

Marion County
RECORD: \$_____

This Instrument prepared by and return to:

Tim Haines
Gray, Ackerman & Haines, P.A.
125 NE 1st Avenue, Suite 3
Ocala, FL 34470

PARCEL ID: 21817-002-00

QUIT CLAIM DEED

This **QUIT-CLAIM DEED**, executed this ____ day of _____, 2021, by and between **CITY OF OCALA, a Florida Municipal Corporation**, whose mailing address is 151 SE Osceola Avenue, Ocala, Florida 34471 hereinafter "*Grantor*"), and **WILLIAM L. BAKER, AS TRUSTEE OF THE WILLIAM L. BAKER REVOCABLE TRUST AGREEMENT DATED SEPTEMBER 25, 2007 AND SUSAN LOUISE HESS, AS TRUSTEE OF THE NANCY A. BAKER NON-EXEMPT MARITAL TRUST CREATED UNDER AGREEMENT DATED SEPTEMBER 25, 2007**, whose mailing address is 11547 E Pike Rd, RM 100, Cambridge, OH 43725-8671 (hereinafter "*Grantee*").

(Wherever used herein the terms "*Grantor*" and "*Grantee*" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

WITNESSETH, that the Grantor for and in consideration of the sum of Ten Dollars (\$10.00), in hand paid by the Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the Grantee forever, all the right, title, interest, claim and demand which the Grantor has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Marion, State of Florida, to-wit:

PARCEL 2:

ALL THAT CERTAIN PARCEL OR TRACT OF LAND LYING AND BEING SITUATE IN THE SW 1/4 OF THE NW 1/4 OF SECTION 11, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE NE CORNER OF SAID SW 1/4 OF NW 1/4, FROM WHICH PROCEED ON THE NORTH LINE THEREOF N.89°21'08"W. A DISTANCE OF 210.00 FEET TO THE POINT OF BEGINNING; THENCE, DEPARTING FROM SAID NORTH LINE, PROCEED S.00°38'05"W. A DISTANCE OF 315.00 FEET; THENCE S.89°21'08"E. A DISTANCE OF 210.00 FEET; THENCE S.00°38'05"W. A DISTANCE OF 157.29 FEET; THENCE N.89°28'48"W. A DISTANCE OF 587.85 FEET; THENCE N.00°34'04"E. A DISTANCE OF 473.60 FEET; THENCE S.89°21'08"E., A DISTANCE OF 377.84 FEET TO THE POINT OF BEGINNING.

AND

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COMMENCE AT THE WEST QUARTER CORNER OF SECTION 11, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA; THENCE RUN S 89°17'43" E, ALONG THE NORTH BOUNDARY OF THE SOUTHWEST QUARTER OF THE SAID SECTION (BASED ON OCCUPATION), FOR A DISTANCE OF 642.23 FEET TO THE WEST BOUNDARY OF THE FLORIDA DEPARTMENT OF TRANSPORTATION BORROW PIT NO. 1, LYING RIGHT OF STATION 2337+01.09 AS PER SECTION NO. 36210-2405, STATE ROAD 93 (I-75), MARION COUNTY, FLORIDA; THENCE RUN N00°31'25"E, ALONG SAID WEST BOUNDARY, FOR A DISTANCE OF 851.75 FEET, TO THE NORTHWEST CORNER OF SAID BORROW PIT NO. 1; THENCE RUN S 89°28'35" E, ALONG THE NORTH BOUNDARY LINE OF SAID BORROW PIT NO. 1, FOR A DISTANCE OF 168.32 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING EASTERLY ALONG SAID NORTH BOUNDARY, FOR A DISTANCE OF 341.54 FEET; THENCE RUN S 57°19'43" W, FOR A DISTANCE OF 263.21 FEET TO THE POINT OF CURVATURE OF A TANGENT CURVE, CONCAVE TO THE SOUTHEAST, AND HAVING FOR ITS ELEMENTS: A RADIUS OF 640.00 FEET, A CENTRAL ANGLE OF 02°01'25", A CHORD DISTANCE OF 22.60 FEET, AND A CHORD BEARING OF S 56°19'00" W; THENCE RUN SOUTHWESTERLY ALONG SAID CURVE, FOR A DISTANCE OF 22.60 FEET; THENCE RUN N 32°40'17" W, FOR A DISTANCE OF 187.39 FEET TO THE POINT OF BEGINNING;

LESS AND EXCEPT:

PARCEL 9A RIGHT OF WAY ACQUISITION. COMMENCE AT THE WEST QUARTER CORNER OF SECTION 11, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, THENCE RUN N 00°30'45" E, ALONG THE WEST BOUNDARY OF THE NORTHWEST QUARTER OF SAID SECTION, FOR A DISTANCE OF 1324.04 FEET; THENCE RUN S 89°25'21" E, ALONG THE NORTH BOUNDARY OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION (BASED ON OCCUPATION), FOR A DISTANCE OF 1116.49 FEET; THENCE RUN S 00°35'11" W, ALONG THE WEST BOUNDARY OF THE EAST 210.00 FEET OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION, FOR A DISTANCE OF 315.00 FEET; THENCE RUN S 89°25'21" E, ALONG THE SOUTH BOUNDARY OF THE NORTH 315.00 FEET OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION, FOR A DISTANCE OF 196.03 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING EASTERLY ALONG SAID LINE, FOR A DISTANCE OF 13.97 FEET TO THE EAST BOUNDARY OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION (BASED ON OCCUPATION); THENCE RUN S 00°35'11" W, ALONG SAID EAST BOUNDARY, FOR A DISTANCE OF 112.82 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE, CONCAVE TO THE NORTHWEST, AND HAVING FOR ITS ELEMENTS: A RADIUS OF 640.00 FEET, A CENTRAL ANGLE OF 05°39'48", AND A CHORD OF 63.23 FEET BEARING S 44°49'34" W; THENCE RUN SOUTHWESTERLY ALONG SAID CURVE, FOR A DISTANCE OF 63.26 FEET TO THE NORTH BOUNDARY OF THE FLORIDA DEPARTMENT OF TRANSPORTATION BORROW PIT NO. 1 AS PER SECTION 36210-2405, STATE ROAD 93 (I-75), PARCEL NO. 165.1 AND 167.1, MARION COUNTY DESCRIPTIONS; THENCE RUN N 89°28'35" W, ALONG SAID NORTH BOUNDARY, FOR A DISTANCE OF 129.51 FEET; THENCE RUN N 57°19'43" E, FOR A DISTANCE OF 0.86 FOOT TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE NORTHWEST, AND HAVING FOR ITS ELEMENTS: A RADIUS OF 560.00 FEET, A CENTRAL ANGLE OF 23°04'12", AND A CHORD OF 223.96 FEET BEARING N 45°47'37" E; THENCE RUN NORTHEASTERLY ALONG SAID CURVE, FOR A DISTANCE OF 225.48 FEET TO THE POINT OF BEGINNING.

AND LESS AND EXCEPT:

PARCEL 9B ACQUISITION FOR LIFT STATION. COMMENCE AT THE WEST QUARTER CORNER OF SECTION 11, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA; THENCE RUN N 00°30'45" E, ALONG THE WEST BOUNDARY OF THE NORTHWEST QUARTER OF SAID SECTION, FOR A DISTANCE OF 1324.04 FEET; THENCE RUN S 89°25'21" E, ALONG THE NORTH BOUNDARY OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION (BASED ON OCCUPATION), FOR A DISTANCE OF 1116.49 FEET; THENCE RUN S 00°35'11" W, ALONG THE WEST BOUNDARY OF THE EAST 210.00 FEET OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION, FOR A DISTANCE OF 315.00 FEET; THENCE RUN S 89°25'21" E, ALONG THE SOUTH BOUNDARY OF THE NORTH 315.00 FEET OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION, FOR A DISTANCE OF 210.00 FEET TO THE EAST BOUNDARY OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION (BASED ON OCCUPATION); THENCE RUN S 00°35'11" W, ALONG SAID EAST BOUNDARY, FOR A DISTANCE OF 112.82 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTHERLY ALONG SAID LINE, FOR A DISTANCE OF 45.25 FEET TO THE NORTH BOUNDARY OF THE FLORIDA DEPARTMENT OF TRANSPORTATION BORROW PIT NO. 1 AS PER SECTION 36210-2405, STATE ROAD 93 (I-75), PARCEL NO. 165.1 AND 167.1, MARION COUNTY DESCRIPTIONS; THENCE RUN N 89°28'35" W, ALONG SAID NORTH BOUNDARY, FOR A DISTANCE OF 44.12 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE, CONCAVE TO THE NORTHWEST, AND HAVING FOR ITS ELEMENTS: A RADIUS OF 640.00 FEET, A CENTRAL ANGLE OF 05°39'48", AND A CHORD OF 63.23 FEET BEARING N 44°49'34" E; THENCE RUN NORTHEASTERLY ALONG SAID CURVE, FOR A DISTANCE OF 63.26 FEET TO THE POINT OF BEGINNING;

AND LESS AND EXCEPT:

PARCEL 9C DESCRIPTION FOR ADDITIONAL LAND ACQUISITION. COMMENCE AT THE WEST QUARTER CORNER OF SECTION 11, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA; THENCE RUN N 00°30'45" E, ALONG THE WEST BOUNDARY OF THE NORTHWEST QUARTER OF SAID SECTION, FOR A DISTANCE OF 1324.04 FEET; THENCE RUN S 89°25'21" E, ALONG THE NORTH BOUNDARY OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION (BASED ON OCCUPATION), FOR A DISTANCE OF 1116.49 FEET; THENCE RUN S 00°35'11" W, ALONG THE WEST BOUNDARY OF THE EAST 210.00 FEET OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION, FOR A DISTANCE OF 315.00 FEET TO THE POINT OF BEGINNING; THENCE RUN S 89°25'21" E, ALONG THE SOUTH BOUNDARY OF THE NORTH 315.00 FEET OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, FOR A DISTANCE OF 196.03 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE, CONCAVE TO THE NORTHWEST, AND HAVING FOR ITS ELEMENTS: A RADIUS OF 560.00 FEET, A CENTRAL ANGLE OF 17°22'57", AND A CHORD OF 169.24 FEET BEARING S 42°56'59" W; THENCE RUN SOUTHWESTERLY ALONG SAID CURVE, FOR A DISTANCE OF 169.89 FEET; THENCE RUN N 32°40'17" W, FOR A DISTANCE OF 149.51 FEET TO THE POINT OF BEGINNING;

AND LESS AND EXCEPT:

PARCEL 8D:

COMMENCE AT THE WEST QUARTER CORNER OF SECTION 11, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA; THENCE RUN S 89° 17' 42" E, ALONG THE NORTH BOUNDARY OF THE SOUTHWEST QUARTER OF THE SAID SECTION (BASED ON OCCUPATION), FOR A DISTANCE OF 642.23 FEET TO A POINT ON THE WEST BOUNDARY OF THE FLORIDA DEPARTMENT OF TRANSPORTATION BORROW PIT NO. 1, THENCE RUN N 00° 31' 25" E, ALONG SAID WEST BOUNDARY, FOR A DISTANCE OF 851.75 FEET TO THE NORTHWEST CORNER OF SAID BORROW PIT NO. 1; THENCE RUN S 89° 28' 35" E, ALONG THE NORTH BOUNDARY OF SAID BORROW PIT NO. 1, FOR A DISTANCE OF 168.32 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING EASTERLY ALONG SAID NORTH BOUNDARY; FOR A DISTANCE OF 341.54 FEET; THENCE RUN S 57° 19' 43" W, FOR A DISTANCE OF 263.21 FEET TO THE POINT OF CURVATURE OF A TANGENT CURVE, CONCAVE TO THE SOUTHEAST, AND HAVING FOR ITS ELEMENTS: A RADIUS OF 640.00 FEET, A CENTRAL ANGLE OF 02° 01' 25", A CHORD DISTANCE OF 22.60 FEET, AND A CHORD BEARING OF S 56° 19' 00" W; THENCE RUN SOUTHWESTERLY ALONG SAID CURVE, FOR A DISTANCE OF 22.60 FEET; THENCE RUN N 32° 40' 17" W, FOR A DISTANCE OF 187.39 FEET TO THE POINT OF BEGINNING. LESS AND EXCEPT THAT PORTION OF THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, FURTHER DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE WEST QUARTER CORNER OF ABOVE SAID SECTION 11; THENCE RUN S 89°17'42" E, ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF SECTION 11, A DISTANCE OF 642.23 FEET TO A POINT ON THE WEST LINE OF THE FLORIDA DEPARTMENT OF TRANSPORTATION BORROW PIT NO. 1; THENCE RUN N 00°31'25" E, ALONG SAID WEST LINE, A DISTANCE OF 851.75 FEET TO THE NORTHWEST CORNER OF SAID BORROW PIT NO. 1; THENCE RUN S 89°28'35" E, ALONG THE NORTH LINE THEREOF, A DISTANCE OF 95.15 FEET TO THE INTERSECTION POINT OF THE WEST LINE OF MARION COUNTY TAX PARCEL NO. 21817-002-00; THENCE CONTINUE ALONG SAID NORTH LINE, A DISTANCE OF 362.13 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S 89°28'35" E, A DISTANCE OF 52.58 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF THE PROPOSED N.W. 37TH AVENUE (80' WIDE); THENCE RUN S 57°19'43" W, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 44.00 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, RUN N 32°40'17" W, A DISTANCE OF 28.79 FEET TO THE POINT OF BEGINNING.

THE GRANTOR hereby releases its reserved mineral rights in the property described above 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 Grantor would not be harmed by release thereof. Hence the Grantor hereby releases such mineral rights.

THIS QUIT CLAIM DEED shall not extinguish any easements encumbering or benefitting the above described real property in favor of the City of Ocala including, but not limited to, agreement concerning easements and future improvements recorded in OR Book 6710, at Page 693 Public Records of Marion County, Florida and Easement recorded in OR Book 1008, at Page 1614 Public Records of Marion County, Florida.

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

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

Signed and sealed in our presence as witnesses:

AS TO GRANTOR:

Witness #1:

**CITY OF OCALA, A MUNICIPAL
CORPORATION**

Signature

Print Witness #1 Name

By: _____
**IRE BETHEA, SR, President, Ocala City
Council**

Witness #2:

Signature

Print Witness #2 Name

ATTEST:

ANGEL B. JACOBS, CITY CLERK

Approved to form and legality:

ROBERT BATSEL, JR., CITY ATTORNEY