

This Document Prepared By and Return To:

William E. Sexton, Esquire
Ocala City Attorney
110 SE Watula Avenue
Ocala FL 34471

QUIT-CLAIM DEED

THIS QUIT CLAIM DEED, made this June ____, 2025, by City of Ocala, a Florida municipal corporation, whose address is c/o Real Estate Division, 110 SE Watula Avenue, Ocala, FL 34471, hereinafter called the “Grantor” and Episcopal Children’s Services, Inc., a Florida not for profit corporation, whose address is 8649 Baypine Road, Bldg. 7, Suite 300 Jacksonville, Florida 32256, hereinafter called the “Grantee¹.”

WITNESSETH, that Grantor, for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars, and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt of which is hereby acknowledged, has granted, bargained and sold to the Grantee, its successors or assigns forever, the following described real property (“Property”) located and being in Marion County, Florida:

See attached Exhibit A

TO HAVE AND TO HOLD the same, together with all singular the appurtenances thereunto belonging or in anywise appertaining, and all of 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 behalf of the Grantee forever.

Subject to: (a) taxes for the current year; and (b) easements, limitations, covenants, restrictions, and other matters of record, if any, but provided, however, that such reference shall not serve to reimpose same.

Further subject to the following (the “Right of Reverter”):

1. The Property shall revert to Grantor (or the proceeds of a disposition by sale shall be paid to Grantor as set forth in paragraph 3.2 below) if:
 - 1.1. The United States Department of Health and Human Services, Administration for Children and Families (“DHHS”) determines that the Property is no longer used for a purpose consistent with the Head Start Act or regulations adopted pursuant thereto or determines that the Property is used for any purposes inconsistent with the Head Start Act or regulations adopted pursuant thereto.
 - 1.2. The Property is encumbered without approval from Grantor which shall not be unreasonably withheld. Grantor approves any encumbrance (the “Permitted Encumbrance”) evidencing a federal interest in the Property pursuant to the Head Start Act and regulations adopted pursuant thereto.
2. This Right of Reverter is prior and superior to any encumbrances, liens, or mortgages placed on the Property.

¹ Wherever the context so admits, the terms “Grantor” and “Grantee” are used for singular and plural, and respectively refer to the parties to this instrument and their respective heirs, legal representatives, successors and assigns.

- 2.1. Notwithstanding paragraph 2, the Right of Reverter is subject to the claims of the federal government under any Permitted Encumbrance including, without limitation, the Notice of Federal Interest recorded in O.R. 5230, Page 1126, Public Records of Marion County, Florida.
 - 2.2. Although the Right of Reverter is subject to any Permitted Encumbrance, if, pursuant to applicable federal regulations (currently 45 C.F.R. § 75.318(c)), the Property is disposed of by sale, Grantor shall receive all sale proceeds in excess of the sale proceeds paid pursuant to the Head Start Act and applicable regulations to DHHS and Grantee or its successor in title as compensation for the percentages of participation of DHHS and Grantee or its successor in title in the cost of the original purchase of the Property and any improvements to the Property.
3. If the Property reverts to Grantor pursuant to this Right of Reverter:
 - 3.1. Except pursuant to a disposition of the Property as set forth in paragraph 2.2, Grantee or its successor in title shall execute and deliver to Grantor a special warranty deed conveying the Property to Grantor free and clear of all restrictions, agreements, prohibitions, mortgages, liens or encumbrances, except those existing at the time of this conveyance of the Property from Grantor to Grantee, or Permitted Encumbrances;
 - 3.2. In the event of a disposition of the Property pursuant to paragraph 2.2, Grantee or its successor in title shall assign or pay (at the closing of the disposition of the Property) to Grantor all amounts in excess of the sale proceeds paid pursuant to the Head Start Act and applicable regulations to DHHS and Grantee or its successor in title as compensation for the percentages of participation of DHHS and Grantee or its successor in title in the cost of the original purchase of the Property and any improvements to the Property.
4. The Right of Reverter shall run with title to the property and shall be binding upon Grantee and its successors in title.

IN WITNESS WHEREOF, the Grantor has signed and sealed these presents the day and year first above written.

City of Ocala, a Florida municipal corporation

Witness Signature

Kristen Dryer
President, Ocala City Council

Witness Printed Name

Witness Signature

Witness Printed Name

ATTEST:

Angel B. Jacobs
City Clerk

Approved as to form and legality

William E. Sexton
City Attorney

STATE OF FLORIDA
COUNTY OF MARION

The foregoing instrument was acknowledged before me this _____ day of _____, 2025,
by Barry Mansfield, as City Council President of the City of Ocala, Florida, a Florida municipal
corporation, on behalf of the City.

Notary Public, State of Florida

Name: _____
(Please print or type)

Commission Number:

Commission Expires:

Notary: Check one of the following:

____ Personally known OR

____ Produced Identification (if this box is checked, fill in blank below).

Type of Identification Produced: _____

EXHIBIT A

THAT PORTION OF THE SOUTH 183.00 FEET OF THE SOUTH 1/2 OF THE NE 1/4 OF THE SE 1/4 OF SECTION 12, TOWNSHIP 15 SOUTH, RANGE 21 EAST, IN MARION COUNTY, FLORIDA, LYING NORTH OF STATE ROAD 500 (N. W. 10TH STREET), BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NE 1/4 OF THE SE 1/4 OF THE SAID SECTION, THENCE RUN S 00° 18' 21" W ALONG THE EAST BOUNDARY OF THE SAID NE 1/4 OF THE SE 1/4 FOR A DISTANCE OF 1,294.07 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY RIGHT OF WAY LINE OF STATE ROAD 500 (N. W. 10TH STREET); THENCE RUN N 89° 55' 37" W ALONG THE SAID RIGHT OF WAY, FOR A DISTANCE OF 541.61 FEET TO THE POINT OF BEGINNING: THENCE CONTINUE N 89° 55' 37" W ALONG SAID RIGHT OF WAY, FOR A DISTANCE OF 447.31 FEET TO A POINT OF INTERSECTION WITH THE WEST BOUNDARY OF THE EAST 40.00 FEET OF THE WEST 1/2 OF THE SW 1/4 OF THE NE 1/4 OF THE SE 1/4 OF THE SAID SECTION; THENCE RUN N 00° 25' 12" E ALONG SAID WEST BOUNDARY, FOR A DISTANCE OF 165.73 FEET TO A POINT OF INTERSECTION WITH THE NORTH BOUNDARY OF THE SOUTH 183.00 FEET OF THE SOUTH 1/2 OF THE NE 1/4 OF THE SE 1/4 OF THE SAID SECTION; THENCE RUN S 89° 12' 51" E ALONG SAID NORTH BOUNDARY, FOR A DISTANCE OF 447.20 FEET TO A POINT OF INTERSECTION WITH THE EAST BOUNDARY OF THE WEST 91.00 FEET OF THE EAST 1/2 OF THE NE 1/4 OF THE SE 1/4 OF THE SAID SECTION; THENCE RUN S 00° 22' 55" W ALONG SAID EAST BOUNDARY, FOR A DISTANCE OF 160.16 FEET TO THE POINT OF BEGINNING;