

MARION COUNTY

RECORD: \$ \_\_\_\_\_

PREPARED BY AND RETURN TO:

Tim D. Haines/jv  
GRAY, ACKERMAN & HAINES, P.A.  
211 NW Third Street  
Ocala, FL 34475

\_\_\_\_\_  
SPACE ABOVE THIS LINE RESERVED FOR RECORDING DATA \_\_\_\_\_

**CONSENT AND JOINDER  
TO  
PLAT OF  
WEST OAK PHASE 1**

THE UNDERSIGNED, **WELLS FARGO BANK, N.A.**, the holder of that certain Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing from **MADISON OAKS WEST, LLC, A FLORIDA LIMITED LIABILITY COMPANY**, recorded in OR Book 7950, at Page 1712, Public Records of Marion County, Florida, and State of Florida Uniform Commercial Code Financing Statement recorded in OR Book 7950, at Page 1731, Public Records of Marion County, Florida (the ***"Security Documents"***), which encumber all or a portion of the property included within the Plat of West Oak Phase 1, a Planned Unit Development as per plat there of recorded in Plat Book \_\_\_\_\_, Pages \_\_\_\_\_ - \_\_\_\_\_, Public Records of Marion County, Florida, by execution hereof joins in, and consents to said Plat of West Oak Phase 1, a Planned Unit Development, as per plat thereof recorded in Plat Book \_\_\_\_\_, Pages, \_\_\_\_\_ - \_\_\_\_\_, Public Records of Marion County, Florida, including any dedications set forth on the face thereof, and subordinates the lien, operation, and effect of the Security Documents, as well as any and all amendments and modifications thereto, to said dedication and the terms, covenants, conditions, restrictions and easements set forth on the face of said Plat.

IN WITNESS WHEREOF, **WELLS FARGO BANK, N.A.**, has caused this Consent and Joinder to Plat of West Oak Phase 1, a Planned Unit Development to be executed this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Signed and sealed in our presence as witnesses:

Witness #1:

Signature

Nioulfar mirzabeigi  
Print Witness #1 Name

Witness #2:

Signature

Shane Trawl  
Print Witness #2 Name

WELLS FARGO BANK, N.A.

By:

Its:

Michael J. Marra  
Director

STATE OF Florida  
COUNTY OF Palm Beach

The foregoing **JOINDER AND CONSENT** was sworn to, subscribed to and acknowledged before me by means of ☒ **physical presence** or ☐ **online notarization**, this 8th day of November, 2023, by Michael J. Marra, as Director of **WELLS FARGO BANK, N.A.**, on behalf of the Bank, who is:

☐ Personally known to me, OR  
☒ Produced a driver's license as identification.

DEGUER JEAN BAPTISTE  
Print Name: DEGUER JEAN BAPTISTE  
Notary Public, State of Florida  
Commission Number: HH 337339  
Commission Expires: Dec 1, 2026

