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This Document Prepared By/Return To:  
Joseph Swift  
Real Estate coordinator  
City of Ocala  
201 SE 3<sup>rd</sup> Street, 2<sup>nd</sup> Floor  
Ocala, Florida 34471

### SPECIAL WARRANTY DEED

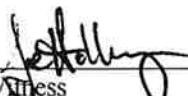
THIS INDENTURE, made this 1<sup>st</sup> day of June, 2023, by is Brian T. Frederick, whose address is P.O. Box 616, Chattahoochee, Florida, 32324, hereinafter called the Grantor, and the City of Ocala, a Florida municipal corporation, whose address is 201 SE 3<sup>rd</sup> Street, 2<sup>nd</sup> Floor, 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:

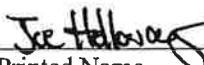
SEC 13 TWP 15 RGE 21  
Plat Book K Page 002  
Howard Heights 1<sup>st</sup> Addition  
Blk K Lot 2

and Grantor does hereby warrant the fee title to said land described above, and will defend the fee title to the land against the lawful claims of all persons claiming directly through or under Grantor, but against none other. Except for this special warrant of title, the land and all improvements thereon are hereby conveyed "as is" without warranty or representation of any kind or nature.

IN WITNESS WHEREOF, Grantor has duly executed, acknowledged and delivered this Special Warranty Deed.

  
Witness

By:   
Brian T. Frederick

  
Printed Name

  
Witness

  
Printed Name

\* 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.

STATE OF FLORIDA  
COUNTY OF MARION

The foregoing instrument was sworn to and subscribed before me by means of  physical presence or  online notarization this 1<sup>st</sup> day of June, 2023, by Brian T. Frederick  
, who is  personally known or  has produced driver license as identification.  
WITNESS my hand and official seal in the County and State last aforesaid, this 1<sup>st</sup> day of  
June, 2023.



  
Notary Public, State of Florida

  
Printed Name and Seal