

**Exhibit "12"**

**[Additional ROW Area 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 #: \_\_\_\_\_

**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: \_\_\_\_\_

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

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

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**