

Marion County

Prepared By and Return To:
Rena Lovely
Florida First Title & Transaction Services, LLC
211 NW 3rd Street
Ocala, Florida 34475

File No.: 24011

PROPERTY APPRAISER'S PID NO: 21512-000-00

-----[SPACE ABOVE THIS LINE FOR RECORDING DATA]-----

SPECIAL WARRANTY DEED

This Indenture, made this 20th day of June, 2024, between **Armstrong Land, LLC, a Florida limited liability company**, whose post office address is 5505 Waterford District Drive, 5th Floor, Miami, Florida 33126 (hereinafter "**Grantor**"), and **City of Ocala, a Florida Municipal Corporation**, whose post office address is 201 SE 3rd Street, 2nd Floor, Ocala, Florida 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 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 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.

Signed and sealed in our presence as witnesses:

Witness #1:

Belinda Eggmann
Witness #1 Signature
Belinda Eggmann
Witness #1 Print Name

Address: 2100 SE 17th St
Ocala FL 34471

ARMSTRONG LAND, LLC, A FLORIDA LIMITED LIABILITY COMPANY

By: Lennar Homes, LLC, a Florida limited liability company

Its: Authorized Member

By: *Nick Crowe*
Nick Crowe
Its: **Vice President**

Witness #2:

Rebecca Coffey
Witness #2 Signature
Rebecca L. Coffey
Witness #2 Print Name

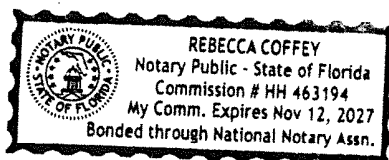
Address: 2100 SE 17th Street
Ocala, FL 34471

STATE OF FLORIDA

COUNTY OF MARION

The foregoing SPECIAL WARRANTY DEED was acknowledged before me by means of [X] physical presence or [] online notarization, this 17th day of June, 2024 by **Nick Crowe**, as **Vice President of Lennar Homes, LLC, a Florida limited liability company, Authorized Member of Armstrong Land, LLC, a Florida limited liability company**, who is:

☒ Personally known by me, OR
☐ Produced _____ as identification.



Rebecca Coffey
Notary Signature
Print Name: Rebecca Coffey
Notary Public, State of Florida
Commission number: HH 463194
Commission expires: Nov. 12, 2027

EXHIBIT "A"

A PORTION OF LOT 2 OF SHOPPES ON 27, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 12, PAGES 33 THROUGH 36, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID LOT 2, ALSO BEING THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA; THENCE ALONG THE WEST BOUNDARY OF SAID LOT 2, ALSO BEING THE WEST BOUNDARY OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 3, SOUTH 00°46'09" WEST, A DISTANCE OF 1324.86 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE DEPARTING THE WEST BOUNDARY OF LOT 2 AND THE WEST BOUNDARY OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 3, ALONG THE SOUTH BOUNDARY OF SAID LOT 2, SOUTH 89°51'11" EAST, A DISTANCE OF 390.73 FEET TO THE POINT OF BEGINNING. THENCE DEPARTING THE SOUTH BOUNDARY OF SAID LOT 2, ALONG THE EAST RIGHT OF WAY LINE OF A PRIVATE ACCESS ROAD (WIDTH VARIES), AS SHOWN IN OFFICIAL RECORDS BOOK 5490, PAGE 1367 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, THE FOLLOWING SEVEN CALLS: BEING A POINT ON A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 35°24'00" AND A CHORD BEARING AND DISTANCE OF NORTH 17°20'04" WEST, 91.21 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE AND RIGHT OF WAY LINE, A DISTANCE OF 92.68 FEET TO A POINT OF TANGENCY; THENCE NORTH 00°21'39" EAST, A DISTANCE OF 158.49 FEET TO A POINT OF CURVATURE OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 30°18'26" AND A CHORD BEARING AND DISTANCE OF NORTH 15°34'12" EAST, 78.42 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE AND RIGHT OF WAY LINE, A DISTANCE OF 79.34 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 210.00 FEET, A CENTRAL ANGLE OF 16°09'56" AND A CHORD BEARING AND DISTANCE OF NORTH 22°33'33" EAST, 59.05 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE AND RIGHT OF WAY LINE, A DISTANCE OF 59.25 FEET TO THE END OF SAID CURVE; THENCE SOUTH 88°48'50" EAST, A DISTANCE OF 46.25 FEET; THENCE NORTH 00°27'28" EAST, A DISTANCE OF 526.89 FEET TO A POINT OF CURVATURE WITH A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 161.30 FEET, A CENTRAL ANGLE OF 22°27'31" AND A CHORD BEARING AND DISTANCE OF NORTH 11°44'13" EAST, 62.82 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE AND RIGHT OF WAY LINE, A DISTANCE OF 63.23 FEET TO THE WESTERLY MOST CORNER OF LOT 1 OF SAID SHOPPES ON 27 SUBDIVISION; THENCE DEPARTING THE EAST RIGHT OF WAY LINE OF A PRIVATE ACCESS ROAD, ALONG THE SOUTHERLY BOUNDARY OF SAID LOT 1 THE FOLLOWING TWO COURSES: SOUTH 61°26'20" EAST, A DISTANCE OF 293.51 FEET; THENCE SOUTH 89°20'11" EAST, A DISTANCE OF 79.01 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1; THENCE DEPARTING THE SOUTH BOUNDARY OF SAID LOT 1, ALONG THE EAST BOUNDARY OF AFOREMENTIONED LOT 2, SOUTH 00°40'09" WEST, A DISTANCE OF 822.92 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2; THENCE DEPARTING THE EAST BOUNDARY OF LOT 2, ALONG THE AFOREMENTIONED SOUTH BOUNDARY OF SAID LOT 2, NORTH 89°51'11" WEST, A DISTANCE OF 407.94 FEET TO THE POINT OF BEGINNING.