

This instrument prepared by:  
Office of County Engineer  
412 SE 25<sup>th</sup> Ave Bldg 1  
Ocala, FL. 34471

March 12, 2025

Return to:  
Office of County Engineer  
412 SE 25<sup>th</sup> Ave Bldg 1  
Ocala, FL. 34471

Project: CR 225A & Hwy 27 Intersection Project  
Project Parcel #: #8 FS NW 44 LN  
Parcel ID#: 13667-000-01 (a portion of)

## PURCHASE AGREEMENT

THIS **AGREEMENT** is made by and between: **GOLDEN HILLS QUADRAVILLA'S HOMEOWNERS ASSOCIATION, INC.**, a Florida not for Profit Corporation, having a mailing address of 47259 NW 44<sup>th</sup> Lane, Ocala, FL 34482, hereinafter referred to as the **SELLER** and **MARION COUNTY**, a political subdivision of the State of Florida for use and benefit of **MARION COUNTY**, hereinafter referred to as **BUYER**.

### WITNESSETH

For and in consideration of the mutual covenants and conditions herein contained, **SELLER** hereby agrees to sell and **BUYER** hereby agrees to buy the following property or interest therein, upon the following terms and conditions:

#### I. DESCRIPTION

- (a) Real estate or interest therein, identified as Parcel ID #: **13667-000-01** and further shown on Right-of-Way Maps and/or Sketch of Description for the **CR 225A & Hwy 27 Intersection Project** (from 714 feet South of US 27 to 760 feet North of US 27) incorporated herein by reference and attached as Exhibit "A".

- (X) Fee Simple
- ( ) Temporary Construction Easement
- (X) Permanent Drainage Easement
- ( ) Leasehold Interest

- (b) Personal property, Fixtures and Appliances identified as follows:

- 1) **Personal property:** Unless excluded below or by other terms of this Agreement, the following items which are owned by Seller and existing on the Property as of the date of the initial offer are included in the purchase: range(s)/ovens(s), refrigerator(s), dishwasher, disposal, ceiling fan(s), intercom, light fixture(s), drapery rods and draperies, blinds, window treatments, smoke detector(s), garage door opener(s), security gate and other access devices, and storm shutters/panels ("Personal Property").

Other Personal Property items included in this purchase are:

N/A

The following Personal Property items are excluded from the purchase:

N/A

- 2) **Fixtures and Built-In Appliances:** With the exception of the exclusion items listed below, the **SELLER** and **BUYER** agree that all existing improvements and fixtures located on or in the property, including but not limited to built-in appliances, built-in furnishings and attached wall-to-wall carpeting and flooring, windows, screens, shades, blinds, heating systems, HVAC components, air conditioners, pumps, electrical fixtures, and any other equipment or furniture that is fixed in position, shall be included in the sale of the Property.

The following exclusion items are fixtures and built-in appliances that will not be conveyed to Buyer:

**II. PURCHASE PRICE**

## (a) Itemized purchase price:

Land and Improvements	\$ <u>23,175.00</u>
Permanent Drainage Easement	\$ <u>Inc.</u>
Temporary Construction Easement	\$ <u>00.00</u>
Damages (Severance/Cost-to-Cure)	\$ <u>Inc.</u>
Other: <u>Attorney Fees</u>	\$ <u>3,700.95</u>
Sub-Total	\$ <u>26,875.95</u>

- (b) Amount to be paid by BUYER to SELLER at closing (not including Buyer's closing costs, fees, prepaids and prorations, which will be noted on the Settlement Statement prior to Closing) \$26,875.95.

**III. CONDITIONS AND LIMITATIONS**

- (a) It is mutually understood that this Agreement is contingent to and not binding upon the SELLER or BUYER until ratified and accepted by the Marion County Board of County Commissioners, signed by its Chairman, or Vice-Chair, and attested by the Clerk of the Court. This agreement shall be deemed rejected by BUYER if not ratified and accepted by the Board of County Commissioners and the SELLER acknowledges and agrees that this provision cannot be waived by BUYER or any Agent of BUYER.
- (b) SELLER is responsible for all taxes due and owing on the property as of the date of closing and agrees that all current taxes for the year in which this agreement is made on the property acquired shall be prorated and SELLER agrees to pay his and/or her share of said prorated taxes as of the date of closing. BUYER agrees to pay closings costs, such as recording fees, doc stamps and title insurance. Additionally, any delinquent taxes shall be collected and delivered to the Marion County Tax Collector.
- (c) SELLER is responsible for delivering unencumbered title to BUYER at closing. Any sums which BUYER must expend to clear encumbrances shall be deducted at closing from the purchase price shown in Section II. SELLER shall be liable for any existing encumbrances or any encumbrances arising after closing as a result of actions of the SELLER. The terms of this subsection shall survive the closing.
- (d) Any extension of occupancy beyond the date of closing must be authorized by the BUYER in writing. During the period from the date of closing until the SELLER surrenders possession to the BUYER, the SELLER shall exercise diligent care in protecting the property from theft and vandalism. All property, whether real or personal, included in this agreement shall be delivered to BUYER in the same condition existing as the effective date of this agreement, less any reasonable wear and tear.
- (e) Other: Seller agrees to relocate entrance signage

**IV. CLOSING DATE**

- (a) This transaction shall be closed and the instrument of conveyance delivered within 90 days of the date of Board of County Commissioners acceptance. The time to close may be extended by BUYER to give SELLER time to cure title defects to deliver marketable fee simple title to the BUYER.

**V. TYPEWRITTEN OR HANDWRITTEN PROVISIONS**

- (a) Typewritten or handwritten provisions inserted herein or attached hereto as Addenda, and initialed by all parties, shall control all printed provisions in conflict herewith. All Addenda, whether typewritten or handwritten, attached hereto must be referenced and initialed in this section. In addition, all addenda must be signed by both the SELLER and BUYER.  
There ☐ is ☒ is not an addendum to this agreement.

**VI. ENTIRE AGREEMENT**

- (a) This agreement shall bind and inure to the benefit of the parties and their successors in interest. This agreement and any exhibits attached hereto constitutes the entire agreement between the BUYER and SELLER, and there are no other covenants, agreements, promises, terms, provisions, conditions, undertakings, or understandings, either oral or written, between them concerning the property other than those set forth herein. No subsequent alteration, amendment, change, deletion, or addition to this agreement shall be binding upon the BUYER or SELLER unless in writing and signed by both parties.

*[This portion of page intentionally left blank. Signature pages follow.]*

IN WITNESS WHEREOF, THE PARTIES has caused these presents to be executed in their respective name(s).

**WITNESSES:**

Vanessa Thomas  
(Signature)

Vanessa Thomas  
(Print or type name)

Brandi Jordan  
(Signature)

Brandi Jordan  
(Print or type name)

**SELLER: THE GOLDEN HILLS QUADRAVILLA'S  
HOMEOWNERS ASSOCIATION, INC. a Florida not  
for Profit Corporation**

Joyce Nuzzo  
(Signature) Joyce Nuzzo, President/Director

Joyce Nuzzo, President/Director  
(Print or type name)

3-24-25  
(Date)

**ATTEST:**

GREGORY C. HARRELL,  
CLERK OF THE COURT

**BUYER:  
MARION COUNTY, A POLITICAL SUBDIVISION OF  
THE STATE OF FLORIDA BY ITS BOARD OF  
COUNTY COMMISSIONERS**

BY: KATHY BRYANT, CHAIRMAN

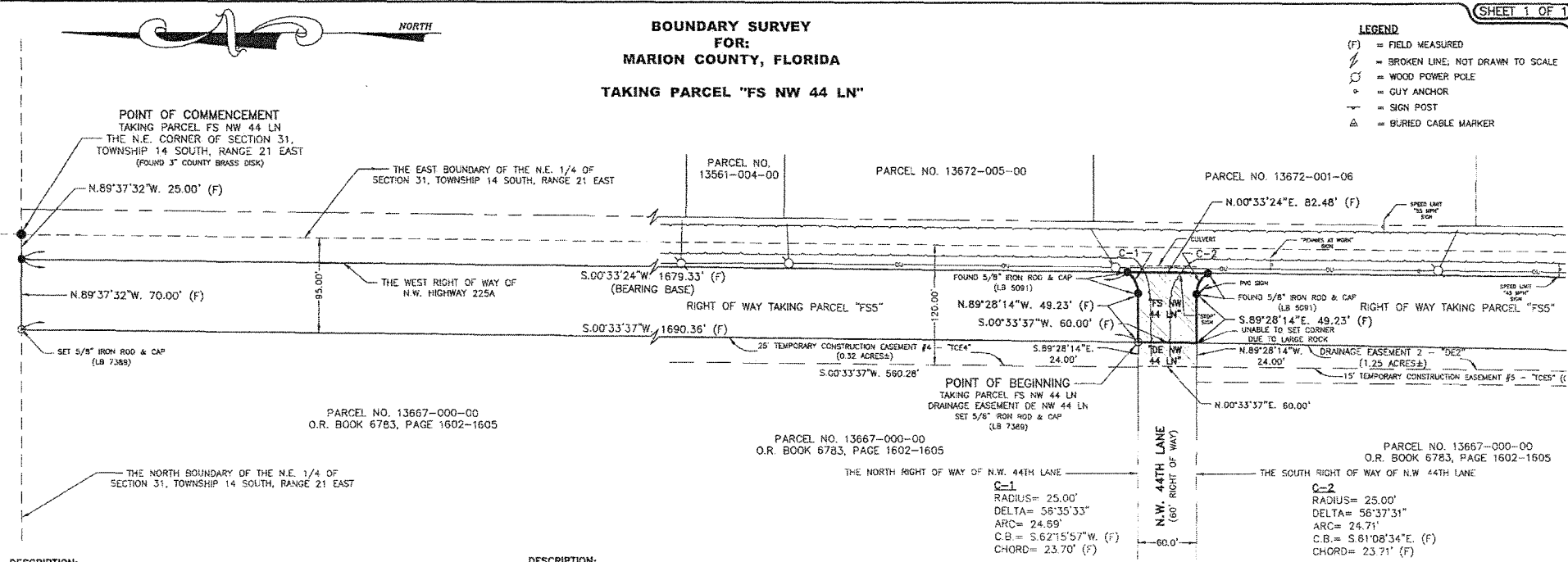
(Date)

FOR USE AND RELIANCE OF MARION  
COUNTY ONLY, APPROVED AS TO  
FORM AND LEGAL SUFFICIENCY:

For: Thomas Bryant  
COUNTY ATTORNEY

**BOUNDARY SURVEY  
FOR:  
MARION COUNTY, FLORIDA  
TAKING PARCEL "FS NW 44 LN"**

- LEGEND**
- (F) = FIELD MEASURED
  - = BROKEN LINE; NOT DRAWN TO SCALE
  - ⊙ = WOOD POWER POLE
  - ⊙ = GUY ANCHOR
  - = SIGN POST
  - △ = BURIED CABLE MARKER



**DESCRIPTION:**

(TAKING PARCEL "FS NW 44 LN")

COMMENCE AT THE N.E. CORNER OF SECTION 31, TOWNSHIP 14 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA; THENCE PROCEED ALONG THE NORTH BOUNDARY OF SAID SECTION 31, N.89°37'32"W. A DISTANCE OF 25.00 FEET TO THE WEST RIGHT OF WAY OF N.W. HIGHWAY 225A; THENCE CONTINUE ALONG SAID NORTH BOUNDARY N.89°37'32"W. A DISTANCE OF 70.00 FEET; THENCE DEPARTING SAID NORTH BOUNDARY PROCEED S.00°33'37"W., PARALLEL WITH AND 95 FEET DISTANT FROM, THE EAST BOUNDARY OF THE N.E. 1/4 OF SAID SECTION 31, A DISTANCE OF 1690.36 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF N.W. 44TH LANE (60 FEET WIDE), SAID POINT ALSO BEING THE POINT OF BEGINNING, THENCE CONTINUE S.00°33'37"W. A DISTANCE OF 60.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF SAID N.W. 44TH LANE; THENCE S.89°28'14"E. ALONG SAID SOUTH RIGHT OF WAY, A DISTANCE OF 49.23 FEET TO A POINT ON A 25.00 FOOT RADIUS CURVE, CONCAVE SOUTHWESTERLY, HAVING A CHORD BEARING AND DISTANCE OF S.61°08'34"E. 23.71 FEET, THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 56°35'33", A DISTANCE OF 24.71 FEET TO A POINT OF CUSP WITH THE WEST RIGHT OF WAY OF SAID N.W. HIGHWAY 225A; THENCE N.00°33'24"E., ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 82.48 FEET TO A POINT OF CUSP WITH A 25 FOOT RADIUS CURVE, CONCAVE NORTHWESTERLY, HAVING A CHORD BEARING AND DISTANCE OF S.62°15'57"W. 23.70 FEET; THENCE DEPARTING SAID WEST RIGHT OF WAY LINE, SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 56°35'33", A DISTANCE OF 24.69 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF SAID N.W. 44TH LANE; THENCE N.89°28'14"W., ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 49.23 FEET TO THE POINT OF BEGINNING.

(SAID LANDS CONTAINING 0.10 ACRES / 4345.35 SQUARE FEET MORE OR LESS)

**DESCRIPTION:**

(DRAINAGE EASEMENT "DE NW 44 LN")

COMMENCE AT THE N.E. CORNER OF SECTION 31, TOWNSHIP 14 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA; THENCE PROCEED ALONG THE NORTH BOUNDARY OF SAID SECTION 31, N.89°37'32"W. A DISTANCE OF 25.00 FEET TO THE WEST RIGHT OF WAY OF N.W. HIGHWAY 225A; THENCE CONTINUE ALONG SAID NORTH BOUNDARY N.89°37'32"W. A DISTANCE OF 70.00 FEET; THENCE DEPARTING SAID NORTH BOUNDARY PROCEED S.00°33'37"W. A DISTANCE OF 1690.36 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF N.W. 44TH LANE (60 FEET WIDE), SAID POINT ALSO BEING THE POINT OF BEGINNING, THENCE CONTINUE S.00°33'37"W. A DISTANCE OF 60.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF SAID N.W. 44TH LANE; THENCE N.89°28'14"W. ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 24.00 FEET; THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE, N.00°33'37"E. A DISTANCE OF 60.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF SAID N.W. 44TH LANE; THENCE S.89°28'14"E., ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 24.00 FEET TO THE POINT OF BEGINNING.

(SAID LANDS CONTAINING 0.03 ACRES / 1440 SQUARE FEET MORE OR LESS)

**SURVEYOR'S NOTES:**

- THE FIELD MEASURED BEARINGS DEPICTED HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM (FLORIDA WEST ZONE) NAD-83, (1990 ADJUSTMENT), HOLDING THE EAST BOUNDARY OF THE N.E. 1/4 OF SECTION 31, TOWNSHIP 14 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, TO BEAR S.00°33'37"W.
- UNLESS OTHERWISE SHOWN, UNDERGROUND IMPROVEMENTS WERE NOT LOCATED AS PART OF THIS SURVEY.
- THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA WERE NOT SEARCHED BY PREECE LAND SURVEYING, INC.
- THE LANDS DEPICTED HEREON ARE SUBJECT TO RECORDED AND UNRECORDED RIGHTS OF WAY, RESTRICTIONS, EASEMENTS AND RESERVATIONS THAT MAY OR MAY NOT APPEAR WITHIN THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.
- ADDITIONS OR DELETIONS TO THIS MAP OF SURVEY AND/OR REPORT BY OTHER THAN THE SIGNING PARTY(IES) IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY(IES).
- THIS SURVEY HAS BEEN PREPARED FOR SOLE AND EXCLUSIVE BENEFIT OF THE PARTY(ES) NAMED HEREON, AND SHALL NOT BE RELIED UPON BY ANY OTHER INDIVIDUAL OR ENTITY WITHOUT THE CONSENT OF SAID PARTY(IES) AND THE SIGNING SURVEYOR.
- THIS MAP OF SURVEY IS NOT VALID AND IS TO ONLY BE USED FOR REFERENCE PURPOSES ONLY, UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER INDICATED HEREON.
- THE SYMBOLS USED TO REPRESENT PHYSICAL FEATURES ARE FOR GRAPHIC ILLUSTRATION ONLY AND MAY OR MAY NOT REFLECT THE ACTUAL SIZE AND SHAPE OF THE FEATURE BEING REPRESENTED.
- THE SIGNING PARTY(IES) SIGNATURE DATE DOES NOT REPRESENT THE ACTUAL DATE OF SURVEY.
- THE MOST CURRENT ABUTTING RECORDED INSTRUMENTS FOR ADJOINERS TO THE LANDS SURVEYED WERE NOT FURNISHED.

**SURVEYOR'S CERTIFICATION:**

THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE ESTABLISHED IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, FOR A BOUNDARY SURVEY.

DATE 4/20/21  
GLEN H. PREECE, JR., P.S.M. -- LS 5427



BELLWETHER PROFESSIONAL PARK  
2201 S.E. 30TH AVENUE, SUITE 102  
OCALA, FL 34471  
PHONE: (352) 351-0091  
FAX: (352) 351-0093 FAX  
EMAIL: glen@plsinc.us

(LICENSED BUSINESS NO. 7389)

DATE OF SURVEY: DECEMBER 3, 2020			
DRAWN:	J.R.C.	REVISIONS	BY DATE
CHECKED:	G.H.P.	ADD TAKING PARCEL & DRAINAGE EASEMENT FOR N.W. 44TH LN	J.R.C. 4/2/21
F.B./PG.	113/2-4		
FILE INFO:			
20-118			
SCALE: 1" = 100'	COPYRIGHT © 2021	JOB ORDER # 20-118 - FS NW 44 LN	



STATE CERTIFIED SOYBE

EXHIBIT "A"