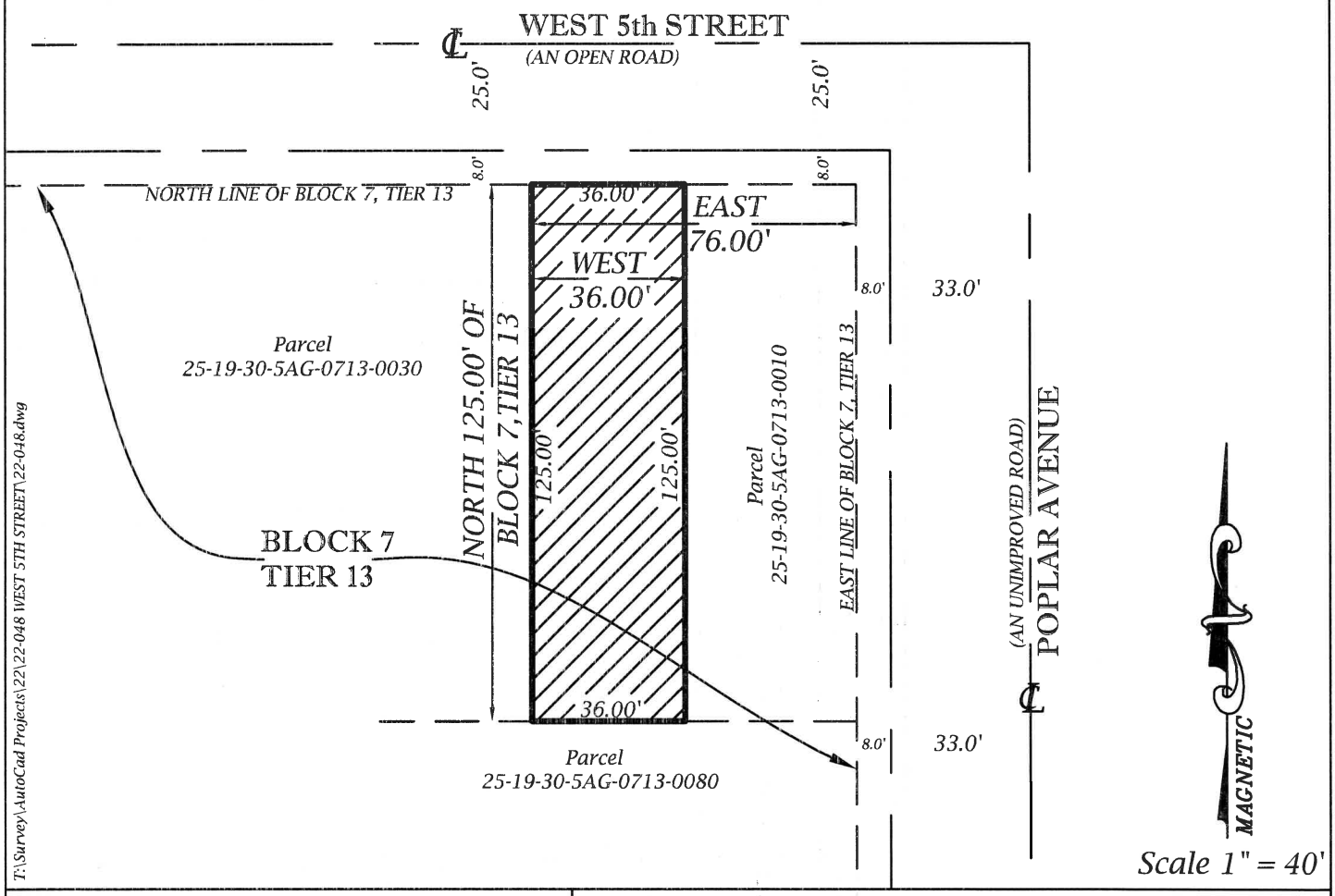
DGS/sfa
04/03/2023
Attachment:
Exhibit A – Legal description and sketch
T:\Users\Legal Secretary CSB\Public Works\Surplus Properties\2023\W 5th St Surplus-Atlas Group LLC\Contract for Sale and Purchase of Surplus Property.docx

EXHIBIT 1

SKETCH OF DESCRIPTION

DESCRIPTION:
THE WEST 36.00 FEET OF THE EAST 76.00 FEET OF THE NORTH 125.00 FEET OF BLOCK 7, TIER 13, FLORIDA LAND AND COLONIZATION COMPANY MAP OF THE ST. GERTRUDE ADDITION TO THE TOWN OF SANFORD, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 112, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

CONTAINING 4,500 SQUARE FEET MORE OR LESS



Scale 1" = 40'

SEMINOLE COUNTY

SURVEY SECTION
OF THE
ROADS-STORMWATER DIVISION
OF THE
PUBLIC WORKS DEPARTMENT
149 BUSH LOOP BLVD.
SANFORD, FLORIDA 32773
407-665-5647

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

BY: _____

RAYMOND F. PHILLIPS JR. LICENSE # 7015

SURVEYOR'S NOTES

BEARINGS BASED ON : NOT APPLICABLE

1. THIS IS NOT A SURVEY.
2. UNDERGROUND UTILITIES AND/OR IMPROVEMENTS NOT LOCATED.
3. SURVEYOR HAS NOT ABSTRACTED THE LAND SHOWN HEREON, THE ABOVE REFERENCED PROPERTY MAY BE SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.

FIELD DATE: NOT APPLICABLE	SCALE: 1" = 40'
DATE: 05/10/2022	DRAWN BY: T.E.
JOB NAME: 22-048	CHECKED BY: R.F.P.