

Marion County
RECORD: \$ _____

This Instrument prepared by and return to:

Tim Haines
Gray, Ackerman & Haines, P.A.
125 NE 1st Avenue, Suite 3
Ocala, FL 34470

PARCEL ID: 21818-000-00

QUIT CLAIM DEED

This **QUIT-CLAIM DEED**, executed this ____ day of _____, 2021, by and between **CITY OF OCALA, a FLORIDA MUNICIPAL CORPORATION**, whose mailing address is 151 SE Osceola Avenue, Ocala, Florida 34471 hereinafter "*Grantor*"), and **AMERICAN PROPERTIES AND DEVELOPMENT, INC, AN OHIO CORPORATION**, whose mailing address is 9711 E Pike Rd, RM 100, Cambridge, OH, 43725-8936 (hereinafter "*Grantee*").

(Wherever used herein the terms "*Grantor*" and "*Grantee*" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

WITNESSETH, that the Grantor for and in consideration of the sum of Ten Dollars (\$10.00), in hand paid by the Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the Grantee forever, all the right, title, interest, claim and demand which the Grantor has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Marion, State of Florida, to-wit:

THE PORTION OF THE LANDS DESCRIBED IN THE WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 4223, AT PAGE 1610, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, THAT LIES WITHIN THE FORMER RIGHT-OF-WAY OF NW 17TH PLACE (50 FEET WIDE) AS PREVIOUSLY ABROGATED, VACATED AND CLOSED BY VIRTUE OF RESOLUTION NO. 2005-99, A COPY OF WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 4150, AT PAGE 1626, OF SAID PUBLIC RECORDS, LYING EAST OF INTERSTATE HIGHWAY NO. 75 IN THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 15 SOUTH, RANGE 21 EAST, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SW CORNER OF THE NW 1/4 OF THE NW 1/4 OF SECTION 11, TOWNSHIP 15 SOUTH, RANGE 21 EAST, THENCE S89°21'08"E, ALONG THE SOUTH LINE OF SAID NW 1/4 OF THE NW 1/4, A DISTANCE OF 442.46 FEET, TO A POINT ON THE EAST RIGHT OF WAY LINE OF INTERSTATE HIGHWAY NO. 75 AND THE POINT OF BEGINNING;

THENCE DEPARTING SAID SOUTH LINE, PROCEED N0°31'12"E, ALONG SAID EAST RIGHT OF WAY LINE, 25.00 FEET; THENCE DEPARTING SAID RIGHT OF WAY LINE, PROCEED S89°21'08"E, ALONG THE NORTH LINE OF FORMER NW 17TH PLACE (50 FEET WIDE AS PREVIOUSLY ABANDONED, VACATED AND CLOSED BY VIRTUE OF RESOLUTION NO. 2005-99, A COPY OF WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 4150, AT PAGE 1626, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA), 276.30 FEET, TO A POINT ON AN EAST LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4223, AT PAGE 1610, OF SAID PUBLIC RECORDS; THENCE S00°31'12"W, ALONG SAID EAST LINE, 25.00 FEET, TO A POINT ON THE AFORMENTIONED SOUTH LINE OF SAID NW 1/4 OF NW 1/4; THENCE S89°21'08"E, ALONG SAID SOUTH LINE, A DISTANCE OF 19.00 FEET, TO ITS INTERSECTION WITH THE NORTHERLY PROJECTION OF THE EAST LINE OF THE AFOREMENTIONED LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4223, AT PAGE 1610; THENCE DEPARTING SAID SOUTH LINE, PROCEED S00°34'04"W, ALONG SAID NORTHERLY PROJECTION, 25.00 FEET, TO A CORNER OF SAID LANDS; THENCE N89°21'08"W, ALONG THE SOUTH LINE OF AFOREMENTIONED FORMER NW 17TH PLACE, 295.47 FEET, TO A POINT ON THE AFORMENTIONED EAST RIGHT OF WAY LINE OF INTERSTATE HIGHWAY NO. 75; THENCE N00°31'12"E, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 25.00 FEET, TO THE POINT OF BEGINNING.

THE GRANTOR hereby releases its reserved mineral rights in the property described above pursuant to Section 270.11, Florida Statutes. The Grantor finds that such mineral rights in the property are of no value to the Grantor, and Grantor would not be harmed by release thereof. Hence the Grantor hereby releases such mineral rights.

This Quit Claim Deed shall not extinguish any easements encumbering or benefitting the above described real property in favor of the City of Ocala including, but not limited to, Utility easement recorded in OR Book 4150, at Page 1626 Public Records of Marion County, Florida and Electrical Easement recorded in OR Book 2473, at Page 716 and OR Book 2473, at Page 434 Public Records of Marion County, Florida.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the Grantor either in law or equity, to the only proper use, benefit and behoof of the Grantee forever.

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

Signed and sealed in our presence as witnesses:

AS TO GRANTOR:

Witness #1:

**CITY OF OCALA, A MUNICIPAL
CORPORATION**

Signature

Print Witness #1 Name

By: _____
**IRE BETHEA, SR, President, Ocala City
Council**

Witness #2:

Signature

Print Witness #2 Name

ATTEST:

ANGEL B. JACOBS, CITY CLERK

Approved to form and legality:

ROBERT BATSEL, JR., CITY ATTORNEY