



**Marion County  
Board of County Commissioners**

Growth Services

2710 E. Silver Springs Blvd.  
Ocala, FL 34470  
Phone: 352-438-2600  
Fax: 352-438-2601

Revised 01/09/2020

**RECEIVED**

**JUN 24 2024**

MC GROWTH SERVICES

**MARION COUNTY APPLICATION FORM FOR LARGE- AND SMALL-SCALE  
COMPREHENSIVE PLAN AMENDMENTS**

Staff Use Only: Case # 1\_\_ - \_\_\_\_\_

PLEASE CHECK THE APPROPRIATE APPLICATION TYPE BELOW:	
LARGE-SCALE MAP AMENDMENT _____ TEXT AMENDMENT _____	SMALL-SCALE MAP AMENDMENT <input checked="" type="checkbox"/> TEXT AMENDMENT _____ <i>(Text amendment must be associated with submitted small-scale map amendment)</i>

**REQUIRED DOCUMENTS TO ATTACH TO APPLICATION (add additional pages if necessary):**

- 1) Certified legal description with a boundary sketch signed by a Florida registered surveyor for the specific property proposed to be amended. Certified legal description must include the acreage.
- 2) Copy of the most recent deed covering the property included within the proposed amendment.
- 3) Notarized owner affidavit(s) – see third page of this form.
- 4) Application fee – cash or check made payable to “Marion County Board of County Commissioners.”
- 5) Additional information, including proposed text amendment language, necessary to complete application.

**(NOTE: If applying for text amendment only, skip filling out the rest of the form except for applicant and/or authorized agent contact information requested on this page.)**

Marion County Tax Roll Parcel Number(s) Involved	Parcel Section, Township, Range (S-T-R)	Acreage of Parcel(s)	Current Future Land Use Category	Proposed Future Land Use Category
2303-015-065	16-15-21	.30	MR	HR
2303-015-005	16-15-21	.34	MR	HR

CONTACT INFORMATION (NAME, ADDRESS, PHONE NUMBER, FAX AND EMAIL)	
Property owner/applicant	Authorized agent (if not the owner/applicant)
John Noble Rutledge III 2315 S.E. 62nd St Ocala, FL 34480 352-427-0122 John.rutledge@comacfl.com FAX - 352-644-2625	

Staff Use Only: Application Complete – Yes Received: Date 6/24/24 Time 12:15 a.m./(p.m.) Page 1 of 3

PROJECT: 2024060068  
AR: 31714

Empowering Marion for Success

www.marioncountyfl.org

Attachment A

CONCEPTUAL PLAN FOR SITE AVAILABLE? YES  NO   
(IF YES, PLEASE ATTACH TO APPLICATION)

Revised 01/09/2020

**EXISTING USE OF SITE:**

Current Use case 2

**PROPOSED USE OF SITE (IF KNOWN):**

New Duplex

**WHICH UTILITY SERVICE AND/OR FACILITY WILL BE UTILIZED FOR THE SITE?**

Well  Centralized water  Provider \_\_\_\_\_  
Septic  Centralized sewer  Provider \_\_\_\_\_

**DIRECTIONS TO SITE FROM GROWTH SERVICES BUILDING (2710 E. SILVER SPRINGS BLVD., OCALA):**

See attached

PROPERTY OWNER AFFIDAVIT

Revised 01/09/2020 -

STATE OF FLORIDA  
COUNTY OF MARION

BEFORE ME THIS DAY PERSONALLY APPEARED John Noble Rutledge III,  
Property owner's name, printed  
WHO BEING DULY SWORN, DEPOSES AND SAYS THAT:

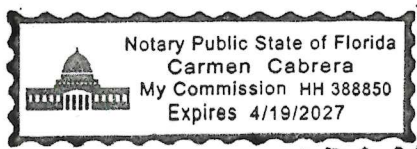
1. He/she is the owner of the real property legally identified by Marion County Parcel numbers:  
2303-015-065
2. He/she duly authorizes and designates \_\_\_\_\_ to act in his/her behalf for the purposes of seeking a change to the future land use map designation of the real property legally described by the certified legal description that is attached with this amendment request;
3. He/she understands that submittal of a Comprehensive Plan map and/or text amendment application in no way guarantees approval of the proposed amendment;
4. The statements within the Comprehensive Plan map and/or text amendment application are true, complete and accurate;
5. He/she understands that all information within the Comprehensive Plan map and/or text amendment application is subject to verification by county staff;
6. He/she understands that false statements may result in denial of the application; and
7. He/she understands that he/she may be required to provide additional information within a prescribed time period and that failure to provide the information within the prescribed time period may result in the denial of the application.
8. He/she understands that if he/she is one of multiple owners included in this amendment request, and if one parcel is withdrawn from this request, it will constitute withdrawal of the entire amendment application from the current amendment cycle.

John Noble Rutledge III  
Property owner's signature

6/24/2024  
Date

Sworn to (or affirmed) and subscribed before me by means of  physical presence or  online notarization, this 24<sup>th</sup> day of JUNE, 2024 (year), by JOHN NOBLE RUTLEDGE III (name of person making statement). He/she is personally known to me or has produced CO-WORKER, KNOWN TO ME as identification. (Driver's license, etc.)

Carmen Cabrera  
Notary public signature



State of FLORIDA County of MARION  
My commission expires: APRIL 19, 2027

STATE OF Florida  
COUNTY OF MARION

BEFORE ME THIS DAY PERSONALLY APPEARED John Rutledge,  
Property owner's name, printed

WHO BEING DULY SWORN, DEPOSES AND SAYS THAT:

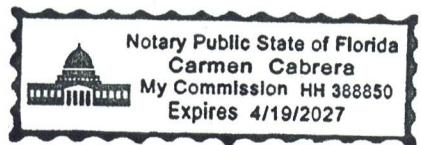
1. He/she is the owner of the real property legally identified by Marion County Parcel numbers:  
2303-015-005, \_\_\_\_\_, \_\_\_\_\_.
2. He/she duly authorizes and designates \_\_\_\_\_ to act in his/her behalf for the purposes of seeking a change to the future land use map designation of the real property legally described by the certified legal description that is attached with this amendment request;
3. He/she understands that submittal of a Comprehensive Plan map and/or text amendment application in no way guarantees approval of the proposed amendment;
4. The statements within the Comprehensive Plan map and/or text amendment application are true, complete and accurate;
5. He/she understands that all information within the Comprehensive Plan map and/or text amendment application is subject to verification by county staff;
6. He/she understands that false statements may result in denial of the application; and
7. He/she understands that he/she may be required to provide additional information within a prescribed time period and that failure to provide the information within the prescribed time period may result in the denial of the application.
8. He/she understands that if he/she is one of multiple owners included in this amendment request, and if one parcel is withdrawn from this request, it will constitute withdrawal of the entire amendment application from the current amendment cycle.

John Rutledge  
Property owner's signature

8/12/2024  
Date

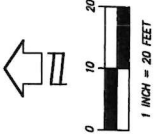
Sworn to (or affirmed) and subscribed before me by means of  physical presence or  online notarization, this 12<sup>th</sup> day of AUGUST, 2024 (year), by JOHN NOBLE RUTHLEDGE (name of person making statement). He/she is personally known to me or has produced Personally Known - Co-Worker as identification. (Driver's license, etc.)

Carmen Cabrera  
Notary public signature



State of FLORIDA County of MARION  
My commission expires: 04/19/2027

Attachment A



ABBREVIATIONS/LEGEND:

- LINE BREAK
- R/W RIGHT-OF-WAY
- CONC. CONCRETE
- SEWER SEWER
- LI LICENSED BUSINESS
- NO. NUMBER
- P.C. POINT OF CURVATURE
- P.I. POINT OF INTERSECTION
- (F) FIELD MEASURE
- (C) CALCULATED MEASURE
- L ARC LENGTH
- A DELTA (CENTRAL ANGLE)
- CB CHORD BEARING
- WATER METER
- ELECTRIC BOX
- CABLE TELEVISION RISER
- UTILITY RISER
- CATCH BASIN
- X FENCE
- OHL- OVERHEAD UTILITY LINE
- FOUND 4"x4" CONCRETE MONUMENT (MARION ENG)

CERTIFIED TO:  
JOHN RUTLEDGE

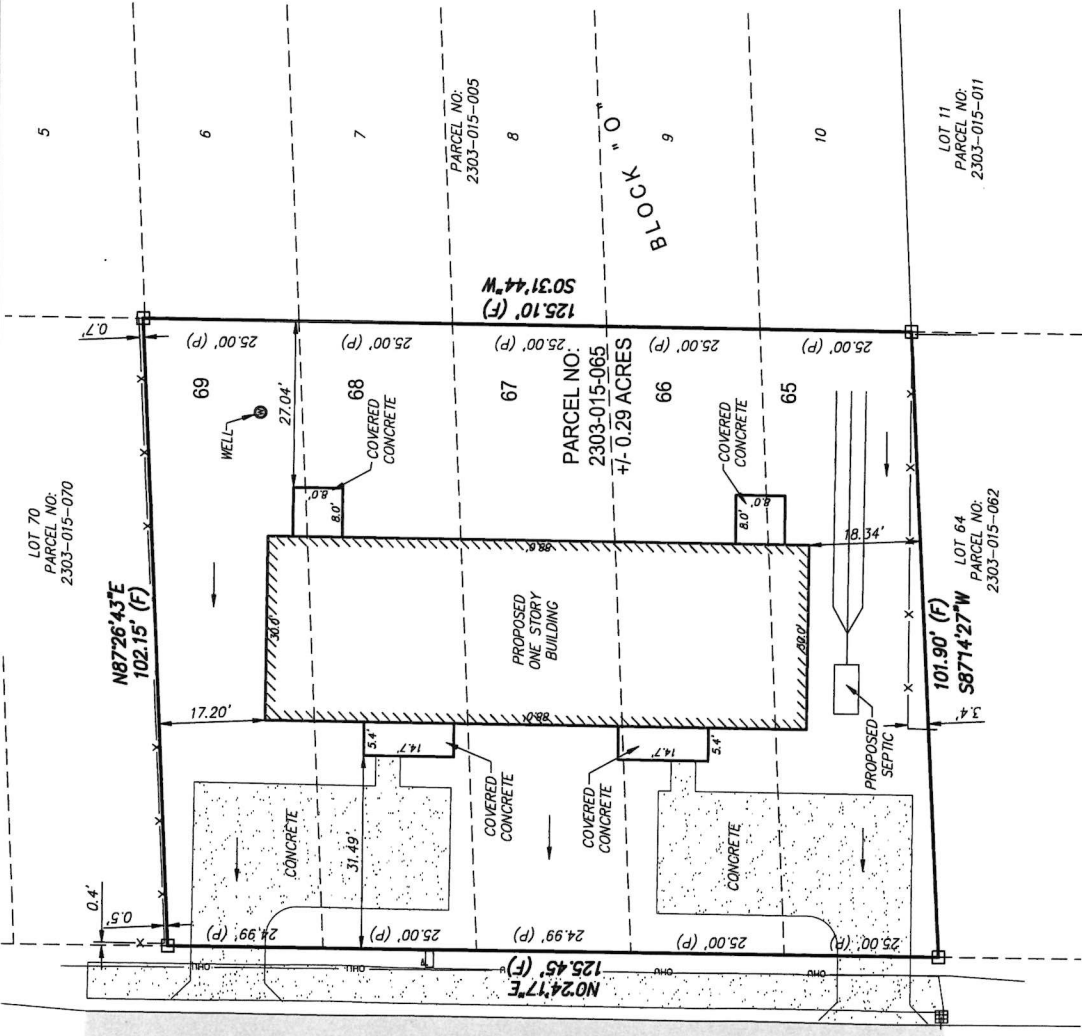
THIS SURVEY NOT VALID UNLESS RECORDED WITH THE SIGNATURE AND LICENSE NO. OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

*[Signature]*  
3/11/24

CHRISTOPHER J. HANSON - DATE  
FLORIDA LAND SURVEYOR REGISTRATION NO. 6553

JOB #  
NUMBER  
2-40526

DWG #  
2-40526P/LT



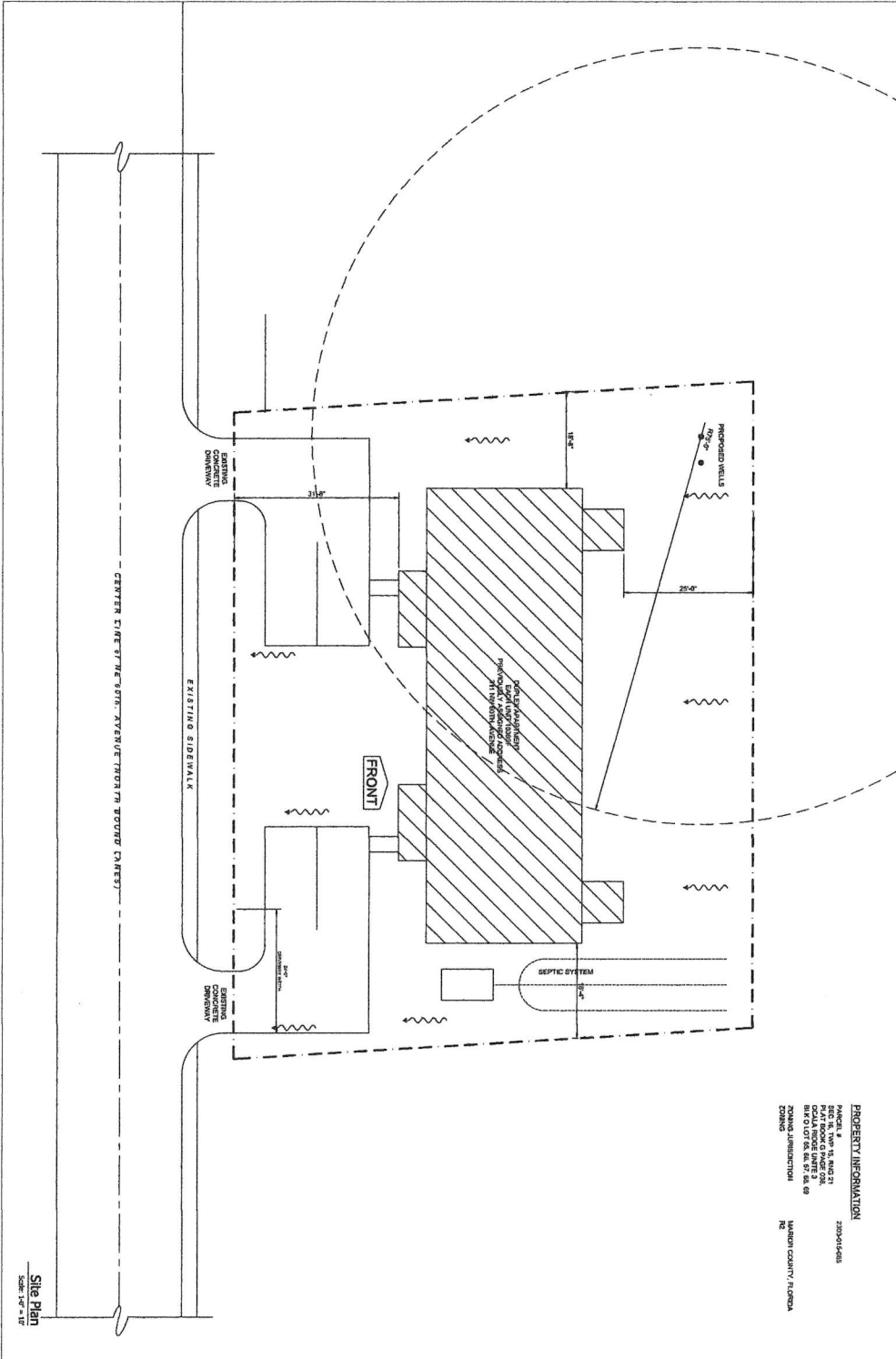
REVISION	DATE	FIELD BOOK/PAGE	BY

PLAT OF PLOT PLAN  
JOHN RUTLEDGE  
LOTS 65-69, BLOCK 0  
OCALA RIDGE, UNIT 3

RECORDED IN PLAT BOOK G, PAGE(S) 38  
PUBLIC RECORDS OF MARION COUNTY, FLORIDA

**JCH**  
CONSULTING GROUP, INC.  
LAND DEVELOPMENT, SURVEYING & MAPPING  
PLANNING - ENVIRONMENTAL - G.I.S.  
1000 W. STATE STREET SUITE 100  
OCALA, FLORIDA 34701  
PHONE (352) 486-1482 FAX (352) 232-8488  
CERTIFICATE OF AUTHORIZATION - I.R. 8071

# Attachment A



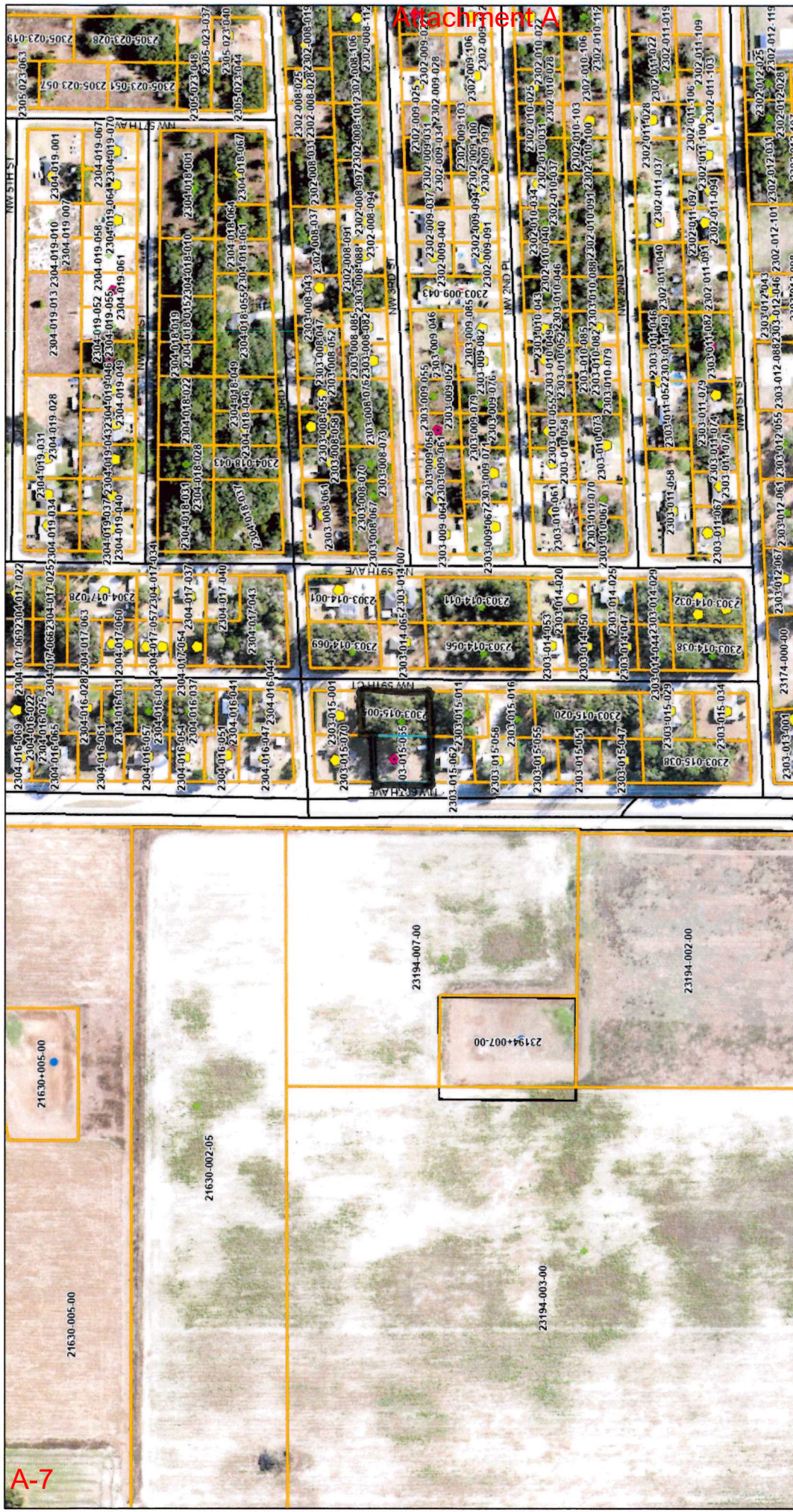
**PROPERTY INFORMATION**  
 PARCEL # 230015438  
 REC. # 10/18/10  
 Ocala Area Unit # 1  
 2010/01/01 to 01/31/10  
 ZONING R-2  
 HIGHLAND COUNTY, FLORIDA

CENTER LINE OF THE 70th AVENUE THROUGH BOUND LINES

Site Plan  
 2010-04-13

SHEET <span style="font-size: 2em; font-weight: bold;">S100A</span> of 14	SITE PLAN	A DUPLEX APARTMENT for JOHN NOBLE RUTLEDGE III Revoc Trust OCALA, FLORIDA	<b>casa</b> charles a. savage III & associates architect a.l.a. <small>1017 N. W. 21ST ST. SUITE 100 Ocala, FL 34401</small>	CHARLES A. SAVAGE FLORIDA # 496743	REVISION:
		JOB NUMBER : 24-01 DATE : 1/24/2024	PROJECT ADDRESS: 311 NW 60th Avenue Ocala, FL 34470		

# MCBCC Interactive Map - Internal

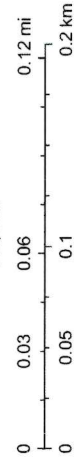


Attachment A

A-7

6/25/2024, 8:39:05 AM

1:2,866



- Parcels Labels  Municipalities
- Parcels  County Road Maintenance  Red: Band\_1
- Address Points ● WRA/DRA ● OCE Maintained Paved ● Blue: Band\_2
- Structure - Addressed  Marion County  Blue: Band\_3
- Structure - Confidential Address  Streets
- No Address ●
- Vacant with Address ●

Marion County IT GIS Team, Marion County Property Appraiser, Esri Community Maps Contributors, Marion County Property Appraiser, FDEP, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, GeoTechnologies, Inc, MET/INASA, USGS, EPA, NPS.

FOR INTERNAL COUNTY USE ONLY. MAY CONTAIN CONFIDENTIAL INFORMATION. IMPROPER DISCLOSURE MAY RESULT IN CRIMINAL PENALTIES (F.S. 119.10).

MCBCC IT/GIS

# Attachment A

[Home \(/\)](#) [Search for Places \(/search-for-places\)](#)

Looking for an alternative to Google Maps Directions? Use our route planner to get from point A to point B using accurate location data and high-quality directions for transit, biking, driving, and walking.

2710 E Silver Springs Blvd, Ocala, FL 34470, United States

311 NW 60th Ave, Ocala, FL 34482, United States

Driving

**Hotels** [\(/hotels-near-me\)](#)   **Food** [\(/restaurants-near-me\)](#)   **Stores** [\(/stores-near-me\)](#)   **Coffee** [\(/coffee-near-me\)](#)   **Gas Stations** [\(/gas-stations-near-me\)](#)   **Hospitals** [\(/hospitals-near-me\)](#)

**- NW 60th Ave**

1. Head west. Go for 348 ft.
2. Turn left toward E Fort King St. Go for 420 ft.
3. Turn sharp right onto E Fort King St. Go for 66 ft.
4. Turn right onto NE 25th Ave. Go for 36 ft.
5. Turn left onto E Silver Springs Blvd (SR-40). Go for 36 ft.
6. Turn right onto NW 60th Ave. Go for 69 ft.
7. Arrive at NW 60th Ave. Your destination is on the right.

**Total distance:** 7.66 miles.  
**Travel Time:** 13 minutes 15 seconds. (in current

>



2 km

Terms of use (<https://legal.here.com/en/terms/serviceterms/us>) © 1987–2024 HERE

[Home \(/\)](#) | [About us \(/about-us\)](#) | [Term of use \(/term-of-use\)](#) | [DMCA \(/copyright-infringement-notice-procedure\)](#) | [Privacy policy \(/privacy-policy\)](#) | [Contact us \(/contact-us\)](#) | [Map Quest Directions \(/map-quest-directions\)](#) | [Google Maps Directions \(/google-maps-directions\)](#)

A-8

© 2024 Driving Directions and Maps. All Rights Reserved. This website is not affiliated with or sponsored by Mapquest in any way.



Jimmy H. Cowan, Jr., CFA  
Marion County Property Appraiser



501 SE 25th Avenue, Ocala, FL 34471 Telephone: (352) 368-8300 Fax: (352) 368-8336

2024 Property Record Card  
Real Estate

2303-015-065

[GOOGLE Street View](#)

Prime Key: 568694

[Beta MAP IT+](#)

Current as of 6/25/2024

[Property Information](#)

RUTLEDGE JOHN NOBLE III  
2315 SE 62ND ST  
OCALA FL 34480-6251

[Taxes / Assessments:](#)

Map ID: 146

[Millage:](#) 9002 - UNINCORPORATED

[M.S.T.U.](#)

[PC:](#) 00

Acres: .30

[More Situs](#)

Situs: Situs: 311 NW 60TH AVE OCALA

[2023 Certified Value](#)

Land Just Value	\$14,500
Buildings	\$0
Miscellaneous	\$0
Total Just Value	\$14,500
Total Assessed Value	\$14,500
Exemptions	\$0
Total Taxable	\$14,500

[Ex Codes:](#)

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2023	\$14,500	\$0	\$0	\$14,500	\$14,500	\$0	\$14,500
2022	\$8,500	\$30,583	\$1,609	\$40,692	\$26,077	\$0	\$26,077
2021	\$4,950	\$19,693	\$1,332	\$25,975	\$23,706	\$0	\$23,706

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
<a href="#">EX00/0529</a>	01/2001	EI E I	0	U	I	\$17,680
<a href="#">2676/0052</a>	07/1999	07 WARRANTY	8 ALLOCATED	U	V	\$63,000
<a href="#">1010/0021</a>	02/1980	07 WARRANTY	0	U	I	\$15,500
<a href="#">0402/0479</a>	06/1969	02 DEED NC	0	U	I	\$2,500

[Property Description](#)

SEC 16 TWP 15 RGE 21  
PLAT BOOK G PAGE 038  
OCALA RIDGE UNIT 3

# Attachment A

BLK O LOT 65.66.67.68.69

[Land Data - Warning: Verify Zoning](#)

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
0001		50.0	101.0	R2	2.00	LT							
0001		75.0	102.0	R2	3.00	LT							

Neighborhood 4501 - OCALA RIDGE R2 VAC  
Mkt: 4 70

[Miscellaneous Improvements](#)

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
------	-----------	------	------	---------	-------	--------	-------

[Appraiser Notes](#)

[Planning and Building](#)

**\*\* Permit Search \*\***

Permit Number	Date Issued	Date Completed	Description
2022101657	-	-	DEMO BUILDING AND ABANDON SEPTIC TANK

Return to: (enclose self-addressed stamped envelope)

Attachment A

Name: Samuel Lauff, Jr.

Address: P.O. Box 2754  
Ocala, Florida

This Instrument Prepared by:  
Name: Samuel Lauff, Jr.

Address: P.O. Box 2754  
Ocala, Florida 34478

Property Appraisers Parcel Identification

Folio Number(s):

Grantee(s) S.S. #

RECORD AND RETURN #19

DAVID R. ELLSPERMANN, CLERK OF CIRCUIT COURT  
FILE: 99068999  
DATE: 07/28/99 12:15  
OR BOOK/PAGE: 2676/52  
MARION COUNTY

Deed Doc Stamps 441.00 PAID

07/28/99 MARION COUNTY

*Procur*

10.50 Rec  
441 00 DS

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This Warranty Deed, Made the 16th day of July, 1999, by Samuel Lauff, Jr., a single person

hereinafter called the Grantor, to John Noble Rutledge III  
whose post office address is 854 SE 28th Avenue, Ocala, FL 34471

hereinafter called the Grantee.

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth, That the Grantor, for and in consideration of the sum of \$ 10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land, situate in Marion County, State of Florida, viz:

See Schedule "A" attached.

Parcel 2845-052-024  
+ other

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 said grantee that the 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 accruing subsequent to December 31, 1999.

In Witness Whereof, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness Signature (as to first Grantor)

John Parker  
Printed Name

Vette P. Osade  
Witness Signature (as to first Grantor)

Vette P. OSADU  
Printed Name

Witness Signature (as to Co-Grantor, if any)

Printed Name

Witness Signature (as to Co-Grantor, if any)

Printed Name

STATE OF Florida

COUNTY OF Marion

Samuel Lauff, Jr., a single person

known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that executed the same, and an oath was not taken. (Check one:  Said person(s) is/are personally known to me.  Said person(s) provided the following type of identification: DL #L100-780-48-173-0

NOTARY RUBBER STAMP SEAL



MARY L. BRADDON  
My Commission CC490825  
Expires Oct. 06, 1999

Witness my hand and official seal in the County and State last aforesaid

(this) 16th day of July, A.D. 1999

Mary L. Braddon  
Notary Signature

Mary L. Braddon  
Printed Name

08  
10  
95  
©Forest Design, Semanole Paper & Printing Co., Inc., 1994

SCHEDULE "A"  
LAUFF/RUTLEDGE DEED

311 NW 60th Avenue, Ocala, Florida-Lots 65 thru 69 inclusive in Block "O", Unit 3, OCALA RIDGE, as per plat thereof recorded in Plat Book "G", pages 36 thru 47 inclusive and page 51 of the Public Records of Marion County, Florida

1223 SW 2nd Street, Lots 24 and 26, Block 52, SANTA MARIA PLACE, as per plat thereof recorded in Plat Book A, Page 97, public records of Marion County, Florida.

816 NE 4th Street, Commencing at the NW corner of lot 29, SMITH and DAUGHERTY ADDITION to the City of Ocala, Florida, thence South 80 feet along the West boundary line of said Lot 29, for a point of beginning; thence South 45 feet, East 100 feet, North 45 feet and West 100 feet to the Point of Beginning. All according to a plat thereof recorded in Plat Book E, page 8, Public Records of Marion County, Florida.

340 NE 9th Street, East 35 feet of Lot 29, Smith and Dougherty Addition to the City of Ocala, as per plat thereof, recorded in Plat Book E, Page 8, Public Records of Marion County, Florida

Jimmy H. Cowan, Jr., CFA  
Marion County Property Appraiser



501 SE 25th Avenue, Ocala, FL 34471 Telephone: (352) 368-8300 Fax: (352) 368-8336

2024 Property Record Card  
Real Estate

2303-015-005

Prime Key: 568589

[Beta MAP IT+](#)

Current as of 6/28/2024

[Property Information](#)

RUTLEDGE JOHN  
2315 SE 62ND ST  
OCALA FL 34480-6251

[Taxes / Assessments:](#)

Map ID: 146

[Millage:](#) 9002 - UNINCORPORATED

[M.S.T.U.](#)

[PC:](#) 00

[Acres:](#) .34

[2023 Certified Value](#)

Land Just Value	\$17,400
Buildings	\$0
Miscellaneous	\$0
Total Just Value	\$17,400
Total Assessed Value	\$17,400
Exemptions	\$0
Total Taxable	\$17,400

[Ex Codes:](#)

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2023	\$17,400	\$0	\$0	\$17,400	\$17,400	\$0	\$17,400
2022	\$10,200	\$0	\$0	\$10,200	\$6,534	\$0	\$6,534
2021	\$5,940	\$0	\$0	\$5,940	\$5,940	\$0	\$5,940

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
<a href="#">7785/1770</a>	05/2022	07 WARRANTY	4 V-APPRAISERS OPINION	Q	V	\$15,000
<a href="#">4025/0742</a>	04/2005	41 CORP	2 V-SALES VERIFICATION	Q	V	\$29,000
<a href="#">4025/0741</a>	04/2005	07 WARRANTY	2 V-SALES VERIFICATION	U	V	\$2,600
<a href="#">3972/0008</a>	03/2005	07 WARRANTY	4 V-APPRAISERS OPINION	U	V	\$8,000
<a href="#">3961/1718</a>	02/2005	62 DISTR	0	U	V	\$100
<a href="#">3821/1394</a>	09/2004	77 AFFIDAVIT	0	U	V	\$100
<a href="#">1964/1835</a>	08/1993	05 QUIT CLAIM	0	U	V	\$100
<a href="#">3947/0996</a>	12/1987	71 DTH CER	0	U	V	\$100
<a href="#">UNRE/INST</a>	11/1984	71 DTH CER	0	U	V	\$100
<a href="#">0248/0322</a>	10/1965	07 WARRANTY	9 UNVERIFIED	U	V	\$100

[Property Description](#)

SEC 16 TWP 15 RGE 21

A-13

# Attachment A

PLAT BOOK G PAGE 038  
OCALA RIDGE UNIT 3  
BLK O LOTS 5.6.7.8.9.10

[Land Data - Warning: Verify Zoning](#)

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
0001		150.0	100.0	R2	6.00	LT							
Neighborhood 4501 - OCALA RIDGE R2 VAC													
Mkt: 4 70													

[Miscellaneous Improvements](#)

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width

[Appraiser Notes](#)

[Planning and Building](#)

[\\*\\* Permit Search \\*\\*](#)

Permit Number	Date Issued	Date Completed	Description

10.00 R  
105.00 DDS  
115.00

Attachment A



GREGORY C HARRELL CLERK & COMPTROLLER MARION CO  
DATE: 05/20/2022 11:55:42 AM  
FILE #: 2022074946 OR BK 7785 PG 1770  
REC FEES: \$10.00 INDEX FEES: \$0.00  
DDS: \$105.00 MDS: \$0 INT: \$0

Prepared By:  
THOMAS M. EGAN, Chartered  
2107 SE 3rd Avenue  
Ocala, FL 34471

Parcel ID #: 2303-015-005

WARRANTY DEED

THIS INDENTURE, made this May 9, 2022, Between **BORIS SHOLOMYANSKY and TATYANA KREMNYOVA, his wife**, whose address is 42 Winston Street, Staton Island, NY 10312, **Grantors**, and **JOHN RUTLEDGE**, whose Post Office Address is 2315 SE 62<sup>nd</sup> Street, Ocala, Florida 34480 **Grantee**.

WITNESSETH:

That said Grantor, for and in consideration of the sum of Ten and No/100 Dollars, and other good and valuable consideration to said Grantor in hand paid by said Grantee, receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, and Grantee's heirs, successors and assigns forever, the following described land, situate, lying and being in Marion County, Florida, to-wit:

**Lots 5, 6, 7, 8, 9 and 10, Block O, Ocala Ridge Unit 3, as per plat thereof recorded in Plat Book G, Page 38, Public Records of Marion County, Florida.**

Subject to taxes for 2022 and subsequent years, and easements and restrictions of record without reimposing same. Grantor warrants that the property herein conveyed is not his homestead as contemplated by the Florida Constitution, nor is it contiguous thereto.

**AND SAID GRANTOR** does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

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

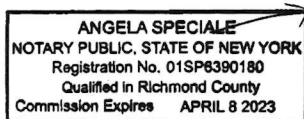
Signed, sealed and delivered in our presence:

Tim [Signature]  
Witness #1 Signature  
Timothy Gigles  
Witness #1 Printed Name  
Carmel [Signature]  
Witness #2 Signature  
Carmel Cole  
Witness #2 Printed Name

[Signature]  
BORIS SHOLOMYANSKY  
[Signature]  
TATYANA KREMNYOVA

STATE OF New York  
COUNTY OF Richmond

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgements, personally appeared **BORIS SHOLOMYANSKY and TATYANA KREMNYOVA, his wife**, by means of  physical presence or  online notarization, who produced NY ID for identification, and are the persons described in and who executed the foregoing instrument and they acknowledged before me that they executed the same this May 9, 2022.



[Signature]  
Notary Public  
My commission expires: 04/08/2023