

Rec. \$18.50
DS \$5,320.00

THIS INSTRUMENT PREPARED BY AND RETURN TO:

Fred N. Roberts, Jr., Esq.
Klein & Klein, LLC
40 SE 11th Ave.
Ocala, Florida 34471
Our File No.: F2022159

SPACE ABOVE THIS LINE FOR RECORDING DATA

SPECIAL WARRANTY DEED

THIS WARRANTY DEED, made the 17 day of October, 2023 by CITY OF OCALA, a Municipal Corporation of the State of Florida, whose post office address is 115 SE Watula Avenue, Ocala, FL 34471 herein called the Grantors, to AIRPORT 7 OCALA, LLC, a Florida limited liability company, whose post office address is 1720 SE 16th Avenue, Bldg 200, Ocala, FL 34471, hereinafter called the Grantee:

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the Grantors, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land situate in MARION County, State of Florida, viz.:

SEE ATTACHED EXHIBIT "A"

SUBJECT to easements, restrictions and reservations of record, if any, and taxes for the year 2023 and thereafter.

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND THE GRANTOR, DOES HEREBY COVENANT with the Grantee, except as above-noted, that, at the time of the delivery of this Deed, the premises were free from all encumbrances made by it, and that it will warrant and defend the same against the lawful claims and demands of all persons claiming, by, through, or under it, but against none other.

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LTF

IN WITNESS WHEREOF, the said Grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness #1 Signature

William E. Sexton

Witness #1 Printed Name

Witness #2 Signature

Angel B. Jacobs

Witness #2 Printed Name

CITY OF OCALA, a Municipal Corporation of the State
of Florida

By:

James Hilty
James Hilty, City Council President

STATE OF FLORIDA
COUNTY OF MARION

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this
17 day of October, 2023, by **James Hilty, as City Council President of the CITY OF OCALA,**
a Municipal and corporation of the State of Florida, who is personally known to me or have produced
_____ as identification.

«{NOTARY_SEAL}»



ANGEL B. JACOBS
Commission # HH 274994
Expires October 10, 2026

Angel B. Jacobs
Notary Public

Angel B. Jacobs
Printed Notary Name

My Commission Expires: 10-10-2026

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 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.

AND

THE EAST 550 FEET OF THE EAST 1/2 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°28'18"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 AFORESAID 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.