

CODE ENFORCEMENT
LIEN SETTLEMENT AGREEMENT

The City of Alachua, Florida (City) and Cary C. Stroud (Owner), on this 20 of November 2017, hereby enter into this full and final settlement to resolve and satisfy all issues and the CODE ENFORCEMENT LIEN recorded in favor of City on March 10, 2009 in OR Book 3863 page 760 of the Public Records of Alachua County Florida based and contingent upon payment to City by Owner of the Amount of One Thousand Dollars (\$1,000.00).

City and Owner, in further support of this Agreement and as additional mutual consideration exchanged hereby, agree, state and say:

1. The City perfected its LIEN, identified above, on March 10, 2009 against Alachua County Parcel No. 03131-068-000 (13819 NW 158th Place and further identified as Lots 68 and 69 of Lincoln Gardens of Plat Book E Page 40, Public Records of Alachua County), the (Property);
2. The owners of the Property, during all times material to the code enforcement case brought by City, were Emma and Willie McCullum.
3. The current Owner and party to this Agreement, acquired title by Quitclaim Deed dated June 19, 2017 and recorded in the Public Records of Alachua County that same day in OR Book 4524 Page 1625.
4. City staff worked with the prior owners of the Parcel before and after the Code Enforcement hearing that led to the entry of the Order resulting in the recorded LIEN. No effort to bring the property in compliance was forthcoming. The Lien continued to accrue at One Hundred Dollars (\$100.00) per day reaching an amount in the six figures.
5. Staff has worked with parties, including the current Owner, who showed interest in acquiring the property. Staff was authorized by the City Manager to agree to recommend to the City Commission a settlement of the Lien upon payment by Owner to the City of \$1,000.00 after the property was acquired by Owner, the derelict building was demolished, the grounds cleared and the Property otherwise brought in Compliance. The Owner did and continues to agree to the set terms.
6. The Property has been acquired by Owner, cleared and brought in compliance with City Codes. Owner hereby agrees to deliver his check for the \$1,000 settlement amount prior to the staff presentation of the Agreement to the City Commission along with Staff's recommendation for acceptance. Conditioned and contingent on acceptance by the City Commission of this Agreement, the City will accept the \$1,000.00 payment, execute and record a proper Release and Satisfaction of the Code Enforcement Lien.

Property Owner

City of Alachua

By: _____

Cary C. Stroud, Property Owner

By: _____

Gib Coerper, Mayor

Date: _____

11/20/17

Date: _____