



City of Ocala
Community Redevelopment Agency
500 NE 8th Ave, Ocala, FL 34470

MEMORANDUM

DATE: October 21, 2024
TO: East Ocala CRA Advisory Committee
FROM: Marie F. Mesadieu, Economic Development Specialist
RE: East Ocala Redevelopment Area Commercial Building Improvement Grant

Mr. Charles Ruse Jr. the co-owner of the attorney's office (Amatea-Ruse Building) located at 500 NE 8th Ave.), submitted a grant application to make improvement to the property. The scope of the work includes repairing and restriping the parking lot back to restore its original layout. The building was originally built in 1984 and later expanded in 2000.

The project costs for the proposed work and the eligible grant amount are summarized in the table below. The Grant Review Committee (GRC) meeting and site visit took place on August 6, 2024. Rachel Perez represented the Advisory Committee at the GRC meeting. The proposed work items comply with the program's guidelines, and staff recommends approval of the grant request.

Table 1- Application Summary

Application ID	Property Address & Parcel ID #	Scope of Work	Low Bid(s)	Grant Award Recommendation (60%)
CRA24-45794	500 NE 8 th Ave (2826-022-000)	Repair, Resurface Parking lots	\$3,800.00	\$2,280.00

Attached - Photographs of existing conditions, application form and cost estimates.



Image 1. View of the the front parking lot looking West from 8th Ave.



Image 2- View of the parking lot in the back of the building.

PROPERTY OWNER INFORMATION (if different from applicant) SAME

Property Owner's Name: _____
Property Owner's Business Name (if applicable): _____
Property Owner's Mailing Address: _____
City: _____ State: _____ Zip: _____
Phone number: _____ Fax: _____
E-mail address: _____

PROJECT DESCRIPTION:

If necessary, attach additional sheets addressing the following

Describe the existing or proposed business. Repair, Resurface Parking Lots ✓

Explain the purpose of and need for the proposed improvements. Got Potholes

Would the proposed improvements be made without the assistance of the grant program? If not, please explain. Yes

Number and types of jobs being created. -0-

What will be the business hours of operation? 8:15 AM → 5:00 PM

For projects with residential component - number and types of units being created. _____

PROJECT COSTS & SCHEDULE

Estimated cost of project based on attached submitted low bid(s). \$ 3,800

✓ Required -- Attach itemized bid sheets. _____

How much funding assistance are you requesting? whatever you give

Anticipated start date: soon! Anticipated completion date: soon + 2 wks

SCOPE OF WORK CHECKLIST (Check all that apply)

East Ocala CRA

- Vacant building being converted to active use;
- New signs following design guidelines; including removal of existing inappropriate signs
- New landscape area – reimbursement to be made 90 days after installation
- Exterior painting – colors must be approved by Committee
- Awnings
- Windows, doors
- Parking lot pavement sealing & striping
- Exterior security & safety lighting

GENERAL CONDITIONS

It is expressly understood and agreed that the applicant shall be solely responsible for all safety conditions and compliance with all safety regulations, building codes, ordinances, and other applicable regulations.

It is expressly understood and agreed that the applicant will not seek to hold the City of Ocala, the Grant Review Committee (Committee) and/or its agents, employees, board members, officers and/or directors liable for any property damage, personal injury, or other loss relating in any way to the Program.

It is expressly understood and agreed that the applicant will hold harmless the City, its agents, officers, employees and attorneys for all costs incurred in additional investigation or study of, or for supplementing, redrafting, revising, or amending any document (such as an Environmental Impact Report, specific plan, or general plan amendment) if made necessary by said proceeding and if the applicant desires to pursue such approvals and/or clearances, after initiation of the proceeding, which are conditioned on the approval of these documents.

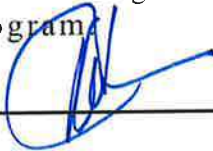
The applicant authorizes the City of Ocala to promote any approved project including but not limited to displaying a sign at the site, during and after construction, and using photographs and descriptions of the project in City of Ocala materials and press releases.

If the applicant fails to perform the work approved by the Committee, the City reserves the right to cancel the grant. The applicant also understands that any work started/completed before the application is approved by the Committee is done at their own risk, and that such work will jeopardize their grant award.

Completion of this application by the applicant DOES NOT guarantee that grant monies will be awarded to the applicant.

Applicant

I, CHARLES ROSE JR, business owner/tenant of the building at 500 NE 8th Av, Ocala, have read and understand the terms and conditions of the Program and agree to the general conditions and terms outlined in the application process and guidelines of the Program.

Signature  Date 6.14.24

Owner Approval for Tenant Applicant

I, _____, owner of the building at _____, have read and understand the terms and conditions of the Program and agree to the general conditions and terms outlined in the application process and guidelines of the Program. I give my consent to the applicant to move forward with improvements on the building as outlined in the Scope of Work section of this application.

Signature _____ Date _____

Property Information – For staff use only

- Is the property assessed Marion County property taxes? / N
- Are property taxes paid up to date? / N
- Is the property in condemnation or receivership? Y / N
- Is there an active City code enforcement case on the property? Y / N
- Is the building on the National Register of Historic Places Y / N

CRA GRANT REQUEST MAP

CRA Meeting: August 28, 2024

Address: 500 NE 8th Ave

Parcel: 2826-022-000

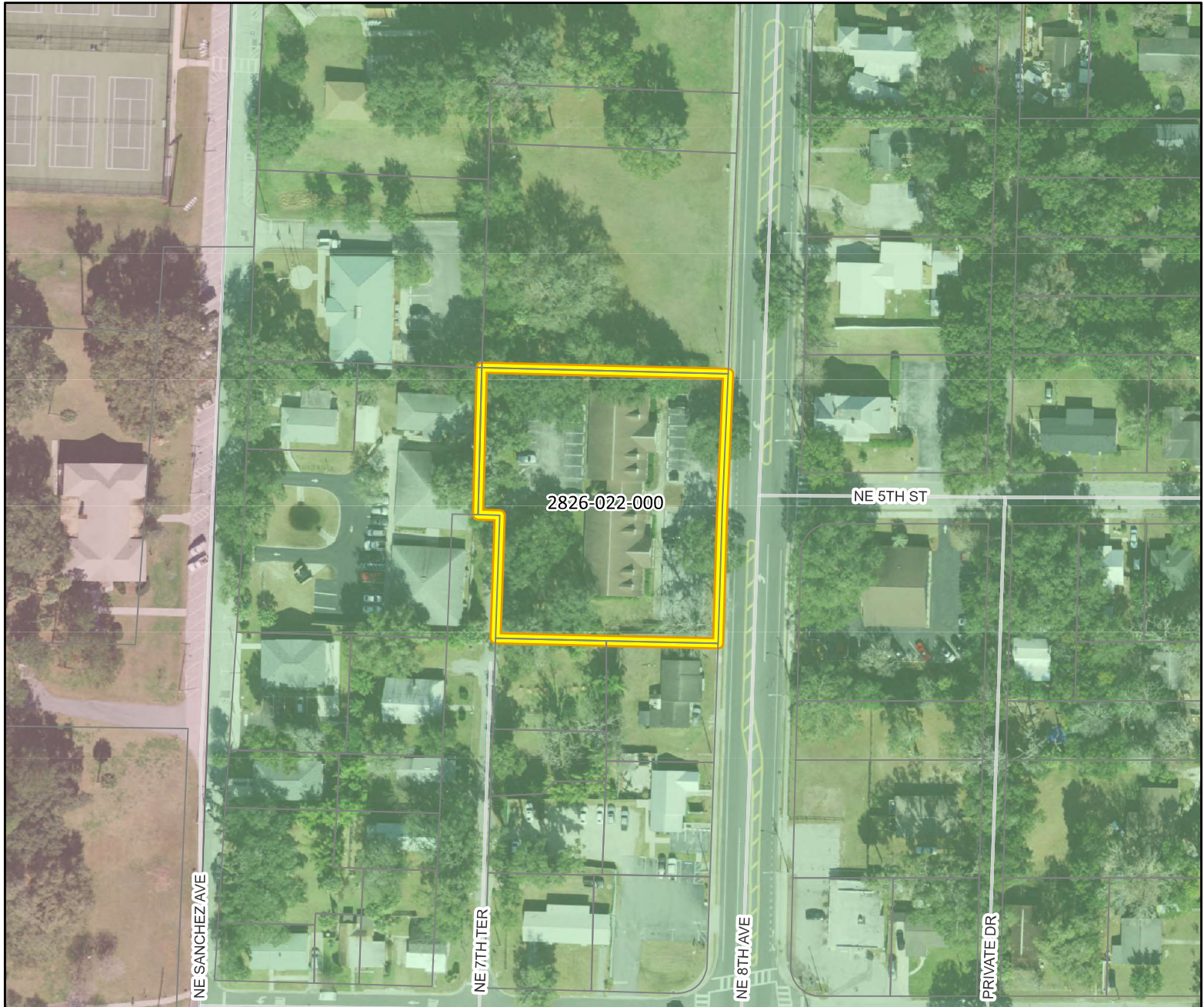
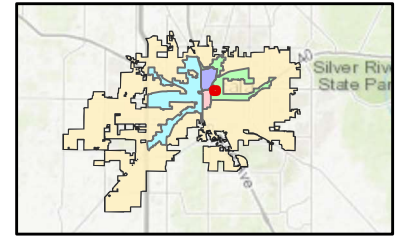
Case Number:

Property Size: Approximately 1.03 acres


CRA Location: West Ocala

Proposal: A request for CRA New Construction Incentive Program funds.

Location Map



 Subject Property

 Downtown CRA

 East Ocala CRA

 Parcels

 City Limits



0

500 Feet



Prepared by the City of Ocala
Growth Management Department
by kwirthin on 8/6/2024

SOUTHEASTERN ASPHALT PAVING
4851 NE 36th Ave
Ocala, FL 34479 US
352-342-7536
southeasternflasphalt@gmail.com



ADDRESS
CHARLES RUSE

Estimate 2158

DATE 04/23/2024

P.O. NUMBER
NW 8TH AVE OFFICE

ACTIVITY	QTY	RATE	AMOUNT
ASPHALT SEAL COATING CUT OUT AND REPAIR DAMAGED SECTIONS OF ASPHALT PRIOR TO SEALCOAT. THESE AREAS ARE IN THE FRONT AND BACK PARKING LOT. APPROX 65 SQ FT. APPLY 2 COATS OF STAR SEAL COAL TAR SEALER AFTER LOT HAS BEEN CLEANED RESTRIPE FRONT AND BACK PARKING LOT BACK TO ORIGINAL LAYOUT	1	3,800.00	3,800.00

TOTAL **\$3,800.00**

Accepted By

Accepted Date

ALL ESTIMATES COULD BE SUBJECT TO AN INCREASE DUE TO RISING ASPHALT PRICES

Pavement Maintenance Proposal

Ruse Law
Charles Ruse

Project:
Parking Lot Maintenance
500 NE 8th Ave
Ocala, FL 34470



Devon Freshwater
Owner

Service Provider Information

Company Info



Asphalt Sealing & Striping
1726 NE Eighth rd
Ocala, FL 34470

P: 352-732-0900
F: 352-732-7953
<http://asphaltsas.com>

Contact Person

Devon Freshwater
Owner
Devon@asphaltsas.com
Cell: 304-670-9473
Office 352-732-0900

About Us

We Solve Problems & Make Pavement Maintenance Simple

Asphalt Sealing & Striping provides pavement design, maintenance & construction services to the residential, commercial, recreational and industrial markets within a 60-mile radius of providing service to the **Ocala FL** and surrounding communities.

Asphalt Sealing & Striping is a local female owned company located in **Ocala, FL** and has been serving **Central Florida since 1967**. We're **licensed** and **experienced to better serve** the needs of our customers. Our business is also a certified drug-free workplace for your peace of mind. We are fully insured with **General Liability** and **Workers Compensation**.

Proposal: Parking Lot Maintenance



Asphalt Repair

1. Our crew will saw cut the numerous damaged areas and remove debris. Once clean up is complete we will then repair and stabilize the base. Following this process we will install 9.5MM FDOT hot mix asphalt and compact.
2. Our firm will level and fill saw cut areas throughout your parking area, shape symmetrically where possible and compact.
3. **Barricading:** We will barricade the work zone while on site.
4. **PLEASE NOTE:** Our pricing has increased due to the continuous increase in prices from our vendors/suppliers. If you notice that pricing varies from a previous quote, please understand that this is out of our control.

Total Price: \$1,375.00

Standard Sealcoating Specification

1. The area under consideration comprises approx. **1,534 square yards**.
2. Our firm will complete this project in **1 trip(s)**.
3. To complete this project with minimal disruption to your operation, we have included the work to be complete on a **Weekend**.
4. We will barricade all areas where we will be working.
5. It is the owners responsibility to have all material, cars, equipment etc removed from the area where the work will take place. **VIP to see the attached Owner's Responsibility & Conditions page.**
6. All surface will be cleaned of all loose material, weeds, grass and dirt so that the material will adhere to the existing surface.
7. **Oil Spots** will be wire broomed and treated with Petro Seal to help prevent oil & gas bleeding up through the freshly applied sealant.
8. **Sealant Material:** Our firm will install **2 coats** of pavement sealer.
9. We will install your sealant by broom and spray application.
10. **Additive:** We will be using silica sand along with 2% polymer latex additive as per the manufacturers specification. This will modify asphalt pavement sealers to achieve faster curing time, outstanding toughness and adhesion, jet-black color, oil and fuel resistance, and reduced power steering and traction marks.
11. This process will carry a (1) year warranty.
12. **PLEASE NOTE:** Our pricing has increased due to the continuous increase in prices from our vendors/suppliers. If you notice that pricing varies from a previous quote, please understand that this is out of our control.

Total Price: \$2,215.00

Line Striping

1. Our firm will restripe the parking lot area as per the existing layout.
2. All work will be performed so that there is minimal interruption to your facility.
3. If sealcoating, we will stripe parking area after the sealcoating material has cured.
4. **PLEASE NOTE:** Our pricing has increased due to the continuous increase in prices from our vendors/suppliers. If you notice that pricing varies from a previous quote, please understand that this is out of our control.

Total Price: \$975.00

Parking Blocks

1. Replace (2) Parking Blocks

Total Price: \$120.00

Proposal: Parking Lot Maintenance



Parking Lot



Parking Lot



Parking Lot



Parking Lot



Proposal: Parking Lot Maintenance

Rear Parking Lot



Rear Parking Lot



Rear Parking Lot



Price Breakdown: Parking Lot Maintenance



Please find the following breakdown of all services we have provided in this proposal.

This proposal originated on May 15, 2024.

Item	Description	Cost
1.	Asphalt Repair	\$1,375.00
2.	Standard Sealcoating Specification	\$2,215.00
3.	Line Striping	\$975.00
4.	Parking Blocks	\$120.00
Total:		\$4,685.00

Authorization to Proceed & Contract

You are hereby authorized to proceed with the work as identified in this contract. By signing and returning this contract, you are authorized to proceed with the work as stated.

DEPOSITS OF 50% ARE REQUIRED FOR ALL WORK COMMERCIAL AND RESIDENTIAL OVER A SET MONETARY VALUE PRIOR TO START OF JOB.

FOR EVERYONES PROTECTION: It is your responsibility to move from the work area all automobiles, boats, travel trailers, etc. We will not accept any responsibility for damage to any vehicle closer than 30' to work area.

We understand that if any additional work is required different than stated in this proposal/contract it must be in a new contract or added to this contract.

Please see all attachments for special conditions that may pertain to aspects of this project.

Proposal: Parking Lot Maintenance



Acceptance

We agree to pay the total sum or balance in full 20 days after the completion of work.

I am authorized to approve and sign this project as described in this proposal as well as identified below with Asphalt Sealing & Striping's payment terms and options.

Date: _____

Charles Ruse
Ruse Law
500 NE 8th Ave
Ocala, FL 34470
Black396SS@aol.com
O: 352-351-1515

Devon M Freshwater

Devon Freshwater | Owner
Asphalt Sealing & Striping
1726 NE Eighth rd
Ocala, FL 34470
E: Devon@asphaltsas.com
C: 304-670-9473
P: 352-732-0900
F: 352-732-7953
<http://asphaltsas.com>

Jimmy H. Cowan, Jr., CFA

Marion County Property Appraiser



501 SE 25th Avenue, Ocala, FL 34471 Telephone: (352) 368-8300 Fax: (352) 368-8336

2024 Property Record Card Real Estate

2826-022-000

[GOOGLE Street View](#)

Prime Key: 1251290

[Beta MAP IT+](#)

Current as of 8/19/2024

Property Information

[More Names](#)

AMATEA FRANK C
AMATEA ELLEN S ET AL
500 NE 8TH AVE
OCALA FL 34470-5345

Taxes / Assessments:

Map ID: 179

Millage: 1001 - OCALA

[M.S.T.U.](#)

[PC:](#) 17

Acres: 1.03

Situs: Situs: 500 NE 8TH AVE OCALA

Current Property Value by Income

Land Just Value	N/A		
Buildings	N/A		
Miscellaneous	N/A		
Total Just Value	\$674,277	Impact	
Total Assessed Value	\$664,998	Ex Codes:	(\$9,279)
Exemptions	\$0		
Total Taxable	\$664,998		
School Taxable	\$674,277		

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2023	\$88,862	\$533,458	\$10,306	\$674,277	\$664,998	\$0	\$664,998
2022	\$88,862	\$505,791	\$10,306	\$604,544	\$604,544	\$0	\$604,544
2021	\$88,862	\$460,038	\$10,306	\$586,576	\$586,576	\$0	\$586,576

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
5238/0853	08/2009	05 QUIT CLAIM	7 PORTIONUND INT	U	I	\$100
2562/0834	09/1998	09 EASEMNT	0	U	I	\$100
2562/0833	06/1983	09 EASEMNT	0	U	V	\$100
DOR0/0024	11/1981	DR DOR-CMP	0	U	V	\$18,000
1089/1538	11/1981	07 WARRANTY	0	U	V	\$18,000
0918/0228	08/1978	07 WARRANTY	0	U	V	\$14,500

Property Description

SEC 17 TWP 15 RGE 22
PLAT BOOK E PAGE 008

SMITH & DAUGHERTY ADD OCALA
 LOT 22 & E 20 FT OF ROW LYING W OF LOT 22 EXC COM AT NE
 OF LOT 22 TH S AL E BNDY LINE 115 FT TH W 15 FT
 TH N 115 FT TH E 15 FT TO POB & SUBJ TO ESMT AGREEMENT
 OVER E 5 FT OF N 25 FT OF W 1/2 OF NE 7TH TER LYING
 BETWEEN LOTS 21 & 22 AND SUBJ TO ESMT AGREEMENT OVER
 THE ABROGATED ROADWAY DESC AS THAT PART OF NE 7TH TER
 LYING BETWEEN LOT 19 & 20
 & ALL OF LOT 19 EXC E 15 FT FOR RD & E 1/2 OF ABR NE
 7TH TER LYING W OF LOT 19 & SUBJ TO ESMT AGGREETMENT OVER
 TH ABROGATED ROADWAY DESC AS THAT PART OF NE 7TH TER
 LYING BETWEEN LOT 19 & 20

[Land Data - Warning: Verify Zoning](#)

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
GCSF	1710	.0	.0	B1	44,431.00	SF	2.0000	1.00	1.00	1.00	88,862	88,862
Neighborhood 9981 - COMM-NE 8TH AVE											Total Land - Class \$88,862	
Mkt: 2 70											Total Land - Just \$88,862	

[Traverse](#)

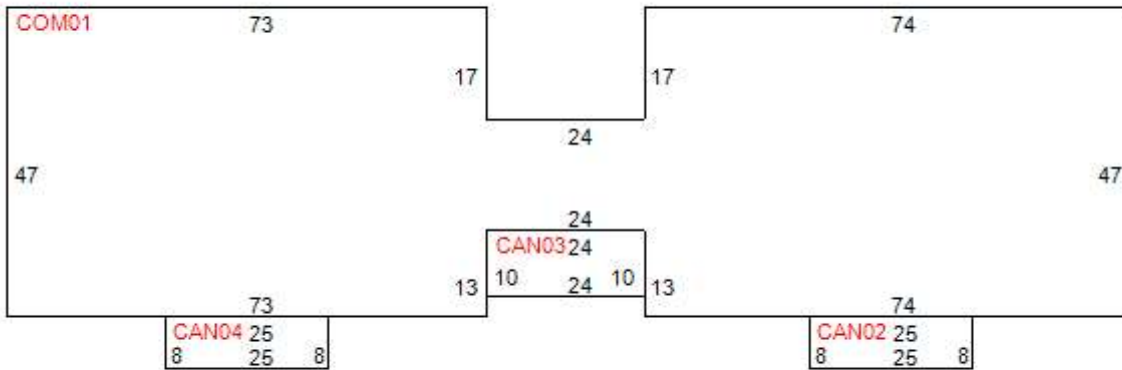
Building 1 of 1

COM01=R74U47L74D17L24U17L73D47R73U13R24D13.R25

CAN02=R25D8L25U8.L25U13

CAN03=L24D10R24U10.L48D13

CAN04=D8L25U8R25.



Building Characteristics

Structure 2 - STUD FRAME WOODMTL
Effective Age 5 - 20-24 YRS
Condition 3
Quality Grade 700 - GOOD
Inspected on 5/5/2020 by 117

Year Built 1984
Physical Deterioration 0%
Obsolescence: Functional 0%
Obsolescence: Locational 0%
Base Perimeter 496

Exterior Wall 62 FACE BRICK-WD39 HARDEE BOARD

Section	Wall Height	Stories	Year Built	Basement %	Ground Flr Area	Interior Finish	Sprinkler A/C		
1	9.0	1.00	1984	0	7,317	F17 OFFICE	100 %	N	Y
2	9.0	1.00	1984	0	200	CAN CANOPY-ATTACHD	100 %	N	N
3	9.0	1.00	2000	0	240	CAN CANOPY-ATTACHD	100 %	N	N
4	9.0	1.00	2000	0	200	CAN CANOPY-ATTACHD	100 %	N	N

Section: 1

Elevator Shafts: 0 **Aprtments:** 0 **Kitchens:** 0 **4 Fixture Baths:** 0 **2 Fixture Baths:** 4
Elevator Landings: 0 **Escalators:** 0 **Fireplaces:** 0 **3 Fixture Baths:** 0 **Extra Fixtures:** 3

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width	
159 PAV CONCRETE	1,932.00	SF	20	1984	3	0.0	0.0	
144 PAVING ASPHALT	7,280.00	SF	5	1984	3	0.0	0.0	
144 PAVING ASPHALT	5,017.00	SF	5	1999	3	0.0	0.0	
Total Value - \$10,306								

Appraiser Notes

LAW OFFICE OF DAVID MENGERS

Planning and Building

** Permit Search **

Permit Number	Date Issued	Date Completed	Description
OC01827	10/1/1998	1/1/2000	ADDITION
OC16026	6/1/1983	-	BLDG01=COM

Cost/Market Summary

Buildings R.C.N.	\$919,754	5/5/2020				
Total Depreciation	(\$386,296)					
Bldg - Just Value	\$533,458		Bldg Nbr	RCN	Depreciation	Depreciated
Misc - Just Value	\$10,306	3/18/2013	1	\$908,340	(\$399,669)	\$508,671
Land - Just Value	\$88,862	12/31/2019				
Total Just Value	\$632,626	.				

Rec. \$ 10.00
D.S. .70

DAVID R. ELLSPERMANN, CLERK OF COURT MARION COUNTY
DATE: 08/11/2009 01:05:05 PM
FILE #: 2009068368 OR BK 05238 PG 0853

This instrument prepared by:
Frank C. Amatea
500 N. E. 8th Avenue
Ocala, FL 34470

RECORDING FEES 10.00
DEED DOC TAX 0.70



DC.

Tax Parcel No.: 2826-022-000
And 2826-019-000

QUITCLAIM DEED

THIS INSTRUMENT made this 11 day of August, 2009, between FRANK C. AMATEA, hereinafter called "Grantor", and FRANK C. AMATEA and ELLEN S. AMATEA, husband and wife, as an estate by the entirety, whose mailing address is 500 N. E. 8th Avenue, Ocala, FL 34470, hereinafter called "Grantees".

WITNESSETH: That the said Grantor, for and consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration in hand paid by the said Grantees, the receipt whereof is hereby acknowledged, has remised, released and quitclaimed and by these presents does remise, release and quitclaim unto the said Grantees all the right, title, interest, claim and demand of the Grantor in and to an undivided one-half interest in the following described land situated, lying and being in the County of Marion, State of Florida, to-wit:

TAX PARCEL 2826-022-000 - STREET ADDRESS: 500 NE 8th AVR., OCALA, FL 34470
Lot 22, SMITH & DAUGHERTY'S ADDITION to Ocala, Florida, as per plat thereof originally recorded in Miscellaneous Records Book "B", page 212, and later recorded in Plat Book E, page 8, both of the Public Records of Marion County, Florida. EXCEPT: Begin at NE corner of Lot 22 of SMITH AND DAUGHERTY'S ADDITION to Ocala, recorded in Plat Book E, page 11, of the Public Records of Marion County, Florida, thence South along East boundary line of said Lot 22, a distance of 115.00 feet; thence West along South boundary line of Lot 22, a distance of 15.00 feet; thence North along new right of way line, a distance of 115.00 feet; thence East a distance of 15.00 feet to the Point of Beginning.

AND

TAX PARCEL 2826-019-000 - STREET ADDRESS: 438-440 NE 8th AVE., OCALA FL 34470
Lot 19, SMITH & DAUGHERTY'S ADDITION TO OCALA, as per plat thereof recorded in Plat Book E, page 11, public records of Marion County, Florida, EXCEPT the East 15 feet.

GRANTOR REPRESENTS AND WARRANTS THAT THE PROPERTY DESCRIBED HEREIN IS NOT THE HOMESTEAD OF GRANTOR AS DEFINED BY ARTICLE 10, SECTION 4, OF THE FLORIDA CONSTITUTION NOR CONTIGUOUS TO ANY PROPERTY CLAIMED BY THE GRANTOR AS HOMESTEAD. THIS CONVEYANCE IS MADE FOR THE PURPOSE OF ESTATE PLANNING.

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 and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit and behoof of the said Grantee.

IN WITNESS WHEREOF, the said Grantor has hereunto set his hand and seal the day and year first above written.

WITNESSES:

Sign: Emma Jean Moore
Print name: Emma Jean Moore

Sign: [Signature]
Frank C. Amatea

Sign: C. Ald
Print name: C. Ald

Address: 500 N. E. 8th Avenue
Ocala, FL 34470

STATE OF FLORIDA
COUNTY OF MARION

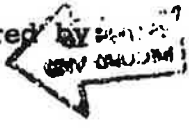
The foregoing instrument was acknowledged before me this 11 day of August 2009, by Frank C. Amatea, who is personally known to me.



Sign: Emma Jean Moore
NOTARY PUBLIC, STATE OF FLORIDA
AT LARGE

05 126.00

This instrument prepared by Frank C. Amatea
FRANK C. AMATEA
500 N. E. 8th Avenue
Ocala, FL 34470



BY Theodore J. Klein
BY M. Alexander OG

RECORDED & RECORD
VERIFIED
MARION COUNTY, FL

WARRANTY DEED - 025495

94 APR 11 AM 9:02

THIS WARRANTY DEED made the 8 day of April, 1994, by THEODORE J. KLEIN, as sole surviving director and as statutory trustee of WHISPERING SANDS EQUIPMENT CO., INC., a dissolved Florida corporation, whose address is 6602 Lakewood, Ocala, FL 34472, hereinafter called the Grantor, to FRANK C. AMATEA and CHARLES RUSE, JR., whose post office address is 500 N. E. Eighth Avenue, Ocala, FL 34470, and whose Social Security Numbers are [redacted] and [redacted] respectively, hereinafter called the Grantees.

BK 2022 PG 1638

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other good and valuable considerations to said Grantor in hand paid by said Grantees, the receipt whereof is hereby acknowledged, does hereby grant, bargain and sell to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situated, lying and being in Marion County, Florida, to-wit:

Lot 19, SMITH & DAUGHERTY'S ADDITION TO OCALA, as per plat thereof recorded in Plat Book E, Page 11, Public Records of Marion County, Florida, EXCEPT the East 15 feet.

PROPERTY APPRAISER'S TAX PARCEL NO.: 2826-019-000

SUBJECT TO: Taxes for the year 1994 and subsequent years.

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

IN WITNESS WHEREOF, Grantor has hereunto set his hand and seal the day and year first above written.

Signed, sealed and delivered in our presence as witnesses:

Sign: Susan Lucia
Print name: SUSAN LUCIO

Sign: Emma Jean Moore
Print name: Emma Jean Moore

Sign: Theodore J. Klein
Theodore J. Klein, as sole surviving director and as statutory trustee of Whispering Sands Equipment Co., Inc., a dissolved Florida corporation

STATE OF FLORIDA
COUNTY OF MARION

The foregoing instrument was acknowledged before me, this 8 day of April, 1994, by THEODORE J. KLEIN, as sole surviving director and as statutory trustee of WHISPERING SANDS EQUIPMENT CO., INC., a dissolved Florida corporation, who is personally known to me or has produced N/A as identification.

OFFICIAL NOTARY SEAL
EMMA JEAN MOORE
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC246315
MY COMMISSION EXP. DEC. 15, 1996

Sign: Emma Jean Moore
Print name: Emma Jean Moore
NOTARY PUBLIC, STATE OF FLORIDA
AT LARGE

My commission expires:

7.00 FTA
81.00
81-11-013/17789
81-11-013/17789
O.R. BOOK 1089 PAGE 1538
RAMCO FORM 33

This Warranty Deed Made and executed the 7th day of November A. D. 19 81 by
DEPARTMENT OF FLORIDA, VETERANS OF FOREIGN WARS OF THE UNITED STATES, INC.

a corporation existing under the laws of State of Florida, and having its principal place of
business at Ocala, Florida

hereinafter called the grantor, to
FRANK C. AMATEA AND CHARLES K. RUSE, JR.

whose postoffice address is

PO Box 1147
Ocala, FL 32678

hereinafter called the grantees:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and
the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth: That the grantor, for and in consideration of the sum of \$ 10.00 and other
valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell,
alien, remise, release, convey and confirm unto the grantees, all that certain land situate in Marion
County, Florida, viz:

Lot 22, SMITH & DAUGHERTY'S ADDITION to Ocala, Florida, as per plat
thereof originally recorded in Miscellaneous Records Book "B", page
212 and later recorded in Plat Book E, page 8, both of the Public Records
of Marion County, Florida.

EXCEPT: Begin at NE corner of Lot 22 of SMITH AND DAUGHERTY'S ADDITION
to Ocala, recorded in Plat Book E, page 11, of the Public Records of
Marion County, Florida, thence South along East boundary line of said
Lot 22, a distance of 115.00 feet; thence West along South boundary
line of Lot 22, a distance of 15.00 feet; thence North along new right
of way line, a distance of 115.00 feet, thence East a distance of 15.00
feet to the Point of Beginning.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any-
wise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantees that it is lawfully seized of said land in fee
simple; that it has good right and lawful authority to sell and convey said land; that it hereby fully war-
rants the title to said land and will defend the same against the lawful claims of all persons whomsoever;
and that said land is free of all encumbrances Except:

Subject to taxes for 1981, and subsequent years; and Restrictions,
Reservations and Easements of record, if any.

In Witness Whereof the grantor has caused these presents to
be executed in its name, and its corporate seal to be hereunto affixed, by its
proper officers thereunto duly authorized, the day and year first above written.

(CORPORATE SEAL)

ATTEST: *Cecil F. Branford*
Cecil F. Branford, State Adjutant Quartermaster
Signed, sealed and delivered in the presence of:

*2 *Paul Yohman* By: *Paul Yohman, Commander*
*3 *John T. Boulard* Paul Yohman, Commander

STATE OF Florida
COUNTY OF Broward

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments,
personally appeared Paul Yohman

well known to me to be the ~~XXXXXXXX~~ Commander respectively of the corporation named as grantor
in the foregoing deed, and that they severally acknowledged executing the same in the presence of two subscribing witnesses freely and voluntarily
under authority duly vested in them by said corporation, and that the seal affixed thereto is the true corporate seal of said corporation.
WITNESS my hand and official seal in the County and State last aforesaid this 7th day of November 19 81

This instrument prepared by:
This is prepared by Florida Title & Abstract Co.
Address: Karen Van Meter 81-11-013/17789
21-N. Manóllia Ave., Ocala, Fla.

John T. Boulard
Notary Public State of Florida
My commission expires: 3/21/84
Notary Public, State of Florida At Large
My Commission Expires March 21, 1984

NOV 10 1981