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REC FEES: \$18.50 INDEX FEES: \$0.00

DDS: \$0.70 MDS: \$0 INT: \$0

This Document Prepared By/Return To:

Joseph Switt
Real Estate coordinator
City of Ocala
201 SE 3rd Street, 2nd Floor
Ocala, Florida 34471

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 1st 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 3rd Street, 2nd 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:

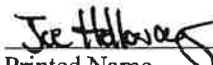
SEC 13 TWP 15 RGE 21
Plat Book K Page 002
Howard Heights 1st Addition
Blk K Lot 2

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

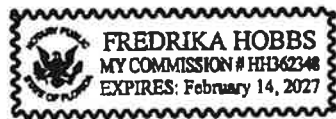

Witness


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 1st 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 1st day of June, 2023.



Fredrika Hobbs
Notary Public, State of Florida

Fredrika Hobbs
Printed Name and Seal