

**CONTRACT FOR PURCHASE OF REAL PROPERTY
BY
THE CITY OF CLEARWATER, FLORIDA**

PARTIES: Linda Flahive, Sharon Woodring, and James Woodring as Successor Co-Trustees of the Marilyn C. Woodring Revocable Living Trust Agreement, dated November 18, 2003, whose mailing address is 2888 Cathy Ln, Clearwater, FL 33760-1401 (herein "Sellers"), and THE CITY OF CLEARWATER, FLORIDA, a public body corporate and politic of the State of Florida (herein "Buyer" or "City"), whose post office address is P.O. Box 4748, Clearwater, Florida 33768, (collectively "Parties") hereby agree that the Sellers shall sell, and Buyer shall buy the following real property ("Property") upon the following terms and conditions.

1. PROPERTY DESCRIPTION

Commonly referred to as 1399 Pineapple Lane, Clearwater, FL 33759

Real Property ID No: 08-29-16-00000-240-0100

As described in Exhibits "A" & "B"

PERSONALTY NONE

2. FULL PURCHASE PRICE \$600,000.00

3. MANNER OF PAYMENT: Wire in U.S. funds at time of cleared to close.

4. PURCHASE PRICE

The full Purchase Price as shown herein has been reached through negotiations with the Sellers by City staff. James Millspaugh and Associates, Inc. performed an appraisal of the Property on behalf of the Buyer.

5. TIME FOR ACCEPTANCE; APPROVALS

Following execution of this contract by Sellers, the price, terms and conditions as contained herein shall remain unchanged and be held unconditionally open for a period of 45 days following delivery in duplicate original to the of the City of Clearwater for acceptance and approval, counteroffer, or rejection by action of the Clearwater City Council ("Council") serving in its capacity as the governing board of the City. If this agreement is accepted and approved by the City, it will be executed by duly authorized City officials and delivered to Buyer within 10 days thereafter. The "Effective Date" shall be the date indicated above the City officials' signatures (see page 8). If a counteroffer is approved by the City, it shall be delivered to Sellers in writing within 10 days of such action by the City, and Sellers shall have 10 days thereafter to deliver to Buyer written notice of acceptance or rejection of such counteroffer. If written notice of acceptance is not timely delivered, or if the counteroffer is rejected by Sellers, the offer for sale or purchase and this contract, as the case may be, shall thereafter be null and void in all respects at midnight on the day following such action. If this contract is rejected by the City upon initial presentation to the City, this contract shall never become effective (lacking City official signatures), and the offer for sale or purchase and this contract, as the case may be, shall be null and void in all respects at midnight on the day following City rejection and Buyer shall be so informed in writing within 5 days of such action.

6. TITLE

Sellers warrants legal capacity to and shall convey marketable title to the Property by Warranty Deed, subject only to matters contained in Paragraph 7 acceptable to Buyer. Otherwise, title shall be free of liens, easements and encumbrances of record or known to Sellers, but subject to property taxes for the year of closing; covenants, restrictions, and public utility easements of record; and no others provided there exists at closing no violation of the foregoing and none of them prevents Buyer's intended use of the Property. Sellers warrants and represents that there is ingress and egress to the Property sufficient for the intended use as described herein.

7. TITLE EVIDENCE

Sellers shall, at Sellers expense and within **15** days prior to closing date deliver a title insurance commitment issued by a Florida licensed title insurer agreeing to liens, encumbrances, exceptions or qualifications set forth in this Contract, and those which shall be discharged by Sellers at or before closing. Sellers shall convey a marketable title subject only to liens, encumbrances, exceptions or qualifications set forth in this Contract. Marketable title shall be determined according to applicable Title Standards adopted by The Florida Bar and in accordance with law. Buyer shall have 20 days from receiving evidence of title to examine it. If title is found defective, in Buyer's sole discretion, Buyer shall, within 3 days thereafter, notify Sellers in writing specifying defect(s). If the defect(s) render title unmarketable, Sellers will have 120 days from receipt of notice within which to remove the defect(s), failing which Buyer shall have the option of either accepting the title as it then is or withdrawing from this Contract. Sellers will, if title is found unmarketable, make diligent effort to correct defect(s) in title within the time provided therefor, including the bringing of necessary suits.

8. SURVEY

Buyer, at Buyer's expense, within time allowed to deliver evidence of title and to examine same, may have the Property surveyed and certified to the Buyer by a registered Florida land surveyor. If survey shows any encroachment on the Property, or that improvements located on the Property encroach on setback lines, easements, lands of others, or violate any restrictions, contract covenants or applicable governmental regulation, the same shall constitute a title defect. The survey shall be performed to minimum technical standards of the Florida Administrative Code and may include a description of the property under the Florida Coordinate System as defined in Chapter 177, Florida Statutes.

9. CLOSING PLACE AND DATE

Buyer shall designate closing agent ("Closing Agent") and this transaction shall be closed in the offices of the designated closing agent in Pinellas County, Florida, within 120 days of the Effective Date unless extended by other provisions of this contract including but not limited to time allotted for the removal of title defects as provided for in Paragraph 7 above. If either party is unable to comply with any provision of this contract within the time allowed, and be prepared to close as set forth above, after making all reasonable and diligent efforts to comply, then upon giving written notice to the other party, time of closing may be extended up to 60 days without effect upon any other term, covenant or condition contained in this contract.

10. CLOSING DOCUMENTS

Sellers shall furnish closing statements for the respective parties, deed, bill of sale (if applicable), mechanic's lien affidavit, assignments of leases, tenant and mortgage estoppel letters, and corrective instruments, as

applicable. If Sellers is a corporation, Sellers shall deliver a resolution of its Board of Directors authorizing the sale and delivery of the deed and certification by the corporate Secretary certifying the resolution and setting forth facts showing the conveyance conforms with the requirements of local law.

11. CLOSING EXPENSES

Documentary stamps on the deed, unless exempt under Chapter 201.24, Florida Statutes, shall be paid by the Sellers. Sellers shall also pay the costs of recording any corrective instruments. Recordation of the deed shall be paid by the Buyer.

12. PRORATIONS; CREDITS

Taxes, assessments, rent (if any) and other revenue of the Property shall be prorated through the day before closing. Closing agent shall collect all ad valorem taxes uncollected but due through day prior to closing and deliver same to the Pinellas County Tax Collector with notification to thereafter exempt the Property from taxation as provided in Chapter 196.012(6), Florida Statutes. If the amount of taxes and assessments for the current year cannot be ascertained, rates for the previous year shall be used with due allowance being made for improvements and exemptions. Assessments for any improvements that are substantially complete at time of closing shall be paid in full by Sellers.

13. OCCUPANCY

Sellers warrants that there are no parties in occupancy other than the Sellers, or as otherwise disclosed herein. If Property is intended to be rented or occupied beyond closing, the fact and terms thereof shall be stated herein, and the tenant(s) or occupants disclosed pursuant to Paragraph 15. Sellers agrees to deliver occupancy of the Property at time of closing unless otherwise stated herein. If occupancy is to be delivered before closing, Buyer assumes all risk of loss to Property from date of occupancy, shall be responsible and liable for maintenance from that date, and shall be deemed to have accepted Property in its existing conditions as of the time of taking occupancy unless otherwise stated herein or in separate writing.

14. LEASES

Sellers warrants there are no tenants occupying the Property and that no leases exist, recorded or unrecorded, authorizing such occupancy and any authorized tenancy or lease for use of the property created by Sellers prior to closing or prior to the expiration hereof, shall constitute a material breach of this Contract. Sellers shall, at Buyer's request, furnish Buyer copies of all written leases and estoppels letters from each tenant specifying the nature and duration of the tenant's occupancy.

15. PROPERTY CONDITION

Sellers shall deliver the Property to Buyer at time of closing in its present "as is" condition, ordinary wear and tear excepted, and shall maintain the landscaping and grounds in a comparable condition. Sellers makes no warranties other than is disclosed herein in Paragraph 21 ("SELLERS WARRANTIES") and marketability of title. Buyer's covenant to purchase the Property "as is" is more specifically represented in the following paragraph.

- a. **As Is With Right of Inspection:** Buyer may, at Buyer expense within 60 days following the Effective Date hereof ("Inspection Period"), conduct inspections, tests, environmental and any other investigations of the Property Buyer deems necessary to determine suitability for Buyer's intended use.

Upon Sellers's execution hereof, Sellers shall grant reasonable access to the Property to Buyer, its agents, contractors and assigns for the purposes of conducting the inspections provided, however, that all such persons enter the Property and conduct the inspections and investigations at their own risk. Sellers will, upon reasonable notice, provide utilities services as may be required for Buyer's inspections and investigations. Buyer shall not engage in any activity that could result in a mechanics lien being filed against the Property without Sellers's prior written consent. Buyer may terminate this contract by written notice to Sellers prior to expiration of the Inspection Period if the inspections and/or investigations reveal conditions which are reasonably unsatisfactory to Buyer. In the alternative, at the Buyer's sole discretion, if Sellers offers to repair or otherwise remedy such conditions to Buyer satisfaction, Buyer may accept such offer; or Buyer, at its option, may elect to accept a credit at closing of the total estimated repair costs as determined by a licensed general contractor of Buyer's selection and expense. If Buyer terminates this contract, and this transaction does not close, Buyer agrees, at Buyer expense, to repair all damages to the Property resulting from the inspections and investigations and return the Property to its present condition.

16. WALK-THROUGH INSPECTION

At a time mutually agreeable between the parties, but not later than the day prior to closing, Buyer may conduct a final "walk-through" inspection of the Property to determine compliance with any Sellers obligations and to ensure that all Property is in and on the premises. No new issues may be raised as a result of the walk-through.

17. SELLERS HELD HARMLESS

Buyer is self-insured, and subject to the limits and restrictions of the Florida Sovereign immunity statute, F.S. 768.28, agrees to indemnify and hold harmless the Sellers from claims of injury to persons or property during the inspections and investigations described in Paragraph 15(a) resulting from Buyer's own negligence only, or that of its employees or agents only, subject to the limits and restrictions of the sovereign immunity statute.

18. RISK OF LOSS

If the Property is damaged by fire or other casualty before closing and cost of restoration does not exceed 3% of the assessed valuation of the Property so damaged, cost of restoration shall be an obligation of the Sellers and closing shall proceed pursuant to the terms of this contract with restoration costs escrowed at closing. If the cost of restoration exceeds 3% of the assessed valuation of the improvements so damaged, Buyer shall have the option of either taking the Property "as is", together with any insurance proceeds payable by virtue of such loss or damage, or of canceling this contract.

19. PROCEEDS OF SALE; CLOSING PROCEDURE

The deed shall be recorded upon clearance of funds. Proceeds of sale shall be held in escrow by Buyer's attorney, the Closing Agent, or by such other mutually acceptable escrow agent for a period of no longer than 5 days from and after closing, during which time evidence of title shall be continued at Buyer's expense to show title in Buyer, without any encumbrances or change which would render Sellers's title unmarketable from the date of the last title evidence. If Sellers's title is rendered unmarketable through no fault of the Buyer, Buyer shall, within the 5-day period, notify the Sellers in writing of the defect and Sellers shall have 30 days from the date of receipt of such notification to cure the defect. If Sellers fails to timely cure the defect, all funds paid by or on behalf of the Buyer shall, upon written demand made by Buyer and within 5

days after demand, be returned to Buyer and simultaneously with such repayment, Buyer shall vacate the Property and reconvey it to Sellers by special warranty deed. If Buyer fails to make timely demand for refund, Buyer shall take title "as is", waiving all rights against Sellers as to any intervening defect except as may be available to Buyer by virtue of warranties contained in the deed. The escrow and closing procedure required by this provision may be waived if title agent insures adverse matters pursuant to Section 627.7841, F.S. (2014), as amended.

20. DEFAULT

If this transaction is not closed due to any default or failure on the part of the Sellers, other than to make the title marketable after diligent effort, Buyer may seek specific performance or unilaterally cancel this agreement upon giving written notice to Sellers. If this transaction is not closed due to any default or failure on the part of the Buyer, Sellers may seek specific performance. If a Broker is owed a brokerage fee regarding this transaction, the defaulting party shall be liable for such fee.

21. SELLERS WARRANTIES

Sellers warrants that there are no facts known to Sellers that would materially affect the value of the Property, or which would be detrimental to the Property, or which would affect Buyer's desire to purchase the property except as follows: **(Disclose all know Defects or if write "NONE")**. Buyer shall have the number of days granted in Paragraph 15(a) above ("Inspection Period") to investigate said matters as disclosed by the Sellers and shall notify Sellers in writing whether Buyer will close on this contract notwithstanding said matters, or whether Buyer shall elect to cancel this contract. If Buyer fails to so notify Sellers within said time period, Buyer shall be deemed to have waived any objection to the disclosed matters and shall have the obligation to close on the contract.

22. RADON GAS NOTIFICATION

In accordance with provisions of Section 404.056(8), Florida Statutes (2014), as amended, Buyer is hereby informed as follows:

RADON GAS: Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks to persons who are exposed to it over time. Levels of radon that exceed federal and state guidelines have been found in buildings in Florida. Additional information regarding radon and radon testing may be obtained from your county public health unit.

23. CONTRACT NOT RECORDABLE; PERSONS BOUND

Neither this contract nor any notice of it shall be recorded in any public records. This contract shall bind and inure to the benefit of the parties and their successors in interest. Whenever the context permits, singular shall include plural and one gender shall include all.

24. NOTICE

All notices provided for herein shall be deemed to have been duly given if and when deposited in the United States Mail, properly stamped and addressed to the respective party to be notified, including the parties to this contact, the parties attorneys, escrow agent, inspectors, contractors and all others who will in any way act at the behest of the parties to satisfy all terms and conditions of this contract.

25. ASSIGNABILITY; PERSONS BOUND

This contract is not assignable. The terms "Buyer", "Sellers", and "Broker" (if any) may be singular or plural. This Contract is binding upon Buyer, Sellers, and their heirs, personal representatives, successors and assigns (if assignment is permitted).

26. ATTORNEY FEES; COSTS

In any litigation arising out of this contract, the prevailing party shall be entitled to recover reasonable attorney's fees and costs.

27. TYPEWRITTEN OR HANDWRITTEN PROVISIONS

Typewritten or handwritten provisions shall not control all printed contract conflicting terms.

28. BROKER REPRESENTATION

If either Party chooses to be represented by a Licensed Real Estate Broker upon Sellers's execution hereof, then that Party solely shall be responsible for any such Broker fee or expense due to said Broker.

29. COMPLIANCE WITH SECTION 286.23, FLORIDA STATUTES

Owner shall execute and deliver to the City the "Disclosure of Beneficial Interests" required pursuant to Section 286.23, Florida Statutes.

30. EFFECT OF PARTIAL INVALIDITY

The invalidity of any provision of this contract will not and shall not be deemed to affect the validity of any other provision. In the event that any provision of this contract is held to be invalid, the parties agree that the remaining provisions shall be deemed to be in full force and effect as if they had been executed by both parties subsequent to the expungement of the invalid provision.

31. GOVERNING LAW

It is agreed by and between the parties hereto that this contract shall be governed by, construed, and enforced in accordance with the laws of the State of Florida.

32. COUNTERPARTS; FACSIMILE COPY

This contract may be executed in two or more counterparts, each of which shall be deemed an original and all of which together shall constitute one instrument. A facsimile copy of this contract, including any addendum, attachments hereof, and any initials or signature thereon shall be deemed an original.

33. ENTIRE AGREEMENT

Upon execution by Sellers and Buyer, this contract shall constitute the entire agreement between the parties, shall supersede any and all prior and contemporaneous written and oral promises, representations or conditions in respect thereto. All prior negotiations, agreements, memoranda and writings shall be merged herein. Any changes to be made in this agreement shall only be valid when expressed in writing,

of any other provision. In the event that any provision of this Contract is held to be invalid, the parties agree that the remaining provisions shall be deemed to be in full force and effect as if they had been executed by both parties subsequent to the expungement of the invalid provision.

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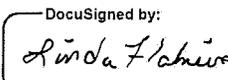
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EXECUTED this _____ day of _____, 2023 by Seller. _____

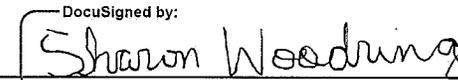
Attest:

Linda Flahive, Trustee
Marilyn C. Woodring Revocable Living Trust

By:  _____
DocuSigned by:
C3310E920B844C5...

Print Name

Sharon Woodring, Trustee

By:  _____
DocuSigned by:
EA98D6C43B384D5...

Print Name

James Woodring, Trustee

By:  _____

Exhibit "A"



Property Summary

Parcel: **08-29-16-00000-240-0100**

Last Transfer: 05/04 | \$100(UM) | OR 13603/1625

[Parcel Detail](#) | [Tax Estimator](#) | [Comp Sales](#)

[File for Homestead](#) | [Flood Map](#) | [Zoning Map](#)

[Street View](#) | [Angled Aerial Views](#)

First Owner	Woodring, Marilyn C R ...
Second Owner	Flahive, Linda Tre
Property Address	1399 Pineapple Ln
Subdivision	NONE
Living Units	1
Current Tax District	Clearwater Fire
Living SF Gross Area	1,792 sf 2,092 sf
Land Area	3.400 acres 148,104 sf
Year Built	1993
Property Use	0260 Manufactured H ...
Plat or Condo Bk/Pg	/
Value Year	2023
Just Value	\$453,863
Assessed Value	\$329,490
Taxable Value	\$329,490

Zoom to

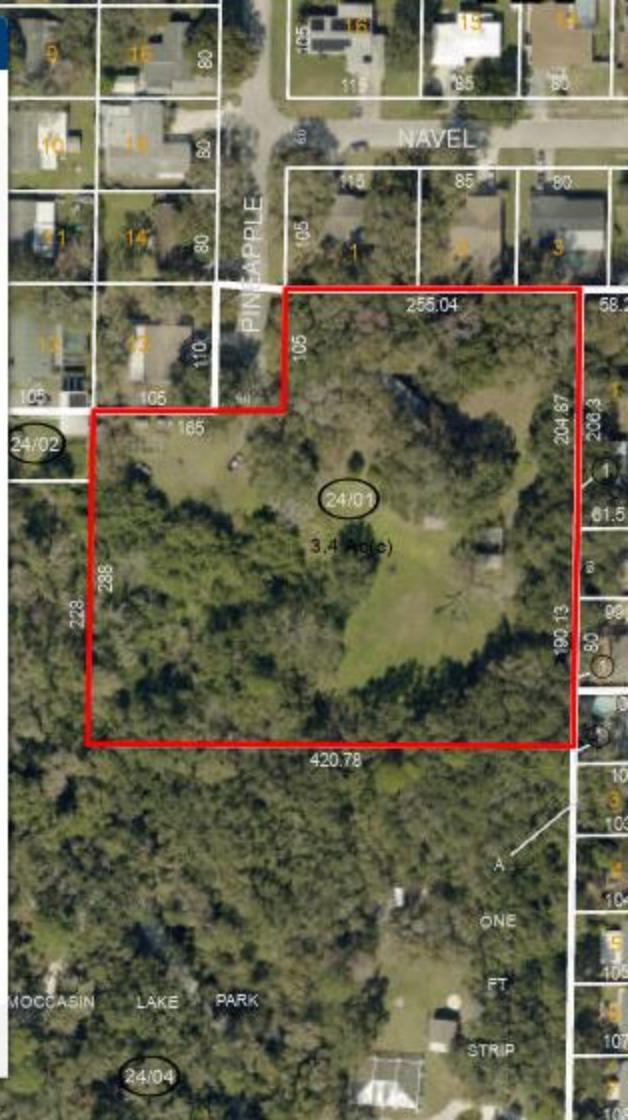


Exhibit "B"

PART E 1/2 OF NW 1/4 OF
 SEC 08-29-16 DESC BEG SW
 COR OF LOT 1, BLK 9 OF
 VIRGINIA GROVES EST 1ST
 1399 PINEAPPLE LN, CLEARWATER 33759-

WOODRING, MARILYN C
 2888 CATHY LN
 CLEARWATER, FL 33760-1401

2022 08-29-16-00000-240-0100

Page 1 of 1

PRINTED 08/09/2022
 BY jarmstrong

Map Id: 4107.2 1.00 1.00 1.00 Meath, Dina 4-4480

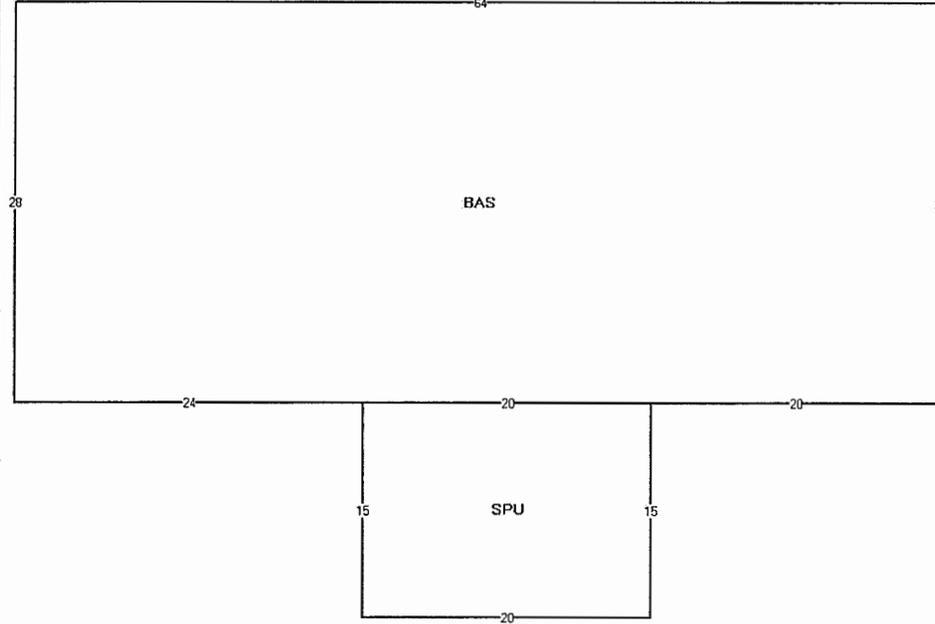
BUILDING CHARACTERISTICS			
QUALITY	Average		
CATEGORY	TYPE	%	PTS
FOUNDATIO	1PIERS	100	1.00
FLOOR	3WOOD	100	9.00
EXTERIOR	2FRAME -	100	27.00
ROOF	1GABLE OR	100	7.00
ROOF	3COMPOSITION	100	4.00
FLOOR	2CARPET/VINY	100	4.00
INTERIOR	5MH AVERAGE	100	37.00
HEATING	6CENTRAL	100	3.00
COOLING	COOLING	100	3.00

0260 Manufactured Home (On Individually Owned

** VALUE SUBJECT TO CHANGE **

Pinellas County Property Appraiser Office

CTF



VALUE SUMMARY				
PRIOR JUST MARKET VALUE	343,316			
CURRENT JUST MARKET VALUE	455,633			
ASSESSED VALUE	299,536			
HX/NHX CAP BASE YEAR	0			
TAXABLE VALUE	299,536			
HX	No			
% HX	0.00			
TOT EXEMPTIONS VALUE	0			
PERMIT	TP	ST.	EST VAL	ISSUE DATE
PER-H-CB258753	96	C	5,950	07/25/02

CATEGORY	UNITS
STORIES	1.00
FIXTURES	6.00
LIVING UNITS	1.00

TOTAL LIVING UNITS	1
DEPRECIATION ADJ	ADJ
EXTERNAL OBSOLESCENCE	0.0000
EXTERNAL OBSOLESCENCE	0.0000
OTHER	0.0000

TYPE	QU	HX/NHX
05	02	0.00%
RCND	YB	EA
47651	1993	29

SAR	AREA	% B	EFF. AREA
SPU	300	25	75
BAS	1,792	100	1,792
	2,092		1,867

BUILDING: 1

L	OFFICIAL	OFFICIAL	DATE OF	INSTR	Q	V	REASON	SALES	M	SELLER	BUYER	SALES NOTE
N	BOOK	PAGE	SALE		U	I		PRICE				
1	13603	1625	05/27/2004	DD	U	I	L	100	N	WOODRING MARILYN C	WOODRING, MARILYN C	

TAXING DISTRICT CTF JUST VALUE/SF 254.26

L	EXTRA	DESCRIPTION	BD	HX/NHX	LEN	WID	UNITS	UNIT	ADJ UNIT	BLT	EFF	%	XF	NOTES
N	FEATURE						VALUE	VALUE	YEAR	AGE	BLT	GOOD	VALUE	
1	0701	SHED		0.0	0		822.00	9.00	9.00	1955	67	1955	100	7,398 822SF
2	0803	GARAGE	1	0.0	30	35	1,050.00	42.00	42.00	1970	52	1970	40	17,640 30X35
3	1001	PORCH	1	0.0	15	29	435.00	10.00	10.00	1970	52	1970	100	4,350 15X29

L	USE	LAND USE	HX/NHX	R	FRONT	DEPTH	FF	FRNT FT	UNITS	UT	D	DEPTH	SIZE	INFLUENCE	UNIT	ADJ UNIT	LAND	OTHER ADJ
T	N	CODE	DSCR	D			T	FACTOR		TP	T	FACT	FACT	DESCRIPTION	VALUE	VALUE	VALUE	AND NOTES
C	1	02	MOBILE	0.0	0.00	0.00		100.00	3.40	AC		1.00	1.00		135,000.	135,000.	459,000	21 UT LV

NOTES												APPRAISAL DATES	
												REVIEW DATE	01/07/2021
												FIELD NUMBER	228
												REVIEW TYPE	Oblique

... in

**THE REVOCABLE TRUST AGREEMENT
OF MARILYN C. WOODRING
dated November 18, 2003, as amended**

ACCEPTANCE OF SUCCESSOR CO-TRUSTEE

Pursuant to a trust agreement dated November 18, 2003, MARILYN C. WOODRING, as Granter, established the REVOCABLE LIVING TRUST OF MARILYN C. WOODRING, as amended on May 21, 2009, (such trust agreement, as so amended, being referred to herein as the "Trust Agreement," and the trust created under the Trust Agreement being referred to herein as the "Trust"). At the time of MARILYN C. WOODRING's death on August 4, 2011, the Trustee of the Trust was MARILYN C. WOODRING.

On August 18, 2023, the Circuit Court of the Sixth Judicial Circuit, Pinellas County Florida, in In Re: Revocable Living Trust Agreement of Marilyn C. Woodring, Case No. 23-004454-ES, issued an Order Appointing Linda Flahive, Sharon Woodring and James Woodring as Successor Co-Trustees of the Trust.

The undersigned, JAMES WOODRING does hereby accept his appointment and agrees to serve as a successor Co-Trustee of the Trust, and agrees to carry out his duties and to fulfill the terms of the Trust Agreement as set forth therein.

Dated this 12 day of September, 2023.

Witnesses:

[Signature]

Nathan Abresch
(Print Name)

[Signature]

Adrian Rukaj
(Print Name)

James Woodring
JAMES WOODRING

STATE OF FLORIDA)
COUNTY OF PINELLAS)

The foregoing instrument was subscribed before me by means of physical presence or online notarization this 12 day of September, 2023, by JAMES WOODRING, who is personally known to me, who produced a Florida Driver's License, or who has produced _____ (state type of identification) as identification, and who did take an oath.

[Signature]
(Signature of Person Taking Acknowledgment)

Adrian Rukaj
(Name of Acknowledger Typed, Printed, or Stamped)
(SEAL)

