

S.P.
2,185,400
fee.
18.50

DOC.
15,297.80

THIS INSTRUMENT PREPARED BY:
KIMBERLY A. BROWN FOX, AN EMPLOYEE OF
ADVANTAGE TITLE, LLC
230 NE 25TH AVENUE, SUITE 100
OCALA, FLORIDA 34470

DAVID R. ELLSPERMAN, CLERK & COMPTROLLER MARION CO
DATE: 06/19/2018 04:37:38 PM
FILE #: 2018059118 OR BK 6785 PGS 53-54
REC FEES: \$18.50 INDEX FEES: \$0.00
DDS: \$15297.80 MDS: \$0 INT: \$0

WARRANTY DEED

THIS INDENTURE, made this 14th day of June, 2018, between **NOVIA GROUP, LLC**, a Florida limited liability company, whose address is 4534 W. Hwy 40, Ocala, FL 34482, herein referred to as Grantor and **U-HAUL CO. OF FLORIDA**, a Florida corporation, whose address is 2311 Angel Oliva Senior Street, Tampa, Florida 33605, hereinafter referred to as Grantee.

WITNESSETH

That Grantor, for and in consideration of the sum of TEN AND NO/100 dollars (\$10.00) and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee, and Grantee's successors and assigns forever, the following-described land situate, lying and being in Marion County, Florida, viz.

TRACT 1:

A PORTION OF THOSE LANDS AS DESCRIBED IN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 5471, PAGE 422, PUBLIC RECORDS OF MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCEAT THE S.W. CORNER OF SECTION 8, TOWNSHIP 16 SOUTH, RANGE 21 EAST; THENCE NORTH, ALONG THE WEST BOUNDARY OF SAID SECTION 8, A DISTANCE OF 25.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF S.W. 80TH STREET (50 FOOT WIDE), SAID LINE BEING 25 FEET NORTH OF AND PARALLEL WITH THE SOUTH BOUNDARY OF SAID SECTION; THENCE S.89°37'50"E., ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 844.83 FEET TO THE POINT OF BEGINNING. THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE, N.41°48'57"E., A DISTANCE OF 1160.82 FEET; THENCE S.48°38'01"E., A DISTANCE OF 673.19 FEET TO A POINT ON THE NORTHWESTERLY RIGHT OF WAY LINE OF STATE ROAD 200 (WIDTH VARIES), SAID POINT BEING 78.00 FEET DISTANT FROM, AS MEASURED PERPENDICULAR TO, THE BASELINE OF SURVEY AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP (SECTION 36100-2522); THENCE SOUTHWESTERLY ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES: (1) THENCE S.41°48'08"W., PARALLEL WITH AND 78.00 FEET DISTANT FROM SAID BASELINE OF SURVEY, A DISTANCE OF 368.87 FEET; (2) THENCE N.48°11'52"W., A DISTANCE OF 2.00 FEET TO A POINT THAT IS 80.00 FEET DISTANT FROM, AS MEASURED PERPENDICULAR TO, SAID BASELINE OF SURVEY; (3) THENCE S.41°48'08"W., PARALLEL WITH AND 80.00 FEET DISTANT FROM SAID BASELINE OF SURVEY, A DISTANCE OF 204.43 FEET TO AN INTERSECTION WITH THE NORTH RIGHT OF WAY LINE OF AFORESAID S.W. 80TH STREET; THENCE N.89°37'50"W., ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 895.58 FEET TO THE POINT OF BEGINNING.

Parcel ID#35485-001-01

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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

AND Grantor hereby covenants with the said Grantee that the grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the 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 and clear of all encumbrances, except: Covenants, Restrictions, Easements of record and taxes for the current year.

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

Signed, Sealed and Delivered
in the Presence of:

K.A. Fox
Printed Name: Kimberly A. Fox

Novia Group, LLC, a Florida limited liability company

S.E. Burgess
Printed Name: S.E. BURGESS

By: Joseph R. Moreau
Joseph R. Moreau, Manager

STATE OF FLORIDA
COUNTY OF MARION

Subscribed, sworn to and acknowledged before me by Joseph R. Moreau, Manager of NOVIA GROUP, LLC, a Florida limited liability company, who is personally known to me or produced _____ as identification, this 14th day of June, 2018.

K.A. Fox
Notary Public
My Commission Expires: 8-18-2019

