

Recd 27-00
Doc. 2405

This instrument was prepared by,
record and return to:
Richard Mutarelli, Jr., Esq.
McGraw, Rauba, Mutarelli, P.A.
35 S.E. 1st Avenue, SUITE 102
Ocala, FL 34471
352-789-6520

GREGORY C HARRELL CLERK & COMPTROLLER MARION CO
DATE: 05/17/2024 09:38:03 AM
FILE #: 2024063379 OR BK 8324 PGS 1996-1998
REC FEES: \$27.00 INDEX FEES: \$0.00
DDS: \$2905.00 MDS: \$0 INT: \$0

WARRANTY DEED

THIS INDENTURE made effective the 30 day of April 2024, between **BRAD LEONARD and KAREN LEONARD, husband and wife**, whose address is 1238 SW 19th Ave, Ocala, FL 34471, Grantor, and **JOHNNY BUSCIGLIO and REBECCA ROSIN, husband and wife**, whose address is 12640 SE 141st Avenue Rd, Ocklawaha, FL 32179, Grantee. (Wherever used herein the terms "Grantor" and "Grantee" include all the parties to the instrument and the heirs, legal representatives and assigns of the individuals, and the successors and assigns of corporations).

WITNESSETH, that said Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable considerations, receipt of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantees all that certain land situate in Marion County, Florida, to wit:

SEE ATTACHED EXHIBIT "A".

THE LANDS ABOVE DESCRIBED ARE NOT THE HOMESTEAD OF GRANTOR NOR CONTIGUOUS THERETO AS DEFINED BY ARTICLE 10 SECTION 4 OF THE FLORIDA CONSTITUTION, AND NEITHER THE GRANTOR NOR THE GRANTOR'S SPOUSE, NOR ANYONE FOR WHOSE SUPPORT THE GRANTOR IS RESPONSIBLE, RESIDES ON OR ADJACENT TO SAID LAND.

F.S. Section 689.02 required information:

Property Appraiser's Parcel I.D. Number: 49007-001-00

SUBJECT TO:

1. Ad valorem taxes for 2024 and subsequent years;
2. Any and all governmental zoning laws, rules and regulations applicable to the property;
3. Easements, reservations, declaration of covenants, conditions and restrictions and riparian rights of record, if any.

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 the Grantor hereby covenants with Grantee that 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, and hereby 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, except taxes and assessments accruing subsequent to December 31, 2023 or subject matters shown in the title commitment.

Grantor and Grantee are used for singular or plural, as context requires.

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

Signed, sealed and delivered
in our presence:

Witness

Richard Mutarelli Jr.

Print Name 35 SE 1ST AVE., STE. 102
OCALA, FLORIDA 34471

Address

Samantha Melendez

Witness

Samantha Melendez

Print Name 35 SE 1ST AVE., STE. 102
OCALA, FLORIDA 34471

Address

GRANTOR:

Brad Leonard

BRAD LEONARD

Karen Leonard

KAREN LEONARD

STATE OF FL
COUNTY OF Marion

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, the foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 30 day of April 2024 by BRAD LEONARD and KAREN LEONARD, husband and wife, who is known to me (YES ☒ NO ☐) to be the person described in and who executed the foregoing instrument, OR who has produced _____ as identification and acknowledged before me that they executed same for the purposes expressed herein.

WITNESS my hand and official seal in the County and State last aforesaid this 30 day of April 2024.



RICHARD DAVID MUTARELLI, JR.
Commission # HH 472544
Expires April 11, 2028

Richard David Mutarelli, Jr. (Print Name)
Notary Public, State of Florida
My Commission Expires:

EXHIBIT "A"

PARCEL 1:

COMMENCING AT THE INTERSECTION OF THE EAST BOUNDARY OF THE SE 1/4 OF SECTION 5, TOWNSHIP 17 SOUTH, RANGE 24 EAST, MARION COUNTY, FLORIDA, WITH THE NORTHWESTERLY RIGHT-OF-WAY LINE OF ORANGE AVENUE, LAKE WEIR BEACH SECTION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK "C", PAGE 54, PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE SOUTH 33°16'28" WEST ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE 36.45 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING FROM SAID RIGHT-OF-WAY LINE NORTH 140.52 FEET; THENCE WEST 96.45 FEET; THENCE SOUTH 14°26'50" WEST 263 FEET; MORE OR LESS, TO THE WATER'S EDGE OF LAKE WEIR; THENCE SOUTHEASTERLY ALONG AND WITH SAID WATER'S EDGE 73 FEET, MORE OR LESS, TO A POINT THAT BEARS SOUTH 33°16'28" WEST FROM THE POINT OF BEGINNING; THENCE NORTH 33°16'28" EAST 179 FEET, MORE OR LESS, TO THE POINT OF BEGINNING

AND

PARCEL 2:

THE WESTERLY 1/2 THE FOLLOWING VACATED ROAD, LYING EASTERLY AND ADJACENT TO THE ABOVE DESCRIBED PARCEL:

COMMENCE AT THE NORTHWESTERLY CORNER OF LOT 9 OF WEIR PARK, AS PER PLAT THEREOF RECORDED IN PLAT BOOK "E", PAGE 45, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA: THENCE S33°13'00"W, ALONG THE EASTERLY RIGHT OF WAY LINE OF S.E. 141ST AVENUE ROAD (60 FOOT WIDE) A DISTANCE OF 302.03 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUE S33°13'00"W, ALONG SAID EASTERLY RIGHT OF WAY LINE A DISTANCE OF 166.67 FEET TO A POINT ON THE ORDINARY HIGH WATER LINE OF LAKE WEIR; THENCE N47°47'46"W, ALONG SAID ORDINARY HIGH WATER LINE OF LAKE WEIR A DISTANCE OF 60.75 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF AFORESAID S.E. 141ST AVENUE ROAD; THENCE N33°13'00"E, ALONG SAID WESTERLY RIGHT OF WAY LINE A DISTANCE OF 135.43 FEET; THENCE S76°42'29"E, A DISTANCE OF 63.82 FEET, TO THE POINT OF BEGINNING.

AND

PARCEL 3:

A PARCEL OF LAND LYING IMMEDIATELY SOUTH OF AND ADJACENT TO THE PROPERTY AS DESCRIBED IN PARCEL 1, AND WESTERLY OF THE PROPERTY DESCRIBED IN PARCEL 2, ABOVE: BEING A PORTION OF THE FOLLOWING:

THAT PORTION OF LAKE STREET, ALSO KNOWN AS LAKE SHORE DRIVE, LYING BETWEEN A LINE BEING THE SOUTHERLY EXTENSION TO THE WATERS OF LAKE WEIR OF THE EASTERLY BOUNDARY OF BLOCK 16, LAKE WEIR BEACH SECTION AS RECORDED IN PLAT BOOK "C", PAGE 54, PUBLIC RECORDS OF MARION COUNTY, FLORIDA AND THE SOUTHERLY EXTENSION OF THE WEST BOUNDARY OF PINEAPPLE AVENUE AS PER THE PLAT OF WEIR PARK, AS RECORDED IN PLAT BOOK "E", PAGE 45, PUBLIC RECORDS OF MARION COUNTY, FLORIDA.