

**Ocala Community Redevelopment Agency
Project Cost Summary**

Application ID: CRA26-0014

Address: 103, 107, 111, 113, 115, 117

CRA subarea: East Ocala

No.	Eligible work item	High Quote	Low Quote
1	Painting for 111, 113, 115, and 117	\$ 17,300.00	\$ 12,900.00
2	Painting for 103 and 107	\$ 16,600.00	\$ 10,500.00
Total		\$ 33,900.00	\$ 23,400.00
Maximum CRA grant that can be awarded based on			
75% match not to exceed		\$17,550.00	

Before Photos

CRA26-0014
103, 107, 111, 113, 115, 117 NE Sanchez Avenue



103 NE Sanchez Avenue facing west



103 NE Sanchez Avenue facing south

CRA26-0014
103, 107, 111, 113, 115, 117 NE Sanchez Avenue



103 NE Sanchez Avenue facing east



103 NE Sanchez Avenue facing north

CRA26-0014
103, 107, 111, 113, 115, 117 NE Sanchez Avenue



107 NE Sanchez Avenue facing west



107 NE Sanchez Avenue facing south

CRA26-0014
103, 107, 111, 113, 115, 117 NE Sanchez Avenue



107 NE Sanchez Avenue facing east



103 NE Sanchez Avenue facing north

CRA26-0014
103, 107, 111, 113, 115, 117 NE Sanchez Avenue



111 NE Sanchez Avenue facing south



111 NE Sanchez Avenue facing west

CRA26-0014
103, 107, 111, 113, 115, 117 NE Sanchez Avenue



113 NE Sanchez Avenue facing east



115 NE Sanchez Avenue facing east

CRA26-0014
103, 107, 111, 113, 115, 117 NE Sanchez Avenue



115 NE Sanchez Avenue facing west



117 NE Sanchez Avenue facing south

Marion County Property Appraiser Card

Jimmy H. Cowan, Jr., CFA

Marion County Property Appraiser



501 SE 25th Avenue, Ocala, FL 34471 Telephone: (352) 368-8300 Fax: (352) 368-8336

2026 Property Record Card

2820-046-006

[GOOGLE Street View](#)

Prime Key: 1220505

[MAP IT+](#)

Current as of 5/20/2026

Property Information

WINTERHURST PROPERTIES LLC
3390 7TH AVE NW
NAPLES FL 34120-1604

[Taxes / Assessments:](#)

Map ID: 179

[Millage:](#) 1001 - OCALA

[M.S.T.U.](#)

[PC:](#) 08

Acres: .77

[More Situs](#)

Situs: 103 NE SANCHEZ AVE OCALA

2025 Certified Value

Land Just Value	\$201,246
Buildings	\$587,079
Miscellaneous	\$7,263
Total Just Value	\$795,588
Total Assessed Value	\$795,588
Exemptions	\$0
Total Taxable	\$795,588

[Ex Codes:](#)

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025	\$201,246	\$587,079	\$7,263	\$795,588	\$795,588	\$0	\$795,588
2024	\$201,246	\$588,877	\$7,263	\$797,386	\$554,371	\$0	\$554,371
2023	\$150,934	\$495,719	\$7,263	\$653,916	\$503,974	\$0	\$503,974

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
8357/0342	06/2024	07 WARRANTY	4 V-APPRAISERS OPINION	Q	I	\$715,000
5995/1413	02/2014	57 TRANSFER FROM BANK	8 ALLOCATED	U	I	\$418,000
5922/0068	09/2013	56 TRANSFER TO BANK	8 ALLOCATED	U	I	\$186,100
2612/0744	02/1999	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	\$189,000
2435/1452	11/1997	61 FJDGMNT	0	U	I	\$100
1887/1341	12/1992	07 WARRANTY	4 V-APPRAISERS OPINION	U	I	\$101,750
1632/1913	01/1990	07 WARRANTY	9 UNVERIFIED	U	I	\$100
1112/1923	04/1982	05 QUIT CLAIM	0	U	I	\$100

Property Description

SEC 17 TWP 15 RGE 22
PLAT BOOK E PAGE 004

CALDWELLS ADD OCALA

W 1/2 OF LOT 46

EXC 87 2/3RD FT N & S BY 150 FT E & W IN NW COR OF W 1/2 OF LOT 46 &

EXC 55 FT E & W BY 112 FT N & S IN NE COR OF W 1/2 OF LOT 46 &

EXC COM AT NW COR OF W 1/2 OF LOT 46 TH E 150 FT TO POB TH S 112 FT

TH E 18 FT TH N 112 FT TH TH W 18 FT TO POB

[Land Data - Warning: Verify Zoning](#)

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
GCMF	0100	.0	.0	R3	33,541.00	SF						
Neighborhood 9976												
Mkt: 2 70												

[Traverse](#)

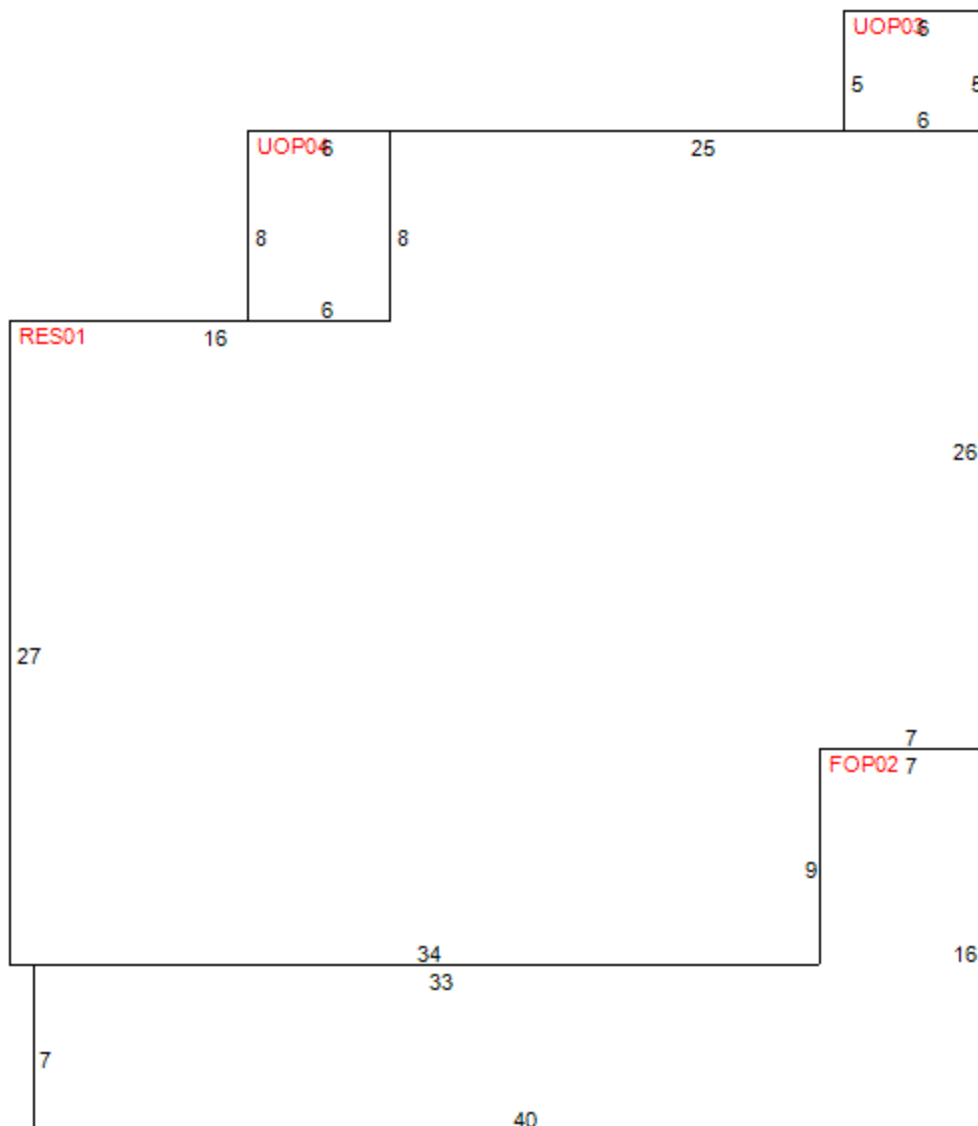
Building 1 of 6

RES01=L7D9L34U27R16U8R25D26.

FOP02=L7D9L33D7R40U16.U26

UOP03=L6U5R6D5.L25

UOP04=L6D8R6U8.



[Building Characteristics](#)

Improvement 1F - SFR- 01 FAMILY RESID
Effective Age 7 - 30-34 YRS
Condition 3
Quality Grade 600 - AVERAGE
Inspected on 4/29/2022 by 233

Year Built 1910
Physical Deterioration 0%
Obsolescence: Functional 0%
Obsolescence: Locational 0%
Architecture H - HISTORICAL RESIDENCE
Base Perimeter 152

TypeID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
RES 0126	- SIDING-NO SHTG	1.88	1910	N	0 %	0 %	1,244	2,339
FOP 0201	- NO EXTERIOR	1.00	1910	N	0 %	0 %	343	343
UOP 0301	- NO EXTERIOR	1.00	1910	N	0 %	0 %	30	30
UOP 0401	- NO EXTERIOR	1.00	1910	N	0 %	0 %	48	48

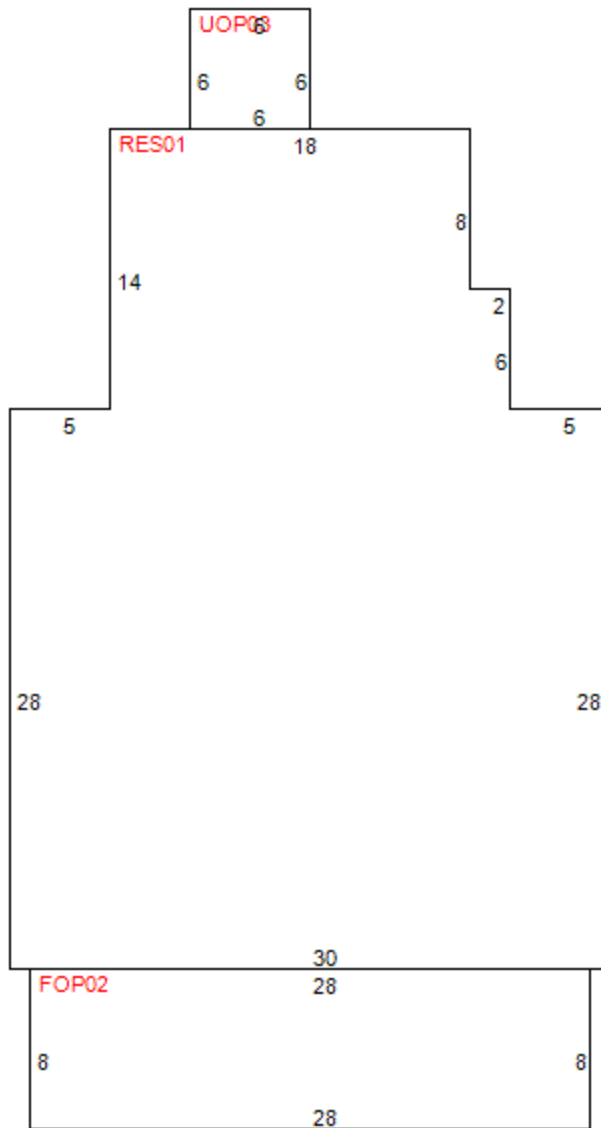
Section: 1

Roof Style: 12 HIP	Floor Finish: 32 HARDWD ON WOOD	Bedrooms: 3	Blt-In Kitchen: Y
Roof Cover: 16 GALVANIZED MTL	Wall Finish: 20 PLASTER	4 Fixture Baths: 0	Dishwasher: Y
Heat Meth 1: 20 HEAT PUMP	Heat Fuel 1: 10 ELECTRIC	3 Fixture Baths: 2	Garbage Disposal: N
Heat Meth 2: 00	Heat Fuel 2: 00	2 Fixture Baths: 0	Garbage Compactor: N
Foundation: 3 PIER	Fireplaces: 0	Extra Fixtures: 2	Intercom: N
A/C: Y			Vacuum: N

[Traverse](#)

Building 2 of 6

RES01=R30U28L5U6L2U8L18D14L5D28.R1
FOP02=R28D8L28U8.U42R8
UOP03=U6R6D6L6.



Building Characteristics

Improvement	1F - SFR- 01 FAMILY RESID	Year Built	1915
Effective Age	7 - 30-34 YRS	Physical Deterioration	0%
Condition	3	Obsolescence: Functional	0%
Quality Grade	600 - AVERAGE	Obsolescence: Locational	0%
Inspected on	4/29/2022 by 233	Architecture	H - HISTORICAL RESIDENCE
		Base Perimeter	144

TypeID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
RES 0126	- SIDING-NO SHTG	1.89	1915	N	0 %	0 %	1,104	2,087
FOP 0201	- NO EXTERIOR	1.00	1915	N	0 %	0 %	224	224
UOP 0301	- NO EXTERIOR	1.00	1915	N	0 %	0 %	36	36

Section: 1

Roof Style: 12 HIP	Floor Finish: 32 HARDWD ON WOOD	Bedrooms: 4	Blt-In Kitchen: Y
Roof Cover: 08 FBRGLASS SHNGL	Wall Finish: 20 PLASTER	4 Fixture Baths: 0	Dishwasher: Y
Heat Meth 1: 20 HEAT PUMP	Heat Fuel 1: 10 ELECTRIC	3 Fixture Baths: 2	Garbage Disposal: N
Heat Meth 2: 00	Heat Fuel 2: 00	2 Fixture Baths: 0	Garbage Compactor: N
Foundation: 3 PIER	Fireplaces: 0	Extra Fixtures: 2	Intercom: N
A/C: Y			Vacuum: N

[Traverse](#)

Building 3 of 6

RES01=L37U25R37D25.

FBG02=L16U25R16D25.

UCP03=R10U25L10D25.L26

FBG04=L11U25R11D25.

FCP05=R10U25L10D25.

RES01 FBG04	11	FCP05	10	37	FBG02	16	UCP03	10
25	25	25	25	25	25	25	25	25
11		10	37		16		10	

[Building Characteristics](#)

Improvement 1F - SFR- 01 FAMILY RESID
Effective Age 7 - 30-34 YRS
Condition 3
Quality Grade 400 - FAIR
Inspected on 4/29/2022 by 233

Year Built 1974
Physical Deterioration 0%
Obsolescence: Functional 0%
Obsolescence: Locational 0%
Architecture 0 - STANDARD SFR
Base Perimeter 124

TypeID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
RES 0127	- MASONITE	1.00	1974	N	0 %	0 %	925	925
FBG 0224	- CONC BLK-PAINT	1.00	1974	N	0 %	0 %	400	400

UCP 0301 - NO EXTERIOR	1.00	1990	N	0 %	0 %	250	250
FBG 0424 - CONC BLK-PAINT	1.00	1974	N	0 %	0 %	275	275
FCP 0501 - NO EXTERIOR	1.00	1974	N	0 %	0 %	250	250

Section: 1

Roof Style: 10 GABLE

Roof Cover: 08 FBRGLASS SHNGL

Heat Meth 1: 22 DUCTED FHA

Heat Meth 2: 00

Foundation: 7 BLK PERIMETER

A/C: Y

Floor Finish: 24 CARPET

Wall Finish: 16 DRYWALL-PAINT

Heat Fuel 1: 10 ELECTRIC

Heat Fuel 2: 00

Fireplaces: 0

Bedrooms: 2

4 Fixture Baths: 0

3 Fixture Baths: 1

2 Fixture Baths: 0

Extra Fixtures: 2

Blt-In Kitchen: Y

Dishwasher: N

Garbage Disposal: N

Garbage Compactor: N

Intercom: N

Vacuum: N

[Traverse](#)

Building 4 of 6

RES01=L37U25R37D25.

FBG02=L37U25R37D25.

FST03=R13U25L13D25.R13

UEP04=R10U25L10D25.

RES01 FBG02	37	FST03	13	UEP04	10
25	25	25	25	25	25
	37		13		10

[Building Characteristics](#)

Improvement 1F - SFR- 01 FAMILY RESID
Effective Age 7 - 30-34 YRS
Condition 3
Quality Grade 400 - FAIR
Inspected on 4/29/2022 by 233

Year Built 1974
Physical Deterioration 0%
Obsolescence: Functional 0%
Obsolescence: Locational 0%
Architecture 0 - STANDARD SFR
Base Perimeter 124

TypeID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
RES 0127	- MASONITE	1.00	1974	N	0 %	0 %	925	925
FBG 0224	- CONC BLK-PAINT	1.00	1974	N	0 %	0 %	925	925
FST 0324	- CONC BLK-PAINT	1.00	1974	N	0 %	0 %	325	325
UEP 0426	- SIDING-NO SHTG	1.00	1974	N	0 %	0 %	250	250

Section: 1

Roof Style: 10 GABLE	Floor Finish: 24 CARPET	Bedrooms: 2	Blt-In Kitchen: Y
Roof Cover: 08 FBRGLASS SHNGL	Wall Finish: 16 DRYWALL-PAINT	4 Fixture Baths: 0	Dishwasher: N
Heat Meth 1: 22 DUCTED FHA	Heat Fuel 1: 10 ELECTRIC	3 Fixture Baths: 1	Garbage Disposal: N
Heat Meth 2: 00	Heat Fuel 2: 00	2 Fixture Baths: 0	Garbage Compactor: N
Foundation: 7 BLK PERIMETER	Fireplaces: 0	Extra Fixtures: 2	Intercom: N
A/C: Y			Vacuum: N

[Traverse](#)

Building 5 of 6

RES01=L37U25R37D25.
FBG02=L37U25R37D25.
FST03=R13U25L13D25.



Building Characteristics

Improvement	1F - SFR- 01 FAMILY RESID	Year Built 1974
Effective Age	7 - 30-34 YRS	Physical Deterioration 0%
Condition	3	Obsolescence: Functional 0%
Quality Grade	400 - FAIR	Obsolescence: Locational 0%
Inspected on	4/29/2022 by 233	Architecture 0 - STANDARD SFR
		Base Perimeter 124

TypeID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
RES 0127	- MASONITE	1.00	1974	N	0 %	0 %	925	925
FBG 0224	- CONC BLK-PAINT	1.00	1974	N	0 %	0 %	925	925
FST 0324	- CONC BLK-PAINT	1.00	1974	N	0 %	0 %	325	325

Section: 1

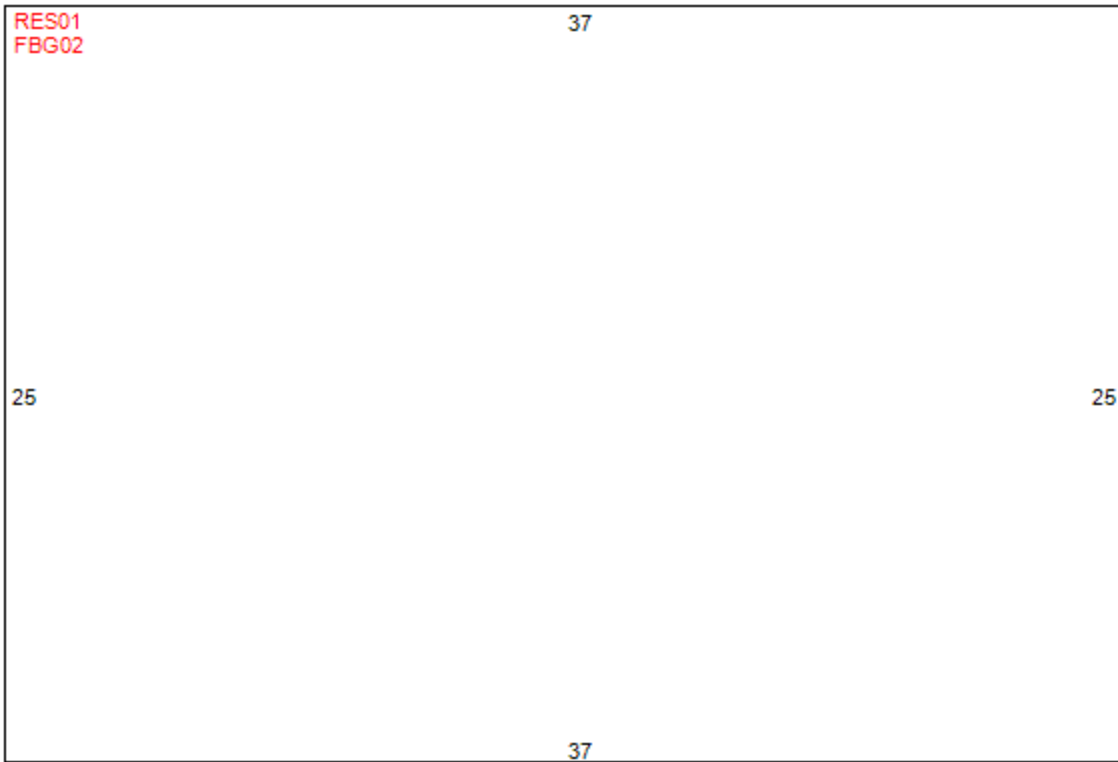
Roof Style: 10 GABLE	Floor Finish: 24 CARPET	Bedrooms: 2	Blt-In Kitchen: Y
Roof Cover: 08 FBRGLASS SHNGL	Wall Finish: 16 DRYWALL-PAINT	4 Fixture Baths: 0	Dishwasher: N
Heat Meth 1: 22 DUCTED FHA	Heat Fuel 1: 10 ELECTRIC	3 Fixture Baths: 1	Garbage Disposal: N
Heat Meth 2: 00	Heat Fuel 2: 00	2 Fixture Baths: 0	Garbage Compactor: N
Foundation: 7 BLK PERIMETER	Fireplaces: 0	Extra Fixtures: 2	Intercom: N
A/C: Y			Vacuum: N

[Traverse](#)

Building 6 of 6

RES01=L37U25R37D25.

FBG02=L37U25R37D25.



[Building Characteristics](#)

Improvement	1F - SFR- 01 FAMILY RESID	Year Built 1974
Effective Age	7 - 30-34 YRS	Physical Deterioration 0%
Condition	3	Obsolescence: Functional 0%
Quality Grade	400 - FAIR	Obsolescence: Locational 0%
Inspected on	4/29/2022 by 233	Architecture 0 - STANDARD SFR
		Base Perimeter 124

TypeID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
RES 0127 -	MASONITE	1.00	1974	N	0 %	0 %	925	925
FBG 0224 -	CONC BLK-PAINT	1.00	1974	N	0 %	0 %	925	925

Section: 1

Roof Style: 10 GABLE	Floor Finish: 24 CARPET	Bedrooms: 2	Blt-In Kitchen: Y
Roof Cover: 08 FBRGLASS SHNGL	Wall Finish: 16 DRYWALL-PAINT	4 Fixture Baths: 0	Dishwasher: N

Heat Meth 1: 22 DUCTED FHA	Heat Fuel 1: 10 ELECTRIC	3 Fixture Baths: 1	Garbage Disposal: N
Heat Meth 2: 00	Heat Fuel 2: 00	2 Fixture Baths: 0	Garbage Compactor: N
Foundation: 7 BLK PERIMETER	Fireplaces: 0	Extra Fixtures: 2	Intercom: N
A/C: Y			Vacuum: N

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
144 PAVING ASPHALT	7,560.00	SF	5	1990	3	0.0	0.0
159 PAV CONCRETE	1,066.00	SF	20	1974	3	0.0	0.0
105 FENCE CHAIN LK	270.00	LF	20	1985	3	0.0	0.0
114 FENCE BOARD	120.00	LF	10	2001	4	0.0	0.0
111 FENCE WOOD	120.00	LF	10	2001	3	0.0	0.0

Appraiser Notes

BLDG01= 103 NE SANCHEZ SFR (RENTED) RENOVATED
 BLDG02= 107 NE SANCHEZ SFR (RENTED) RENOVATED
 BLDG03= 117 NE SANCHEZ APARTMENT
 BLDG04= 111 NE SANCHEZ APARTMENT
 BLDG05= 113 NE SANCHEZ APARTMENT
 BLDG06= 115 NE SANCHEZ APARTMENT
 TOTAL 6 UNITS = 4 APT RENTALS + 2 HOUSES

INTERIOR INFORMATION ESTIMATED UPI

OR BOOK 5995-1415

Planning and Building

** Permit Search **

Permit Number	Date Issued	Date Completed	Description
SITE24-0065	6/18/2024	6/20/2024	REISSUE PARKING LOT
BLD24-0949	4/29/2024	-	CMCAPITAL REROOF 117
BLD24-0951	4/29/2024	-	CM CAPITAL REOOF 107
BLD24-0952	4/29/2024	-	CM CAPITAL REROOF 115
BLD24-0953	4/29/2024	-	CM CAPITAL REROOF 111
SITE21-0019	2/24/2021	-	CM HOLDINGS/PARKING LOT
BLD20-0418	2/28/2020	3/24/2020	CM CAPITAL HOLDINGS/REPAIR FIRE DAMAGE
OC00777	5/1/1999	-	RSRA
OC02022	12/1/1992	-	ROOF



Tax Roll Property Summary

Tax Roll Property Summary							Help
Account Number		R2820-046-006		Type	REAL ESTATE		Request Future E-Bill
Address		103 NE SANCHEZ AVE OCALA		Status			
Sec/Twn/Rng		17 15 22		Subdivision	9976		
Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due	
2010	CER	2011-00012561-00	REDEEMED	03/2012	7,392.31	Certificate	
2011	R	2011 R2820-046-006	PAID	02/2012	6,665.37	Tax Bill	
2012	R	2012 R2820-046-006	CER SOLD	06/2013		Tax Bill	
2012	CER	2013-00012748-00	REDEEMED	09/2013	7,044.42	Certificate	
2013	R	2013 R2820-046-006	PAID	11/2013	5,451.61	Tax Bill	
2014	R	2014 R2820-046-006	PAID	12/2014	5,337.48	Tax Bill	
2015	R	2015 R2820-046-006	CER SOLD	06/2016		Tax Bill	
2015	CER	2016-00012979-00	REDEEMED	07/2016	7,126.99	Certificate	
2016	R	2016 R2820-046-006	CER SOLD	06/2017		Tax Bill	
2016	CER	2017-00012814-00	REDEEMED	04/2018	7,272.49	Certificate	
2017	R	2017 R2820-046-006	CER SOLD	06/2018		Tax Bill	
2017	CER	2018-00012435-00	REDEEMED	01/2019	7,667.80	Certificate	
2018	R	2018 R2820-046-006	PAID	04/2019	6,925.09	Tax Bill	
2019	R	2019 R2820-046-006	PAID	12/2019	7,090.61	Tax Bill	
2020	R	2020 R2820-046-006	CER SOLD	06/2021		Tax Bill	
2020	CER	2021-00011561-00	REDEEMED	07/2021	8,609.05	Certificate	
2021	R	2021 R2820-046-006	CER SOLD	06/2022		Tax Bill	
2021	CER	2022-00011908-00	REDEEMED	08/2022	11,115.96	Certificate	
2022	R	2022 R2820-046-006	CER SOLD	06/2023		Tax Bill	
2022	CER	2023-00011835-00	REDEEMED	09/2023	10,518.57	Certificate	
2023	R	2023 R2820-046-006	CER SOLD	06/2024		Tax Bill	
2023	CER	2024-00012029-00	REDEEMED	07/2024	13,245.03	Certificate	
2024	R	2024 R2820-046-006	CER SOLD	06/2025		Tax Bill	
2024	CER	2025-00012018-00	REDEEMED	03/2026	14,846.50	Certificate	
2025	R	2025 R2820-046-006	PAID	03/2026	15,312.20	Tax Bill	

CURRENT ACCOUNT DETAILS

Account Number	2025	R2820-046-006	Tax Bill
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Property Description	Owner Information
SEC 17 TWP 15 RGE 22 PLAT BOOK E PAGE 004 CALDWELLS ADD OCALA W	WINTERHURST PROPERTIES LLC 3390 7TH AVE NW

1/2 OF LOT 46 EXC 87 2/3RD FT N & S BY 150 FT E & W IN NW COR OF W 1/2 OF LOT 46 & EXC 55 FT E & W BY 112 FT N & S IN NE COR OF				NAPLES FL 34120-1604		
Current Values and Exemptions				Taxes and Fees Levied		
ASSESSMENT		795,588		TAXES		13,634.00
TAXABLE		795,588		SP. ASMT		1,678.20
MAR 31 2026	APR 30 2026	MAY 31 2026	CERTIFIED	FUNDS	PAST DUE ON	
15,312.20	15,771.57	15,777.47	AFTER	APRIL 30 2026	APR 1 2026	
Post Date	Receipt #	Pmt Type	Status	Disc	Interest	Total
03/03/2026	121 2025 0005888.0001	Full	Pmt Posted	\$.00	\$.00	\$15,312.20

Links of Interest

- [LINK TO PA GIS](#)
- [LINK TO PROPERTY APPRAISER WEB](#)

SunBiz Entity Information



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
WINTERHURST PROPERTIES LLC

Filing Information

Document Number	L22000298505
FEI/EIN Number	N/A
Date Filed	07/05/2022
Effective Date	07/01/2022
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	03/29/2024

Principal Address

3895 SE 51st Court
OCALA, FL 34480

Changed: 04/05/2025

Mailing Address

3895 SE 51st Court
OCALA, FL 34480

Changed: 04/05/2025

Registered Agent Name & Address

TOMHAVE, JONATHAN
3895 SE 51st Court
OCALA, FL 34480

Name Changed: 03/29/2024

Address Changed: 04/05/2025

Authorized Person(s) Detail

Name & Address

Title MGR

TOMHAVE, JONATHAN
3895 SE 51st Court
OCALA, FL 34480

Annual Reports

Report Year	Filed Date
2023	03/29/2024
2024	03/29/2024
2025	04/05/2025

Document Images

[04/05/2025 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[03/29/2024 -- REINSTATEMENT](#)

[View image in PDF format](#)

[07/05/2022 -- Florida Limited Liability](#)

[View image in PDF format](#)

Warranty Deed

Prepared by and return to:

Colleen Nostrand
Signature Title & Escrow Services, LLC
1920 Southwest 12th Avenue
Ocala, FL 34471
(352) 390-6233
File No 2024-4480

Parcel Identification No: 2820-046-006

[Space Above This Line For Recording Data]

WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 25th day of June, 2024 between CM Capital Holdings, LLC, a Florida Limited Liability Company, whose post office address is 2050 East Silver Springs Boulevard, Ocala, FL 34470, Grantor, to Winterhurst Properties LLC, a Florida Limited Liability Company, whose post office address is 3390 7th Avenue Northwest, Naples, FL 34120, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations 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, situate, lying and being in Marion, Florida, to-wit:

THE WEST 1/2 OF LOT 46, CALDWELL'S ADDITION TO THE CITY OF OCALA, AS PER PLAT RECORDED IN PLAT BOOK "E", PAGE 4 AND IN DEED BOOK "K", PAGE 741, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, EXCEPT HOWEVER 87 2/3 FEET NORTH AND SOUTH BY 150 FEET EAST AND WEST, IN THE NORTHWEST CORNER OF SAID WEST 1/2 OF LOT 46; AND ALSO EXCEPT 55 FEET EAST AND WEST BY 112 FEET NORTH AND SOUTH IN THE NORTHEAST CORNER OF SAID WEST 1/2 OF SAID LOT 46.

ALSO EXCEPT THE FOLLOWING DESCRIBED PARCEL:

COMMENCE AT THE NORTHWEST CORNER OF SAID WEST 1/2 OF LOT 46; THENCE EAST 150 FEET TO THE POINT OF BEGINNING; FROM THE POINT OF BEGINNING THENCE SOUTH 112 FEET; THENCE EAST 18 FEET; THENCE NORTH 112 FEET; THENCE WEST 18 FEET TO THE POINT OF BEGINNING.

Grantor warrant that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or a part of a homestead property.

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

Subject to taxes for 2024 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

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

And Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

Warranty Deed

File No.: 2024-4480

Page 1 of 2

In Witness Whereof, Grantor have hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Colleen Nostrand

Witness #1 Signature

Print Name: COLLEEN NOSTRAND

Address: 1920 SW 12TH AVE
Ocala FL 34471

Alyssa Speight

Witness #2 Signature

Print Name: ALYSSA SPEIGHT

Address: 1920 SW 12TH AVE
Ocala FL 34471

CM Capital Holdings, LLC, a Florida Limited Liability Company

George Mathis
By: George Mathis, its Manager

STATE OF FLORIDA
COUNTY OF MARION

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 25 day of JUNE, 2024 by **George Mathis, the Manager of CM Capital Holdings, LLC, a Florida Limited Liability Company.**

Colleen Nostrand

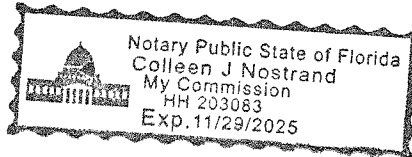
Signature of Notary Public

Print, Type/Stamp Name of Notary

Personally known: X

OR Produced Identification: _____

Type of Identification Produced: _____



(SEAL)