

Project: NW 31st Ave
Property Appraiser's Parcel ID No's 21825-000-00, 21832-000-00, 21739-000-00, 21903-002-00.

Prepared By/Return to:

Joseph Switt
City of Ocala Growth Management/Real Estate
405 S.E. Osceola Avenue
Ocala, Florida 34471

WARRANTY DEED

THIS INDENTURE, made this 20th day of April, 2022, by **Esquire Trustee Service, a Florida Limited Liability Company as Trustee of the 1001 NE 77th Land Trust** with full power and authority to protect, conserve and sell, or to lease or encumber, or to otherwise manage and dispose of the property hereinafter described in accordance with the provisions of Section 689.071 and 689.073 whose post office address is 1919-8 Blanding Blvd, Jacksonville, FL 32210, hereinafter called the Grantor* and the **City of Ocala**, a Florida municipal corporation, existing under the laws of the State of Florida, whose address is 405 S.E. Osceola Avenue, Ocala, Florida 34471, hereinafter called the Grantee*.

WITNESSETH, that Grantor, for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars, and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt of which is hereby acknowledged, has granted, bargained and sold to the Grantee, its successors or assigns forever, the following described land, situate, lying and being in Marion County, Florida, to wit:

SEE ATTACHED EXHIBIT "A"

Grantor does hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whosoever.

Subject to easements, limitations and restrictions of record, if any; provided, however, such reference shall not serve to reimpose same.

GRANTOR hereby represents and warrants that the above property is not homestead or contiguous thereto and that Grantor does not reside on such property.

Wherever the context so admits or requires, the terms "Grantor" and "Grantee" are used for singular and plural, and respectively refer to the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations.

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

Amanda Duncan

Witness

Amanda Duncan

Print Witness Name

Joe Truss

Witness

Joe Truss

Print Witness Name

STATE OF Florida
COUNTY OF Duval

by **Esquire Trustee Service, a Florida
Limited Liability Company as Trustee of the
1001 NE 77th Land Trust**

By: Lisa Poutre

Lisa Poutre

As it's: Manager

The foregoing instrument was acknowledged before me this 20th day of April, 2022, by Lisa Poutre as **Manager Esquire Trustee Service, a Florida Limited Liability Company as Trustee of the 1001 NE 77th Land Trust**



AMANDA DUNCAN
Commission # GG 237774
Expires July 12, 2022
Bonded Thru Budget Notary Services

Amanda Duncan

Notary Public, State of Florida

Amanda Duncan

Name: _____

(Please print or type)

Commission Number: _____

Commission Expires: _____

Notary: Check one of the following:

 Personally known OR

 Produced Identification (if this box is checked, fill in blank below).

FLDL Type of Identification Produced:

EXHIBIT "A"

LEGAL DESCRIPTION

RE: 21825-000-00

A PARCEL OF LAND BEING A PORTION OF PARCEL 2 (RE: 21825-000-00) AS DESCRIBED IN EXHIBIT "A" OF THE WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 6752, AT PAGE 382, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, SAID PARCEL LYING IN THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 15 SOUTH, RANGE 21 EAST, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE SE 1/4 OF THE NW 1/4 OF SECTION 11, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA; THENCE N89°35'10"W, ALONG THE SOUTH LINE OF SAID SE 1/4 OF THE NW 1/4, A DISTANCE OF 30.00 FEET TO A POINT THAT IS 30 FEET WEST OF, AS MEASURED AT RIGHT ANGLES, THE EAST LINE OF THE AFOREMENTIONED SE 1/4 OF THE NW 1/4; THENCE DEPARTING SAID SOUTH LINE, PROCEED N00°19'08"E PARALLEL WITH SAID EAST LINE, A DISTANCE OF 675.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING AS ITS ELEMENTS A CENTRAL ANGLE OF 62°30'27" AND A RADIUS OF 25.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, 27.27 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 27 (BEING A 100 FOOT RIGHT OF WAY); THENCE S62°11'19"E ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 22.97 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING AS ITS ELEMENTS A CENTRAL ANGLE OF 0°31'51" AND A RADIUS OF 2814.93 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID RIGHT-OF-WAY LINE A DISTANCE OF 26.08 FEET (CHORD BEARING AND DISTANCE OF S61°55'24"E, 26.08 FEET); THENCE DEPARTING SAID RIGHT-OF-WAY LINE, PROCEED S00°19'08"W ALONG THE AFOREMENTIONED EAST LINE OF THE SE 1/4 OF THE NW 1/4, A DISTANCE OF 674.47 FEET TO THE **POINT OF BEGINNING**.

LEGAL DESCRIPTION

RE: 21903-002-00

A PARCEL OF LAND BEING A PORTION OF PARCEL 3 (RE: 21903-002-00) AS DESCRIBED IN EXHIBIT "A" OF THE WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 6752, AT PAGE 384, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, SAID PARCEL LYING IN THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 15 SOUTH, RANGE 21 EAST, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE HALF-MILE POST ON THE NORTH BOUNDARY LINE OF SECTION 11, TOWNSHIP 15 SOUTH, RANGE 21 EAST; THENCE SOUTH, ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 11, A DISTANCE OF 2504 FEET, TO THE "BEGINNING" POINT REFERENCED IN THE DESCRIPTION OF SAID PARCEL 3; THENCE CONTINUE SOUTH, ALONG SAID WEST LINE, 56 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 3 AND TO THE **POINT OF BEGINNING**; THENCE DEPARTING SAID WEST LINE, PROCEED EAST, ALONG THE NORTH LINE OF SAID PARCEL 3, A DISTANCE OF 30.00 FEET; THENCE

EXHIBIT "A" (CONTINUED)

DEPARTING SAID NORTH LINE, PROCEED SOUTH, ALONG A LINE THAT LIES 30.00 FEET EAST OF (AS MEASURED PERPENDICULARLY TO AND RUNNING PARALLEL WITH) THE AFOREMENTIONED WEST LINE, A DISTANCE OF 160 FEET, TO ITS INTERSECTION WITH THE SOUTH LINE OF SAID PARCEL 3; THENCE WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 30.00 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 3; THENCE DEPARTING SAID SOUTH LINE, PROCEED NORTH ALONG THE WEST LINE OF SAID PARCEL 3, A DISTANCE OF 160 FEET, TO THE **POINT OF BEGINNING**.

LEGAL DESCRIPTION
RE: 21739-000-00

A PARCEL OF LAND BEING A PORTION OF PARCEL 2a (RE: 21739-000-00) AS DESCRIBED IN EXHIBIT "A" OF THE WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 6752, AT PAGE 384, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, SAID PARCEL LYING IN THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 11, TOWNSHIP 15 SOUTH, RANGE 21 EAST, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SW 1/4 OF THE NE 1/4 OF SECTION 11, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA; THENCE NORTH ALONG THE WEST LINE OF SAID SW 1/4 OF THE NE 1/4, A DISTANCE OF 142.4 FEET TO THE **POINT OF BEGINNING**, REFERENCED IN THE DESCRIPTION OF SAID PARCEL 2a; THENCE CONTINUE NORTH ALONG SAID WEST LINE, A DISTANCE OF 310.18 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 2a; THENCE DEPARTING SAID WEST LINE, PROCEED N89°43'E ALONG THE NORTH LINE OF SAID PARCEL 2a, A DISTANCE OF 30.00 FEET; THENCE DEPARTING SAID NORTH LINE, PROCEED SOUTH, ALONG A LINE THAT LIES 30.00 FEET EAST OF (AS MEASURED PERPENDICULARLY TO AND RUNNING PARALLEL WITH) THE AFOREMENTIONED WEST LINE, A DISTANCE OF 310.18 FEET TO ITS INTERSECTION WITH THE SOUTH LINE OF SAID PARCEL 2a; THENCE S89°44'30"W, ALONG SAID SOUTH LINE, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND BEING A PORTION OF PARCEL 2b (RE: 21739-000-00) AS DESCRIBED IN EXHIBIT "A" OF THE WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 6752, AT PAGE 384, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, SAID PARCEL LYING IN THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 11, TOWNSHIP 15 SOUTH, RANGE 21 EAST, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE HALF-MILE POST ON THE NORTH BOUNDARY LINE OF SECTION 11, TOWNSHIP 15 SOUTH, RANGE 21 EAST; THENCE SOUTH, ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 11, A DISTANCE OF 2504 FEET, TO THE **POINT OF BEGINNING** REFERENCED IN THE DESCRIPTION OF SAID PARCEL 2b; THENCE CONTINUE SOUTH, ALONG SAID WEST LINE, 56 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 2b; THENCE DEPARTING SAID WEST LINE, PROCEED EAST ALONG THE SOUTH LINE OF SAID PARCEL 2b, A DISTANCE OF 30.00 FEET; THENCE DEPARTING SAID SOUTH LINE, PROCEED NORTH, ALONG A LINE THAT LIES 30.00 FEET EAST OF (AS MEASURED PERPENDICULARLY TO AND RUNNING PARALLEL WITH) THE AFOREMENTIONED WEST LINE, A DISTANCE OF 56 FEET TO ITS

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INTERSECTION WITH THE NORTH LINE OF SAID PARCEL 2b; THENCE WEST, ALONG SAID NORTH LINE, A DISTANCE OF 30.00 FEET TO THE **POINT OF BEGINNING**.

LEGAL DESCRIPTION

RE: 21832-000-00

A PARCEL OF LAND BEING A PORTION OF PARCEL 1 (RE: 21832-000-00) AS DESCRIBED IN EXHIBIT "A" OF THE WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 6752, AT PAGE 382, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, SAID PARCEL LYING IN THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 11, TOWNSHIP 15 SOUTH, RANGE 21 EAST, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST 30.00 FEET OF THAT PART OF THE FOLLOWING DESCRIBED TRACT LYING SOUTH OF STATE ROAD NO. 500: **BEGINNING** AT THE NORTHWEST CORNER OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, SECTION 11, TOWNSHIP 15 SOUTH, RANGE 21 EAST, THENCE SOUTH 210 FEET, THENCE EAST 210 FEET, THENCE NORTH 210 FEET, THENCE WEST 210 FEET TO THE **POINT OF BEGINNING**.

AND

THE AREA LYING BETWEEN THE EAST LINE OF THE WEST 30.00 FEET OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, SECTION 11, TOWNSHIP 15 SOUTH, RANGE 21 EAST, THE SOUTHERLY RIGHT-OF-WAY LINE OF N.W. BLITCHTON ROAD (100 FEET WIDE AND ALSO KNOWN AS STATE ROAD 500) AND THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, THE RADIUS POINT THEREOF LYING 25.00 FEET EAST OF (AS MEASURED PERPENDICULARLY TO) THE EAST LINE OF SAID WEST 30.00 FEET, AND LYING 25.00 FEET SOUTHWESTERLY OF (AS MEASURED RADially TO THE SOUTHERLY RIGHT-OF-WAY LINE OF N.W. BLITCHTON ROAD (100 FEET WIDE AND ALSO KNOWN AS STATE ROAD 500), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF SAID EAST LINE OF THE WEST 30.00 FEET, WITH SAID SOUTHERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 27; THENCE SOUTH ALONG SAID EAST LINE TO A POINT 25.00 FEET SOUTHWESTERLY OF (AS MEASURED RADially TO SAID SOUTHERLY RIGHT-OF-WAY LINE OF N.W. BLITCHTON ROAD, SAID POINT BEING THE POINT OF CUSP OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 25.00 FEET; THENCE DEPARTING SAID EAST LINE, PROCEED NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO A POINT ON SAID SOUTHERLY RIGHT-OF-WAY LINE AS SHOWN ON STATE ROAD DEPARTMENT RIGHT OF WAY MAP FOR STATE ROAD No. 500, SECTION 36070-2502, LAST REVISED ON 7-13-64, SHEET 1 OF 8, AS RECORDED IN ROAD BOOK 1, PAGE 2084 (FROM THE ORIGINAL RECORDED IN DOT ROW MAPS 1960s BOOK 3, PAGE 116, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, SAID POINT BEING THE POINT OF CUSP OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 2814.93 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID RIGHT-OF-WAY LINE TO THE **POINT OF BEGINNING**.

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EXHIBIT "A" (CONTINUED)

