

THIS INSTRUMENT PREPARED BY/RETURN TO:
City Attorney's Office
CITY OF OCALA, FLORIDA
110 S.E. Watula Avenue
Ocala, Florida 34471

CITY OF OCALA, FLORIDA

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this ____ day of November 2024, by the CITY OF OCALA, FLORIDA, a Florida municipal corporation, whose address is 110 S.E. Watula Avenue, Ocala, Florida 34471, hereinafter referred to as GRANTOR; and, Transitions Life Center & Community, Inc. a Florida not-for-profit corporation, whose mailing address is P.O. Box 236, Ocala, FL 34478, hereinafter referred to as GRANTEE.

WITNESSETH, that the GRANTOR, for and in consideration of the sum of TEN AND NO/100 U.S. DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, and sold to the GRANTEE, its successors and assigns forever, the following described property, situate, lying and being in Marion County, Florida, and more particularly described as follows:

LOTS 6, 7, 10, 11, 14, 15 and 18, HOMEWOOD, as per plat thereof recorded in Plat Book C, Page 73, of the Public Records of Marion County, Florida

GRANTOR hereby covenants that, at the time of the execution of this instrument, the aforescribed real property is free from all encumbrances made by GRANTOR and GRANTOR does further hereby fully warrant the title to the aforescribed real property and shall defend the same against all lawful claims and demands of persons claiming by, through or under GRANTOR, but against none other; EXCEPT, GRANTOR does hereby acknowledge that there are underground utilities owned and maintained by the City of Ocala, Florida which exist upon and/or underground on said real property and this conveyance by GRANTOR to GRANTEE is subject to said utilities.

GRANTOR further certifies that the aforescribed real property is not homestead real property as defined by the Constitution and laws of the State of Florida; nor is said real property contiguous to any homestead real property.

The remainder of this page intentionally left blank.

Signature page to follow.

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

CITY OF OCALA, FLORIDA,
A Florida municipal corporation

By: _____
BARRY MANSFIELD, as
President, Ocala City Council

WITNESS 1 (signature)

WITNESS 2 (signature)

WITNESS 1 (printed name)

WITNESS 2 (printed name)

WITNESS 1 (address)

WITNESS 2 (address)

ATTEST:

APPROVED AS TO FORM / LEGALITY:

By: ANGEL B. JACOBS, City Clerk

By: WILLIAM E. SEXTON, City Attorney

STATE OF FLORIDA
COUNTY OF MARION

The foregoing instrument was acknowledged before me this _____ day of November 2024, by Barry Mansfield, as President of the City Council of the City of Ocala, Florida, a Florida municipal corporation, who is personally known to me, for and on behalf of the City of Ocala, Florida.

NOTARY PUBLIC