

This instrument prepared by:
Office of County Engineer
412 SE 25th Avenue
Ocala, FL. 34471

August 12, 2025

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

Project: SW 49th Ave, North Phase
Project Parcel #: N/A
Parcel ID#: 35695-038-02, 35695-038-04 &
35695-038-05

PURCHASE AGREEMENT

THIS AGREEMENT is made by and between: **Robert V. Oakley, a Married Man**, having a mailing address of **PO Box 359, Suwanee, GA 30024-0359** 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 #: 35695-038-02, 35695-038-04, & 35695-038-05 being more particularly described in the 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

212 F

II. PURCHASE PRICE

(a) Itemized purchase price:	
Land and Improvements	<u>\$875,000.00</u>
Damages (Severance/Cost-to-Cure)	<u> </u>
Temporary Construction Easement	<u> </u>
Drainage Easement	<u> </u>
Attorney Fees	<u>\$21,450.00</u>
Appraiser Fees	<u>\$8,547.00</u>
Sub-Total	<u>\$904,997.00</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).
\$ 904,997.00.

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: Buyer will be allowed to enter premises pre Board of County Commissioner's approval to inspect the site to ensure all contents needed for leasing remain on premises

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:

Daniel Reh
(Signature)

DANIEL REH
(Print or type Name)

Leo Countermarsh
(Signature)

Leo Countermarsh
(Print or type name)

SELLER: NAME

Robert Oakley
(Signature)

Robert V. Oakley
(Print or type name)

1-7-2026
(Date)

ATTEST:

GREGORY C. HARRELL,
CLERK OF THE COURT

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

Thomas J. Fink
For: COUNTY ATTORNEY

Revised: 3-2024

BUYER:

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

BY: CARL ZALAK III, CHAIRMAN

(Date)

EXHIBIT "A"

Parcel 35695-038-02

Tract No. 2 Churchill Farms:

Commencing at the Northeast corner of Section 28, Township 16 South, Range 21 East, Marion County, Florida; said point being on the centerline of Churchill Downs Boulevard as shown on the record plat of Ocala Waterway Estates, recorded in Plat Book K, pages 32-52K, public records of Marion County, Florida; thence S.00°36'37"W. along the centerline of said Churchill Downs Boulevard, 1093.10 feet; thence departing said centerline, N.89°47'13"W. 40.00 feet to the West right of way line of said Churchill Downs Boulevard; thence N.00°36'37"E. along said West right of way line, 498.00 feet to the Point of Beginning; thence N.89°23'23"W. departing said right of way line, 788.29 feet; thence N.00°36'37"E. 549.36 feet to the South right of way line of Belmont Boulevard; thence S.89°47'13"E. along said South right of way line, 761.29 feet; thence S.00°36'37"W. departing said right of way line, 531.04 feet; thence S.89°23'23"E. 547.00 feet to the West right of way line of said Churchill Downs Boulevard; thence S.00°36'37"W. along said West right of way line, 20.00 feet to the Point of Beginning.

Parcel 35695-038-04

TRACT NO. 4, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NE CORNER OF SECTION 28, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA; SAID POINT BEING ON THE CENTERLINE OF CHURCHILL DOWNS BOULEVARD AS SHOWN ON THE RECORD PLAT OF OCALA WATERWAY ESTATES, RECORDED IN PLAT BOOK K, PAGES 32, 32A THROUGH 52K, PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE S.00°36'37"W. ALONG THE CENTERLINE OF SAID CHURCHILL DOWNS BOULEVARD 1093.10 FEET; THENCE DEPARTING SAID CENTERLINE N.89°47'13"W. 40.00 FEET TO THE WEST RIGHT OF WAY LINE OF SAID CHURCHILL DOWNS BOULEVARD; THENCE N.00°36'37"E. ALONG SAID WEST RIGHT OF WAY LINE 518.00 FEET TO THE POINT OF BEGINNING; THENCE N.89°23'23"W. DEPARTING SAID RIGHT OF WAY LINE 547.00 FEET; THENCE N.00°36'37"E. 239.00 FEET; THENCE S.89°23'23"E. 547.00 FEET TO THE WEST RIGHT OF WAY LINE OF SAID CHURCHILL DOWNS BOULEVARD; THENCE S.00°36'37"W. ALONG SAID WEST RIGHT OF WAY LINE 239.00 FEET TO THE POINT OF BEGINNING.

35695-038-05

Tract No. 5 Churchill Farms:

Commencing at the Northeast corner of Section 28, Township 16 South, Range 21 East, Marion County, Florida; said point being on the centerline of Churchill Downs Boulevard as shown on the record plat of Ocala Waterway Estates, recorded in Plat Book K, pages 32 through 52K, public records of Marion County, Florida; thence S.00°36'37"W. along the centerline of said Churchill Downs Boulevard, 1093.10 feet; thence departing said centerline, N.89°47'13"W. 40.00 feet to the West right of way line of said Churchill Downs Boulevard; thence N.00°36'37"E. along said West right of way line, 239.00 feet to the Point of Beginning; thence N.89°23'23"W. departing said right of way line, 547.00 feet; thence N.00°36'37"E. 239.00 feet; thence S.89°23'23"E. 547.00 feet to the West right of way line of said Churchill Downs Boulevard; thence S.00°36'37"E. along said West right of way line, 239.00 feet to the Point of Beginning.