

**IN THE CIRCUIT COURT OF THE FIFTH JUDICIAL CIRCUIT  
IN AND FOR MARION COUNTY, FLORIDA**

MARION COUNTY, a political  
Subdivision of the State of Florida,  
Petitioner,

CASE NO: 2026-CA-0397  
PARCEL NOS: 52

vs.

ADAM PAUL LUSK AND LYNN ANN LUSK,  
AS TRUSTEES OF THE ADAM PAUL LUSK AND  
LYNN ANN LUSK JOINT REVOCABLE TRUST, et. al,

Defendants.

\_\_\_\_\_ /

**STIPULATED ORDER OF TAKING and FINAL JUDGMENT**  
**AS TO PROJECT PARCEL 52**  
**(with Disbursement Instructions to the Clerk)**

THIS CAUSE came on for consideration by the Court upon a stipulated agreement for Final Judgment between the Petitioner, MARION COUNTY, FLORIDA, and Defendants, ADAM PAUL LUSK AND LYNN ANN LUSK, AS TRUSTEES OF THE ADAM PAUL LUSK AND LYNN ANN LUSK JOINT REVOCABLE TRUST, and GEORGE ALBRIGHT as MARION COUNTY TAX COLLECTOR; (the “Parties”); it appearing to the Court that the Parties were authorized to enter into such agreement; the court finding that the taking is necessary for a public purpose, and It appearing that proper notice was first given to Defendants, and to all persons having or claiming any equity, lien, title or other interest in or to the property subject to this suit, “Subject Property,” as more fully described in the attached **Exhibit “A”**; and the Court finding that the compensation to be paid by the Petitioner is full, just, and reasonable for all Parties concerned; the Court being fully advised in the premises; and the Court finding that all parties have consented to the terms of this **Stipulated Order of Taking and Final Judgment**, it is therefore,

ORDERED AND ADJUDGED:

1. That the Court has jurisdiction of this action, of the Subject Property and of the parties in this cause pursuant to Chapters 73 and 74 of the Florida Statutes.

2. That ADAM PAUL LUSK AND LYNN ANN LUSK, AS TRUSTEES OF THE ADAM PAUL LUSK AND LYNN ANN LUSK JOINT REVOCABLE TRUST are the fee simple owners of the Subject Property and that the pleadings in this cause are sufficient as to the Subject Property and that Petitioner is properly exercising its delegated authority, and that the condemnation of the Subject Property is for a valid public purpose and necessary for that purpose. A legal description of Subject Property is attached hereto as **Exhibit "A."**

3. Pursuant to a Joint Motion for Entry of Stipulated Order of Taking and Final Judgment entered into by the Parties, Respondents, , shall have and recover from Petitioner the sum of TWO MILLION FOUR HUNDRED EIGHTY-EIGHT THOUSAND ONE HUNDRED THIRTY-ONE Dollars and 25/100 Cents (\$2,488,131.25) in full payment of any and all claims of any nature arising as a result of Petitioner's taking of the subject property, including, without limitation, compensation for land value, improvements, severance damages if any, attorney fees and costs, fees for non-monetary compensation (if any), and expert fees and costs broken out as follows:

(a) TWO MILLION ONE HUNDRED EIGHTY-SEVEN THOUSAND NINE HUNDRED Dollars and 00/100 Cents (\$2,187,900.00) less pro-rated real property taxes to Respondents ADAM PAUL LUSK AND LYNN ANN LUSK, AS TRUSTEES OF THE ADAM PAUL LUSK AND LYNN ANN LUSK JOINT REVOCABLE TRUST, for land value, improvements, damages, moving/ relocation expenses, and all other claims, excluding attorneys' fees and costs;

(b) TWO HUNDRED FIFTY-SEVEN THOUSAND Dollars and 00/100 Cents (\$257,000.00) as reimbursement for reasonable attorney's fees for the benefit achieved, as stipulated by the Parties, for the services of Joseph Hanratty, Esq.

(c) FORTY-THREE THOUSAND TWO HUNDRED THIRTY-ONE Dollars and 25/100 Cents (\$43,231.25) paid to Joseph Hanratty, Esq., as reimbursement for reasonable expert fees and costs for the benefit achieved, as stipulated by the Parties.

4. Upon entry and within twenty (30) days of this Stipulated Order of Taking and Final Judgment, the Petitioner shall deposit the total sum of TWO MILLION FOUR HUNDRED EIGHTY-EIGHT THOUSAND ONE HUNDRED THIRTY-ONE Dollars and 25/100 Cents (\$2,488,131.25) into the Registry of the Court.

5. By the Parties' agreement, that upon deposit of the above sum, within three (3) working days thereafter, without further Order of this Court, the Clerk of the Court shall mail the sum of TWO MILLION FOUR HUNDRED EIGHTY-EIGHT THOUSAND ONE HUNDRED THIRTY-ONE Dollars and 25/100 Cents (\$2,488,131.25) dollars made payable to the Law Office of Joseph M. Hanratty, PLLC Trust Account, c/o Joseph M. Hanratty, Esquire, to the address of 500 NE 8<sup>th</sup> Avenue, Ocala, FL 34470.

6. Upon receipt of said payment, Respondents ADAM PAUL LUSK AND LYNN ANN LUSK, AS TRUSTEES OF THE ADAM PAUL LUSK AND LYNN ANN LUSK JOINT REVOCABLE TRUST, c/o Joseph M. Hanratty, Esq. shall make payment to GEORGE ALBRIGHT, as MARION COUNTY TAX COLLECTOR, c/o Vanessa Thomas, Esq., Forman & Thomas, 1301 NE 14<sup>th</sup> Street, Ocala, FL 34470, for pro-rated real property taxes, including any past due real property taxes, if applicable.

7. That upon Petitioner’s deposit of the sum herein above specified into the Registry of the Court, all title and interest to the real property described in Exhibit “A” shall vest in Petitioner and the Petitioner shall have all rights of possession to the subject property.

8. No additional sums are due and payable to Respondents ADAM PAUL LUSK AND LYNN ANN LUSK, AS TRUSTEES OF THE ADAM PAUL LUSK AND LYNN ANN LUSK JOINT REVOCABLE TRUST, or Respondents’ attorneys, as a result of the taking of the subject property.

9. This Court reserves jurisdiction to enforce the terms of this Stipulated Order of Taking and Final Judgment.

**DONE** and **ORDERED** in Chambers at Marion County, Florida on this \_\_\_\_ day of \_\_\_\_\_, 2026.

---

**Honorable Lisa Herndon**  
**Circuit Court Judge**

**Conformed copies to:**

Matthew G. Minter, Esquire  
[Matthew.Minter@marionfl.org](mailto:Matthew.Minter@marionfl.org)

Joseph M. Hanratty, Esq.  
[joehanratty@hotmail.com](mailto:joehanratty@hotmail.com)

Vanessa Thomas, Esquire  
[Vthomas.pleadings@gmail.com](mailto:Vthomas.pleadings@gmail.com)

Clerk's Account Department

**EXHIBIT A**  
**Legal Description of Taking**

Commence at the Southwest corner of the Northwest 1/4 of Section 32, Township 14 South, Range 21 East, thence North 89° 50'01" East, along the South boundary of the Southwest 1/4 of the Northwest 1/4 of said Section 32, a distance of 25.00 feet to the East right of way line of County Road 225, thence North 0° 00'38" East along said East right of way line 615.00 feet to the Point of Beginning, thence continue North 0° 00'38" East along said East right of way line 399.77 feet, thence South 89° 50'51" East, 1298.41 feet, thence South 0° 01'49" East, 400.00 feet, thence North 89° 19'49" West, 853.75 feet, thence South 89° 11'24" West, 445.04 feet to the Point of Beginning. Containing 11.81 acres. *W*

Parcel Identification Number: 13672-001-06