

THIS INSTRUMENT PREPARED BY/RETURN TO:  
City Attorney's Office  
CITY OF OCALA, FLORIDA  
110 S.E. Watula Avenue  
Ocala, Florida 34471

CITY OF OCALA, FLORIDA

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QUIT CLAIM DEED

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THIS QUIT CLAIM DEED, made this \_\_\_\_ day of November 2024, by the CITY OF OCALA, FLORIDA, a Florida municipal corporation whose address is 1805 NE 30th Avenue Building #700 Ocala, Florida 34470, hereinafter called the Grantor, and CENTRAL FLORIDA COMMUNITY LAND TRUST, INC., whose address is 230 NE 25th Avenue STE 400 Ocala, Florida 34470, 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 real property ("Property") in Marion County, Florida, and more particularly described as follows:

COMMENCING AT THE SOUTHWESTERLY CORNER OF BLOCK "E", SUNSET ADDITION, AS RECORDED IN PLAT BOOK "C", PAGE 51, PUBLIC RECORDS OF MARION COUNTY, FLORIDA, THENCE NORTH 41°39'10" WEST ALONG THE PROJECTION NORTHWESTERLY OF THE NORTHERLY BOUNDARY OF MIAMI STREET OF SAID SUNSET ADDITION, 764.10 FEET TO THE WEST BOUNDARY OF THE SOUTHEAST 1/4 OF NORTHWEST 1/4, OF SECTION 24, TOWNSHIP 15 SOUTH, RANGE 21 EAST, THENCE NORTH 0°21'30" EAST ALONG SAID WEST BOUNDARY 217.70 FEET FOR THE POINT OF BEGINNING; THENCE NORTH 0°21'30" EAST ALONG SAID WEST BOUNDARY 226.55 FEET TO THE NORTHWEST CORNER OF SAID SOUTHEAST 1/4 OF NORTHWEST 1/4, THENCE SOUTH 89°15'30" EAST ALONG THE NORTH BOUNDARY OF SAID SOUTHEAST 1/4 OF NORTHWEST 1/4 375.99 FEET, THENCE SOUTH 41°39'10" EAST 87.27 FEET, THENCE SOUTH 48°20'50" WEST 429.30 FEET, THENCE NORTH 41°39'10" WEST 167.45 FEET TO THE POINT OF BEGINNING, CONTAINING 2.20 ACRES, MORE OR LESS.

THE FOREGOING DESCRIPTION WAS TRANSCRIBED BY THE SURVEY DIVISION OF THE CITY OF OCALA ENGINEERING DEPARTMENT FROM THE WARRANTY DEED RECORDED IN DEED BOOK 350, PAGE 120, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, PURSUANT TO WORK ORDER 24-009505, FILE NO. 24-009200.01, DATED OCTOBER 22, 2024.

TO HAVE AND TO HOLD the same, together with all singular the appurtenances thereunto belonging or in anywise appertaining, and all of 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 behalf of the Grantee forever.

FURTHER, the Property is being transferred from Grantor to Grantee for less than fair market value and for the public purpose of providing affordable housing; therefore, in accordance with Section 2-313(3), *Code of Ordinances, City of Ocala, Florida*, in the event that the Property ceases to be utilized for the provision of affordable housing, all right, title and ownership of the property shall revert to Grantee.

