

Return to:
Office of County Engineer
412 SE 25th Avenue Bldg 1
Ocala, FL. 34471

Project: SW NW 80th 70th Avenue Segment 3
Project Parcel #: 2109-001-000
Parcel ID#: 07

PURCHASE AGREEMENT

THIS **AGREEMENT** is made by and between: **VITLE PROPERTIES, LLC, a Florida limited liability company having a mailing address of 16446 NW Hwy 225, Reddick, FL 32686**, 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 #: 2109-001-000 and further shown on Right of Way Maps and/or Sketch of Description for the SW NW 80th 70th Avenue Segment 3 (from +/- 900 feet North of SR 40 to +/- 600 feet South of US Hwy 27) road project incorporated herein by reference and attached as Exhibit "A".

- Fee Simple
- Temporary Construction Easement
- Permanent 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:

N/A

II. PURCHASE PRICE

(a) Itemized purchase price:

Land	\$ <u>171,700.00</u>
DRA	\$ <u>00.00</u>
Temporary Construction Easement (.003 AC / 121 SF)	\$ <u>2,800.00</u>
Improvements	\$ <u>118,000.00</u>
Damages (Severance/Cost-to-Cure)	\$ <u>174,500.00</u>

Sub-Total \$ 467,000.00

(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).

\$ 467,000.00

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 sub-section 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: The TCE is needed for re-grading the entrance driveway of the remainder parcel with the new roadway. The Duration is for two and one half (2.5) years from the date of the notice to proceed. This is an all-inclusive offer. This offer includes compensation for driveway renovations and replacement of sewer/septic system that will be removed in the process of road construction. The county is not responsible for any further compensation regarding same.

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 (x) 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:

Diana Nesmith
(Signature)

Diana Nesmith
(Print or type Name)

16400 NW Hwy 225
(Address Line 1)

Reddick FL 32886 32686
(Address Line 2)

lute
(Signature)

Christopher Nesmith
(Print or type Name)

16400 NW HWY 225
(Address Line 1)

Reddick Fl 32686
(Address Line 2)

ATTEST:

GREGORY C. HARRELL,
CLERK OF THE COURT

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

For: [Signature]

SELLER: VITTE PROPERTIES, LLC, a Florida limited liability company

Juliete Lemos
(Signature)

Name Juliete LEMOS
(Print or type name)

02-25-2026
(Date)

[Signature]
(Signature)

Name JULIO VITERI
(Print or type name)

02-25-2026
(Date)

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

BY: CARL ZALAK III, CHAIRMAN

(Date)

COUNTY ATTORNEY

Revised: 3-2024

"THIS IS NOT A SURVEY"

DESCRIPTION:

(ORB 6216, PAGE 855)

LOTS 1 AND 2 OF SHERMAN OAKS 2ND ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK T, PAGE(S) 88, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

(R/W) - RIGHT OF WAY TAKING

COMMENCE AT THE N.E. CORNER OF THE N.E. 1/4 OF SECTION 13, TOWNSHIP 15 SOUTH, RANGE 20 EAST, MARION COUNTY, FLORIDA; THENCE S.00°28'03"W., ALONG THE EAST BOUNDARY OF SAID N.E. 1/4, A DISTANCE OF 900.12 FEET; THENCE DEPARTING SAID EAST BOUNDARY, N.88°32'43"W., 39.90 FEET TO THE N.E. CORNER OF LOT 2 OF SHERMAN OAKS 2ND ADDITION, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK T, PAGE 88, PUBLIC RECORDS OF MARION COUNTY, FLORIDA, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE S.00°27'56"W., ALONG THE EXISTING WEST RIGHT OF WAY LINE OF N.W. 80TH AVENUE (WIDTH VARIES), 287.18 FEET TO THE S.E. CORNER OF SAID LOT 1 OF SAID PLAT; THENCE DEPARTING SAID WEST RIGHT OF WAY LINE, N.88°31'40"W., ALONG THE SOUTH BOUNDARY OF SAID LOT 1, 55.12 FEET; THENCE N.00°28'03"E., 287.16 FEET TO A POINT ON THE NORTH BOUNDARY OF SAID LOT 2; THENCE S.88°32'43"E., ALONG SAID NORTH BOUNDARY, 55.11 FEET TO THE POINT OF BEGINNING.

CONTAINING 15,825.10 SQUARE FEET/0.363 ACRES, MORE OR LESS.

(TCE) - TEMPORARY CONSTRUCTION EASEMENT

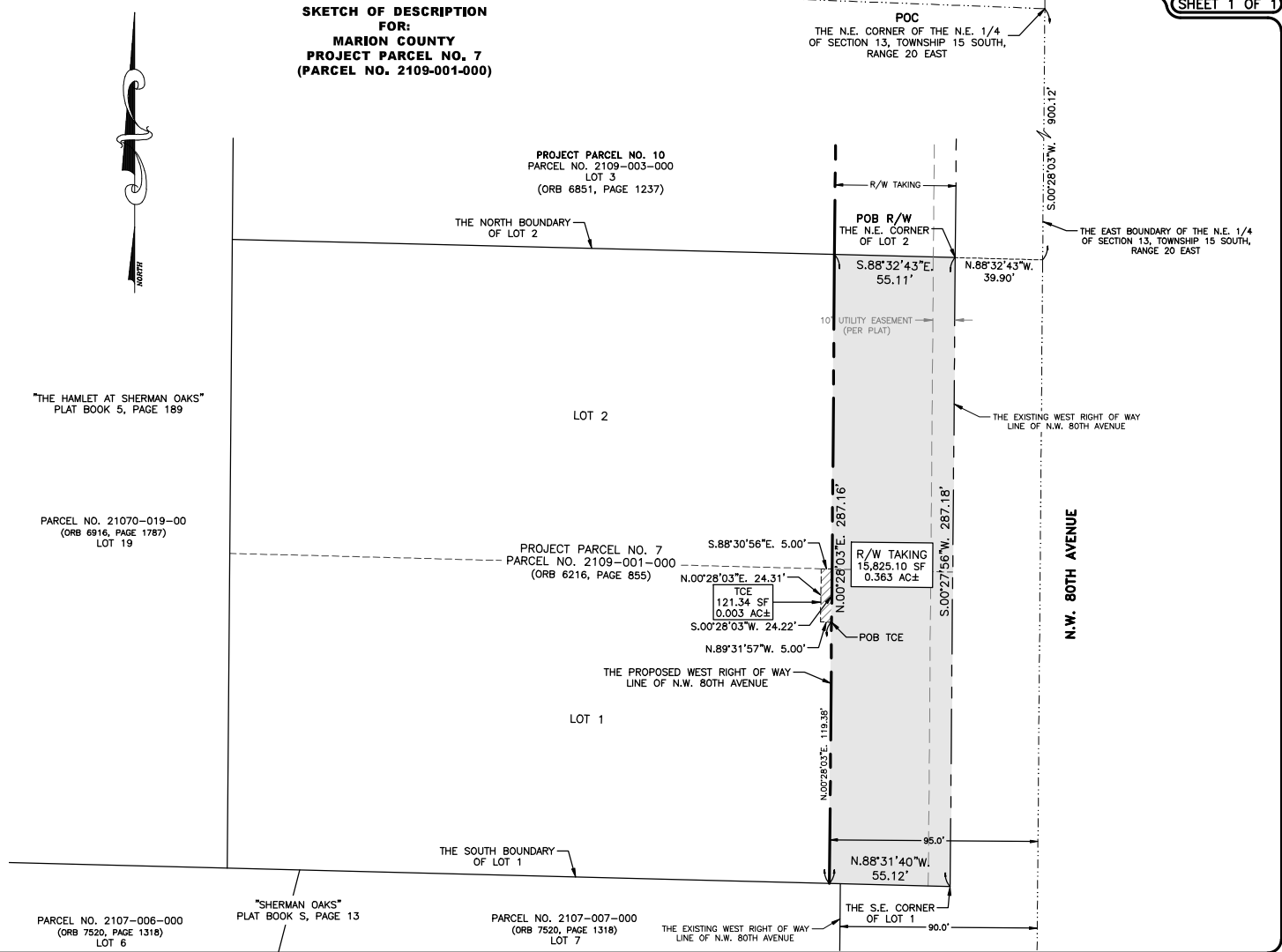
COMMENCE AT THE N.E. CORNER OF THE N.E. 1/4 OF SECTION 13, TOWNSHIP 15 SOUTH, RANGE 20 EAST, MARION COUNTY, FLORIDA; THENCE S.00°28'03"W., ALONG THE EAST BOUNDARY OF SAID N.E. 1/4, A DISTANCE OF 900.12 FEET; THENCE DEPARTING SAID EAST BOUNDARY, N.88°32'43"W., 39.90 FEET TO THE N.E. CORNER OF LOT 2 OF SHERMAN OAKS 2ND ADDITION, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK T, PAGE 88, PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE S.00°27'56"W., ALONG THE EXISTING WEST RIGHT OF WAY LINE OF N.W. 80TH AVENUE (WIDTH VARIES), 287.18 FEET TO THE S.E. CORNER OF SAID LOT 1 OF SAID PLAT; THENCE DEPARTING SAID WEST RIGHT OF WAY LINE, N.88°31'40"W., ALONG THE SOUTH BOUNDARY OF SAID LOT 1, 55.12 FEET; THENCE N.00°28'03"E., 119.38 FEET TO THE POINT OF BEGINNING; THENCE N.89°31'57"W., 5.00 FEET; THENCE N.00°28'03"E., 24.31 FEET; THENCE S.88°30'56"E., 5.00 FEET; THENCE S.00°28'03"W., 24.22 FEET TO THE POINT OF BEGINNING.

CONTAINING 121.34 SQUARE FEET/0.003 ACRES, MORE OR LESS.

LEGEND

- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- R/W = RIGHT OF WAY
- TCE = TEMPORARY CONSTRUCTION EASEMENT
- DRA = DRAINAGE RETENTION AREA
- UE = UTILITY EASEMENT
- DE = DRAINAGE EASEMENT
- (P) = PLAT DIMENSION
- (D) = DEED DIMENSION
- (F) = FIELD MEASURED
- SF = SQUARE FEET
- AC = ACRES
- ORB = OFFICIAL RECORDS BOOK
- LB = LICENSED BUSINESS
- LS = LICENSED SURVEYOR
- = BROKEN LINE; NOT TO SCALE

**SKETCH OF DESCRIPTION FOR:
MARION COUNTY
PROJECT PARCEL NO. 7
(PARCEL NO. 2109-001-000)**



SURVEYOR'S CERTIFICATION:
THIS SKETCH WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE ESTABLISHED IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, FOR A SKETCH OF DESCRIPTION:

DATE _____
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
EMAIL: glen@plsinc.us
PREECE
LAND SURVEYING, INC.
(LICENSED BUSINESS NO. 7369)

DATE OF SKETCH: JANUARY 28, 2025

DRAWN:	G.H.P.	REVISIONS	BY	DATE
CHECKED:	G.H.P.			
F.B./PG.	N/A			
FILE INFO:	SHERMAN OAKS 2ND ADDITION			
SCALE: 1" = 50'	COPYRIGHT © 2025	JOB ORDER# 20-118 (PARCEL 7)		