

**Exhibit "1"**

**[Deed]**

THIS INSTRUMENT PREPARED BY  
AND RETURN TO:  
**S. Denay Brown, Esq.**  
**Stearns Weaver Miller Weissler**  
**Alhadeff & Sitterson, P.A.**  
**106 East College Ave., Ste. 700**  
**Tallahassee, FL 32301**

PORTION OF PARCEL ID #: 35300-000-16

**WARRANTY DEED**

**THIS WARRANTY DEED** made this \_\_\_\_ day of \_\_\_\_\_, 2026 by **ON TOP OF THE WORLD COMMUNITIES, L.L.C.**, a Florida limited liability company, hereinafter referred to as Grantor, whether one or more, and whose address is 8445 SW 80<sup>th</sup> Street, Ocala, FL 34481 to **MARION COUNTY**, a political subdivision of the State of Florida, hereinafter referred to as Grantee, whether one or more, and whose address is 601 SE 25<sup>th</sup> Ave., Ocala, Florida 34471.

(Wherever used herein the term "grantor" and "grantee" shall include their respective heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

**WITNESSETH:**

**THAT** Grantor, for and in consideration of the sum of Ten and NO/100 Dollars and other valuable considerations, in hand paid by Grantee, the receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee the following described land situate, lying and being in the County of **Marion**, State of Florida to wit:

**SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.**

**SUBJECT TO** taxes accruing subsequent to December 31, 2025.

**SUBJECT TO** covenants, restrictions and easements of record, if any; however, this reference shall not operate to reimpose same.

**TO HAVE AND TO HOLD** the same in fee simple forever.

**AND** Grantor hereby covenants with Grantee that Grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to sell and convey said land; that Grantor hereby fully warrants 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.

**[SIGNATURE PAGE TO FOLLOW]**

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

Signed, sealed and delivered in our presence:

**WITNESSES:**

**GRANTOR:**

Print Name: \_\_\_\_\_

**ON TOP OF THE WORLD COMMUNITIES, L.L.C.**, a Florida limited liability company

Address of Witness 1:  
\_\_\_\_\_  
\_\_\_\_\_

By: \_\_\_\_\_  
Title: \_\_\_\_\_

Print Name: \_\_\_\_\_

Address of Witness 2:  
\_\_\_\_\_  
\_\_\_\_\_

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this \_\_\_\_\_ day of \_\_\_\_\_, 2026, by \_\_\_\_\_ as \_\_\_\_\_ of ON TOP OF THE WORLD COMMUNITIES, L.L.C., a Florida limited liability company, on behalf of the company, who is ( ) to me personally known, or ( ) who has produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF FLORIDA  
Print Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_  
Commission No.: \_\_\_\_\_

AFFIX NOTARY STAMP

# EXHIBIT A

**SKETCH OF DESCRIPTION FOR:  
ON TOP OF THE WORLD COMMUNITIES, L.L.C.  
SECTION 24, TOWNSHIP 16 SOUTH, RANGE 20 EAST,  
MARION COUNTY, FLORIDA  
"MODAL PATH S.W. 80TH AVENUE"**

**DESCRIPTION:**

A PORTION OF SECTION 24, TOWNSHIP 16 SOUTH, RANGE 20 EAST, ALSO A PORTION OF CIRCLE SQUARE WOODS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK "P", PAGES 30 THROUGH 103, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 24; THENCE ALONG THE EAST BOUNDARY LINE OF SAID SECTION 24, S.00°27'35"W, 388.13 FEET; THENCE DEPARTING SAID EAST BOUNDARY LINE, N.82°34'28"W, 99.52 FEET TO A POINT POINT ON A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 2562.00 FEET, A CENTRAL ANGLE OF 00°23'35", AND A CHORD BEARING AND DISTANCE OF S.11°02'24" W, 17.58 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 17.58 FEET TO THE END OF SAID CURVE; THENCE S.11°14'12"W, 1.23 FEET TO THE POINT OF BEGINNING; THENCE S.11°14'12"E, 1315.28 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 1050.50 FEET, A CENTRAL ANGLE OF 18°44'02", AND A CHORD BEARING AND DISTANCE OF S.01°52'11"W, 341.95 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 343.48 FEET TO THE END OF SAID CURVE; THENCE N.53°30'58"W, 3.47 FEET TO THE EASTERLY RIGHT OF WAY OF S.W. 80TH AVENUE (A 120' RIGHT OF WAY) AS RECORDED IN OFFICIAL RECORDS BOOK 5042, PAGE 1393 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, SAID POINT ALSO BEING A POINT ON A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 1053.00 FEET, A CENTRAL ANGLE OF 18°36'10", AND A CHORD BEARING AND DISTANCE OF N.01°56'07"E, 340.39 FEET; THENCE ALONG THE EASTERLY RIGHT OF WAY THE FOLLOWING TWO (2) COURSES; (1) THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 341.89 FEET TO THE END OF SAID CURVE; (2) THENCE N.11°14'12"E, 1315.21 FEET; THENCE DEPARTING SAID EASTERLY RIGHT OF WAY, S.80°26'35"E, 2.50 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 0.10 ACRES, MORE OR LESS.

**NOTES:**

1. DATE OF SKETCH: JANUARY 14, 2026.
2. SUBJECT TO RIGHTS OF WAY, RESTRICTIONS, EASEMENTS AND RESERVATIONS OF RECORD.
3. UNLESS OTHERWISE SHOWN, UNDERGROUND IMPROVEMENTS NOT LOCATED.
4. PUBLIC RECORDS NOT SEARCHED BY JCH CONSULTING GROUP, INC.
5. BEARINGS SHOWN HEREON ARE RELATIVE TO AN ASSUMED BEARING OF S.00°27'35"W, ALONG THE EAST BOUNDARY OF SECTION 24, TOWNSHIP 16 SOUTH, RANGE 20 EAST, MARION COUNTY, FLORIDA.
6. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
7. THIS SKETCH HAS BEEN PREPARED FOR THE EXCLUSIVE BENEFIT OF THE PARTY(IES) NAMED HEREON, AND SHALL NOT BE DUPLICATED OR RELIED UPON BY ANY OTHER INDIVIDUAL OR ENTITY WITHOUT AUTHORIZATION FROM JCH CONSULTING GROUP, INC.

\*\*NOTE: THIS IS NOT A SURVEY\*\*  
SHEET 1 OF 3  
ONE IS NOT COMPLETE  
WITHOUT THE OTHERS

**LEGEND:**

-  LINE BREAK
- R/W RIGHT-OF-WAY
- CONC. CONCRETE
- LS LAND SURVEYOR
- LB LICENSED BUSINESS
- NO. NUMBER
- Q CENTERLINE
- P.C. POINT OF CURVATURE
- P.I. POINT OF INTERSECTION
- L ARC LENGTH
- R RADIUS
- Δ DELTA (CENTRAL ANGLE)
- CB CHORD BEARING
- CH CHORD DISTANCE
- CHANGE IN DIRECTION

**SURVEYOR'S CERTIFICATION:**

I HEREBY CERTIFY THAT THE SKETCH REPRESENTED HEREON MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.050-052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

CHRISTOPHER J. HOWSON, P.S.M., C.F.M. - LS 6553  
OF JCH CONSULTING GROUP, INC.

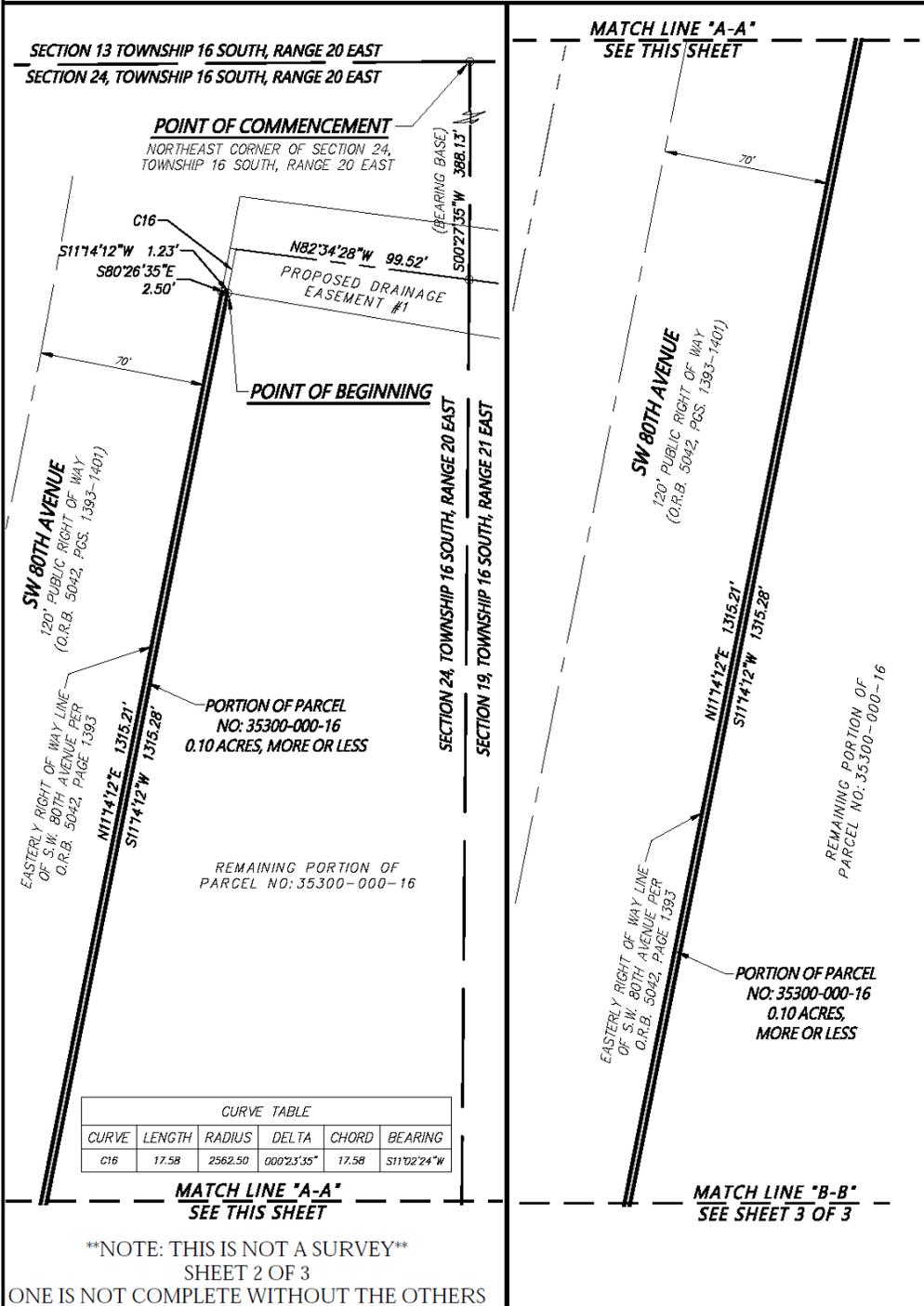
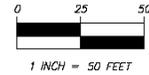
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

Drawing name: Z:\Projects\15072 Winmar A-3 Parcel (Ref 16149); SW 80th Ave South Multi-Modal Path, Target\DWG\Sketch\15072SKR2 MODAL.dwg SHEET 1 Jan 14, 2026 4:46pm by Administrator

 <p style="font-size: 2em; font-weight: bold; margin: 0;">JCH</p> <p style="font-weight: bold; margin: 0;">CONSULTING GROUP, INC.</p> <p style="font-size: 0.8em; margin: 0;">LAND DEVELOPMENT, SURVEYING &amp; MAPPING</p> <p style="font-size: 0.7em; margin: 0;">PLANNING • ENVIRONMENTAL • G.I.S.</p> <p style="font-size: 0.6em; margin: 0;">CERTIFICATE OF AUTHORIZATION NO. 18 8071 CHRISTOPHER J. HOWSON, P.S.M., C.F.M. - LS 6553 616 SW STEEL STREET, OCALA, FLORIDA 34703 PHONE: 352-465-1482 FAX: (984) 252-6235 www.CJG.com</p>	DRAWN: C.J.H.	J.O.# 15072
	REVISED:	DWG.# 15072SKRMODALR2
	CHECKED: C.J.H.	SHEET 1 OF 3
	APPROVED: C.J.H.	ID: 35300-000-16
	SCALE: - - -	COPYRIGHT © DECEMBER, 2025



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 SECTION 24, TOWNSHIP 16 SOUTH, RANGE 20 EAST,  
 MARION COUNTY, FLORIDA  
**"MODAL PATH S.W. 80TH AVENUE"**



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C16	17.58	2562.50	000°23'35"	17.58	S11°02'24\"W

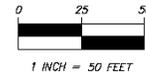
**\*\*NOTE: THIS IS NOT A SURVEY\*\***  
 SHEET 2 OF 3  
 ONE IS NOT COMPLETE WITHOUT THE OTHERS

**JCH**  
 CONSULTING GROUP, INC.  
 LAND DEVELOPMENT • SURVEYING & MAPPING  
 PLANNING • ENVIRONMENTAL • G.I.S.  
CERTIFICATE OF AUTHORIZATION NO. 18 8671 CHRISTOPHER J. HOWSON, P.L.M., C.F.M. - 11 6593  
 425 SW 115TH STREET, OCKALA, FLORIDA 34471  
 PHONE (888) 466-1402 FAX (888) 822-8336 www.jchgroup.com

DRAWN:	C.J.H.	J.O.# 15072
REVISED:		DWC.# 15072SKRMODALR2
CHECKED:	C.J.H.	SHEET 2 OF 3
APPROVED:	C.J.H.	ID: 35300-000-16
SCALE:	1" = 50'	COPYRIGHT © DECEMBER, 2025



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 SECTION 24, TOWNSHIP 16 SOUTH, RANGE 20 EAST,  
 MARION COUNTY, FLORIDA  
**"MODAL PATH S.W. 80TH AVENUE"**



MATCH LINE "B-B"  
 SEE SHEET 2 OF 3

MATCH LINE "C-C"  
 SEE THIS SHEET

**SW 80TH AVENUE**  
 120' PUBLIC RIGHT OF WAY  
 (O.R.B. 5042, PGS. 1393-1401)

L=341.89'  
 R=1053.00'  
 Δ=18°36'10"  
 CB=N1°56'07"E  
 CH=340.39'

REMAINING PORTION OF  
 PARCEL NO: 35300-000-16

L=343.48'  
 R=1050.50'  
 Δ=18°44'02"  
 CB=S1°52'11"W  
 CH=341.95'

N117°12'E 1315.21'  
 S117°12'W 1315.28'

**SW 80TH AVENUE**  
 120' PUBLIC RIGHT OF WAY  
 (O.R.B. 5042, PGS. 1393-1401)

PORTION OF PARCEL  
 NO: 35300-000-16  
 0.10 ACRES,  
 MORE OR LESS

EASTERLY RIGHT OF WAY LINE  
 OF S.W. 80TH AVENUE PER  
 O.R.B. 5042, PAGE 1393

REMAINING PORTION OF  
 PARCEL NO: 35300-000-16

NORTHERLY BOUNDARY OF PUBLIC  
 PEDESTRIAN EASEMENT  
 PER OFFICIAL 7229, PAGE 1444

PORTION OF PARCEL  
 NO: 35300-000-16  
 0.10 ACRES,  
 MORE OR LESS

N53°30'58"W 3.47'

PUBLIC PEDESTRIAN EASEMENT  
 PER OFFICIAL 7229, PAGE 1444

EASTERLY RIGHT OF WAY LINE  
 OF S.W. 80TH AVENUE PER  
 O.R.B. 5042, PAGE 1393

MATCH LINE "C-C"  
 SEE THIS SHEET

**\*\*NOTE: THIS IS NOT A SURVEY\*\***  
 SHEET 3 OF 3  
 ONE IS NOT COMPLETE WITHOUT THE OTHER



**JCH**

**CONSULTING GROUP, INC.**  
 LAND DEVELOPMENT, SURVEYING & MAPPING  
 PLANNING • ENVIRONMENTAL • G.I.S.  
CERTIFICATE OF AUTHORIZATION NO. 201801 CHRISTOPHER J. ROYBORN P.E.M., C.P.M. - 15 005  
 426 SW 18TH STREET, OCALA, FLORIDA 34673  
 PHONE (352) 405-1488 FAX (352) 273-8335 www.jchgroup.com

DRAWN:	C.J.H.	J.O.# 15072
REVISED:		DWG.# 15072SKRMODALR2
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