

(Marion County)  
Recording \$27.00  
Documentary Stamps: \$0.70

Prepared by and Return to:  
Tim D. Haines/cs (24-2072)  
GRAY, ACKERMAN & HAINES, P.A.  
211 NW Third Street  
Ocala, Florida 34475

PROPERTY APPRAISER'S PID NO: 23820-005-03

-----[SPACE ABOVE THIS LINE FOR RECORDING DATA]-----  
**NOTE: THIS IS A CORRECTIVE SPECIAL WARRANTY DEED CORRECTING THAT CERTAIN SPECIAL WARRANTY DEED FROM GRANTOR TO GRANTEE DATED OCTOBER 17, 2023, AND RECORDED IN OR BOOK 8179, PAGE 706, PUBLIC RECORDS OF MARION COUNTY, FLORIDA, AND IS EXECUTED AND DELIVERED TO CORRECT THE OMISSION OF RELEASE OF MINERAL RIGHTS LANGUAGE FROM THE PREVIOUSLY RECORDED SPECIAL WARRANTY DEED.**

### ***CORRECTIVE SPECIAL WARRANTYDEED***

This Indenture, made this \_\_\_\_\_ day of \_\_\_\_\_, 2024 between the **CITY OF OCALA, A FLORIDA MUNICIPAL CORPORATION**, whose post office address is 110 SE Watula Avenue, Ocala, FL 34471 (hereinafter “*Grantor*”), and **AIRPORT 7 OCALA, A FLORIDA LIMITED LIABILITY COMPANY**, whose post office address is 1720 SE 16<sup>th</sup> Avenue, Building 200, Ocala, FL 34471 (hereinafter “*Grantee*”).

**WITNESSETH** that said Grantor, for and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable consideration to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, and Grantee’s heirs and assigns forever, the following described land, situated, lying and being in Marion County, Florida, to-wit:

#### **SEE ATTACHED EXHIBIT “A”**

#### **SUBJECT TO:**

1. Ad valorem and real estate taxes for the calendar year 2024 and all subsequent years.
2. Easements, restrictions and limitations of record without thereby reimposing any of the same.

**GRANTOR** hereby releases its reserved mineral rights in the Property described on the attached Exhibit “A” pursuant to Section 270.11, Florida Statutes. The Grantor finds that such mineral rights in the Property are of no value to the Grantor, and that the Grantor would not be harmed by a release thereof. Hence the Grantor hereby releases such mineral rights.

**GRANTOR** covenants that Grantor will warrant and defend the property hereby conveyed against the lawful claims and demands of all persons claiming by, through or under Grantor, but against no others.

“*Grantor*” and “*Grantee*” are used for singular or plural, as context required.

**IN WITNESS WHEREOF**, Grantor has hereunto set Grantor’s hand and seal the day and year first above written.

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Y:\tdh\closings\Airport 7 st Usonian Realty #24-2072\Corrective Deed\Corrective Special Warranty Deed.docx

Signed and delivered in our presence as  
witnesses:

**Witness #1:**

Signature

**Print Witness #1 Name**

**Address:** \_\_\_\_\_

**Witness #2**

Signature

**Print Witness #2 Name**

**Address:** \_\_\_\_\_

**ATTEST:**

Angel B. Jacobs  
City Clerk

Approved as to form and legality

\_\_\_\_\_  
William E. Sexton, Attorney

**STATE OF FLORIDA  
COUNTY OF MARION**

The foregoing, CORRECTIVE SPECIAL WARRANTY DEED was acknowledged before me by means of [X] physical presence or [ ] online notarization, this \_\_\_\_\_ day of \_\_\_\_\_, 2024, by **BARRY MANSFIELD**, as City Council President of **CITY OF OCALA, A FLORIDA MUNICIPAL CORPORATION**, on behalf of the City, who is:

\_\_\_\_\_  
Personally known by me, OR  
\_\_\_\_\_  
Produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
Notary Signature  
Print Name: \_\_\_\_\_  
Notary Public, State of FLORIDA  
Commission number \_\_\_\_\_  
Commission expires \_\_\_\_\_

## **EXHIBIT "A"**

The land referred to herein below is situated in the County of MARION, State of Florida, and described as follows:

THE EAST 550 FEET OF THE EAST 1400 FEET OF THE NORTH 1/4 OF THE SOUTH 1/2 OF THE SE 1/4 OF SECTION 29, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, LESS AND EXCEPT THAT PORTION LYING WITHIN THE RIGHT-OF-WAY OF S.W. 60TH AVENUE.

AND

THE EAST 550 FEET OF THE EAST 1/2 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE NORTH 112 OF THE SOUTH 1/2 OF THE SE 1/4 OF SECTION 29, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, LESS AND EXCEPT THAT PORTION LYING WITHIN THE RIGHT-OF-WAY OF S.W. 60TH AVENUE.

AND

THE EAST 550 FEET OF THE EAST 112 OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SE 1/4 OF SECTION 29, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, LESS AND EXCEPT THAT PORTION LYING WITHIN THE RIGHT-OF-WAY OF S.W. 60TH AVENUE.

ALL OF THE LANDS ABOVE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE S.E. CORNER OF SECTION 29, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA; THENCE N00°29'49"E, ALONG THE EAST LINE OF SAID SECTION 29, ALSO BEING THE CENTERLINE OF S.W. 60th AVENUE (100 FEET WIDE), 662.41 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE S.E. 1/4 OF SAID SECTION 29; THENCE DEPARTING SAID EAST LINE OF SECTION 29 AND SAID CENTERLINE OF S.W. 60th AVENUE, PROCEED N89°28'18"W, ALONG SAID SOUTH LINE, 50.00 FEET, TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SAID S.W. 60th AVENUE, ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUE N89°28'1 8"W, ALONG SAID SOUTH LINE, 500.00 FEET; THENCE DEPARTING SAID SOUTH LINE, PROCEED N00°29'09"E, 662.44 FEET TO A POINT ON THE NORTH LINE OF THE NORTH 1/4 OF THE SOUTH 1/2 OF THE S.E. 1/4 OF SAID SECTION 29; THENCE S89°27'41"E, ALONG SAID NORTH LINE, 500.13 FEET TO A POINT ON THE FORESAID WEST RIGHT-OF-WAY LINE OF S.W. 60th AVENUE; THENCE DEPARTING SAID NORTH LINE, PROCEED S00°29'49"W, ALONG SAID WEST RIGHT-OF-WAY LINE, 662.35 FEET TO THE POINT OF BEGINNING.