



**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

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

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

PLEASE CHECK THE APPROPRIATE APPLICATION TYPE BELOW:	
<b>LARGE-SCALE MAP AMENDMENT</b> _____ <b>TEXT AMENDMENT</b> _____	<b>SMALL-SCALE MAP AMENDMENT</b> <input checked="" type="checkbox"/> _____ <b>TEXT AMENDMENT</b> _____ <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

CONTACT INFORMATION (NAME, ADDRESS, PHONE NUMBER, FAX AND EMAIL)	
Property owner/applicant	Authorized agent (if not the owner/applicant)

**Staff Use Only:** Application Complete – Yes    Received: Date \_\_\_/\_\_\_/\_\_\_    Time \_\_\_:\_\_\_ a.m. / p.m.    **Page 1 of 3**

**ATTACHMENT A**

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

Revised 01/09/2020

**EXISTING USE OF SITE:**

Currently used as a plant nursery with residence.

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

Landscape Contractor Yard with agriculture building sales, and repairs. Continuation of plant nursery and on site residence for security purposes.

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

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

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

Take NE 25th Avenue north to Hwy 326, turn L to subject property on R @ 6853 W. Hwy 326

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ATTACHMENT A

PROPERTY OWNER AFFIDAVIT

Revised 01/09/2020 -

STATE OF Florida  
COUNTY OF Marion

BEFORE ME THIS DAY PERSONALLY APPEARED Thomas R. Moore,  
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:  
13002-000-00
2. He/she duly authorizes and designates Tillman & Associates Engineering, LLC 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.

[Signature]  
Property owner's signature

11/15/24  
Date

Sworn to (or affirmed) and subscribed before me by means of  physical presence or  online notarization, this 15<sup>th</sup> day of November, 2024 (year),  
by Thomas R. Moore (name of person making statement).  
He/she is personally known to me or has produced FLDL# M600-836-68-256-0 as identification. (Driver's license, etc.)

[Signature]  
Notary public signature



State of Florida County of Marion  
My commission expires: June 5, 2027

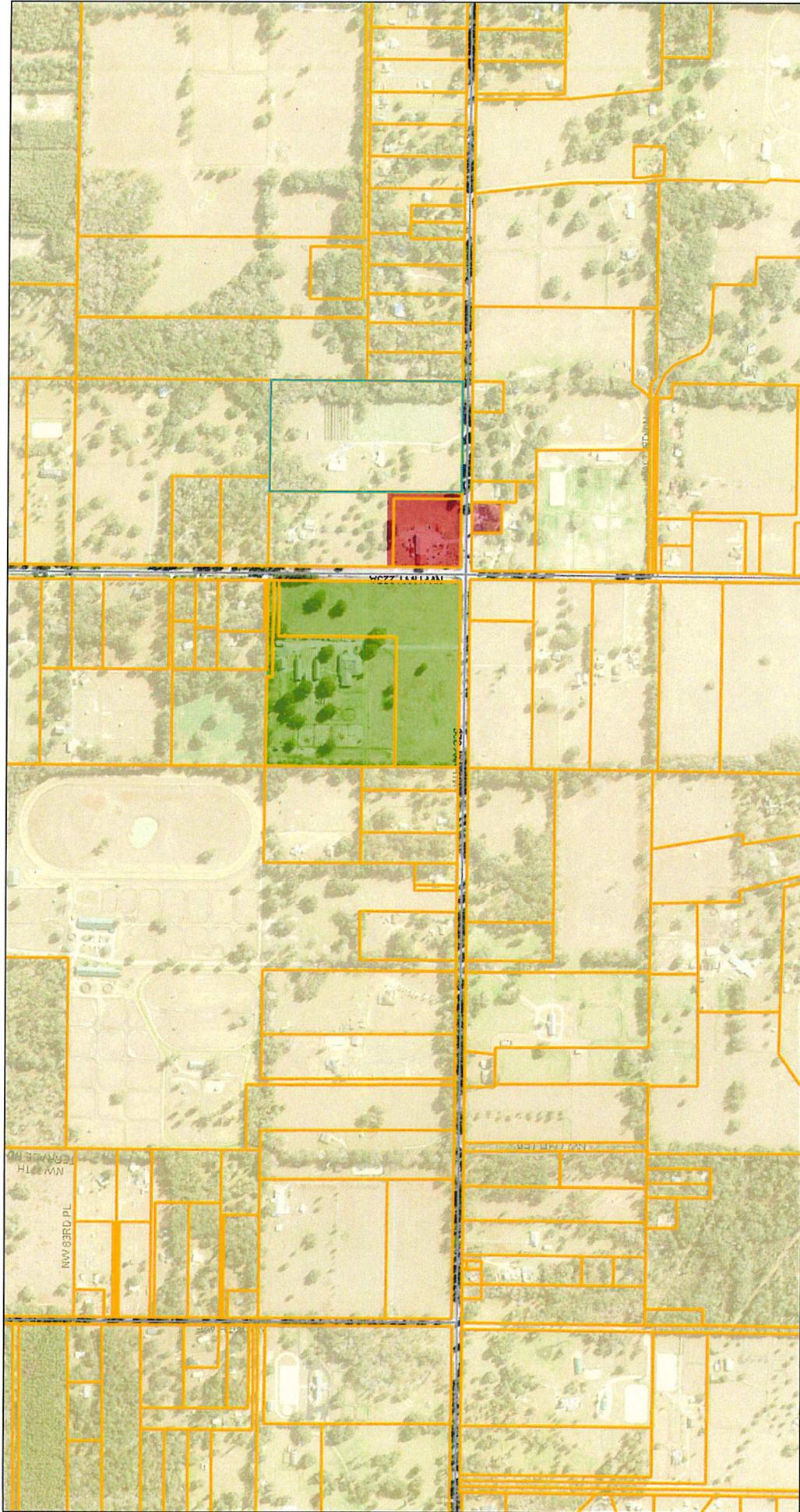
Market Analysis for RAC Land Use Amendment/ Rezoning

PARCEL: 13002-000-00

1. Define Your Objective- This 23.09-acre parcel is currently zoned A-1 (General Agriculture with Rural Land Use. A portion of it was being utilized as a plant and tree nursery while still having residency on site. The purpose of this request is to amend the Land Use and zoning to Rural Activity Center (RAC) to be able to conduct a Landscape Contract Yard / Farm Building Sales/Service/Storage. This will include a small building to sell accessory items and parts for products sold.
2. Industry Overview- As mentioned the site previously was being used as a Plant/tree nursery with sales to public. As more and more people move into this area there is a need for the type of product and service being proposed. The NW area is primarily farms or homes. The service of both Farm Buildings and landscaping is always in high demand. The ability to expand sales to include both general public and contractors is warranted.
3. Target Market/Competitive Analysis- This is in the Rural Area, according to the map attached the closest similar business is located in the Urban Area. Allowance of this change to RAC would meet the intent of the RAC which is to provide for the shopping and limited services needed by residents in the rural area, and encourage and allow for mixed use nodes of residential (single-family and multi-family), commercial uses, and agricultural-related commercial uses to meet the daily needs of residents in the Rural Area to reduce trips to the urban areas of the county for daily needs and services.
4. Market Trends/ Market Projection- The proposed use of this site is in line with a use that would accommodate the primary use of this area. This area is designated Farmland Preservation Area. The product we provide and the service we offer is compatible with the surrounding area. Our goal is to provide a workplace that works with the community, for the community, and within the community. We have had discussions with the adjacent business, and it is understood that our proposed use is not in conflict.

# Marion County Florida - Interactive Map

## ATTACHMENT A



11/21/2024, 5:05:15 PM

Marion County B-2 Streets Blue: Band\_3

Parcels B-5 Aerial 2023

Zoning Classification RAC Red: Band\_1 Green: Band\_2

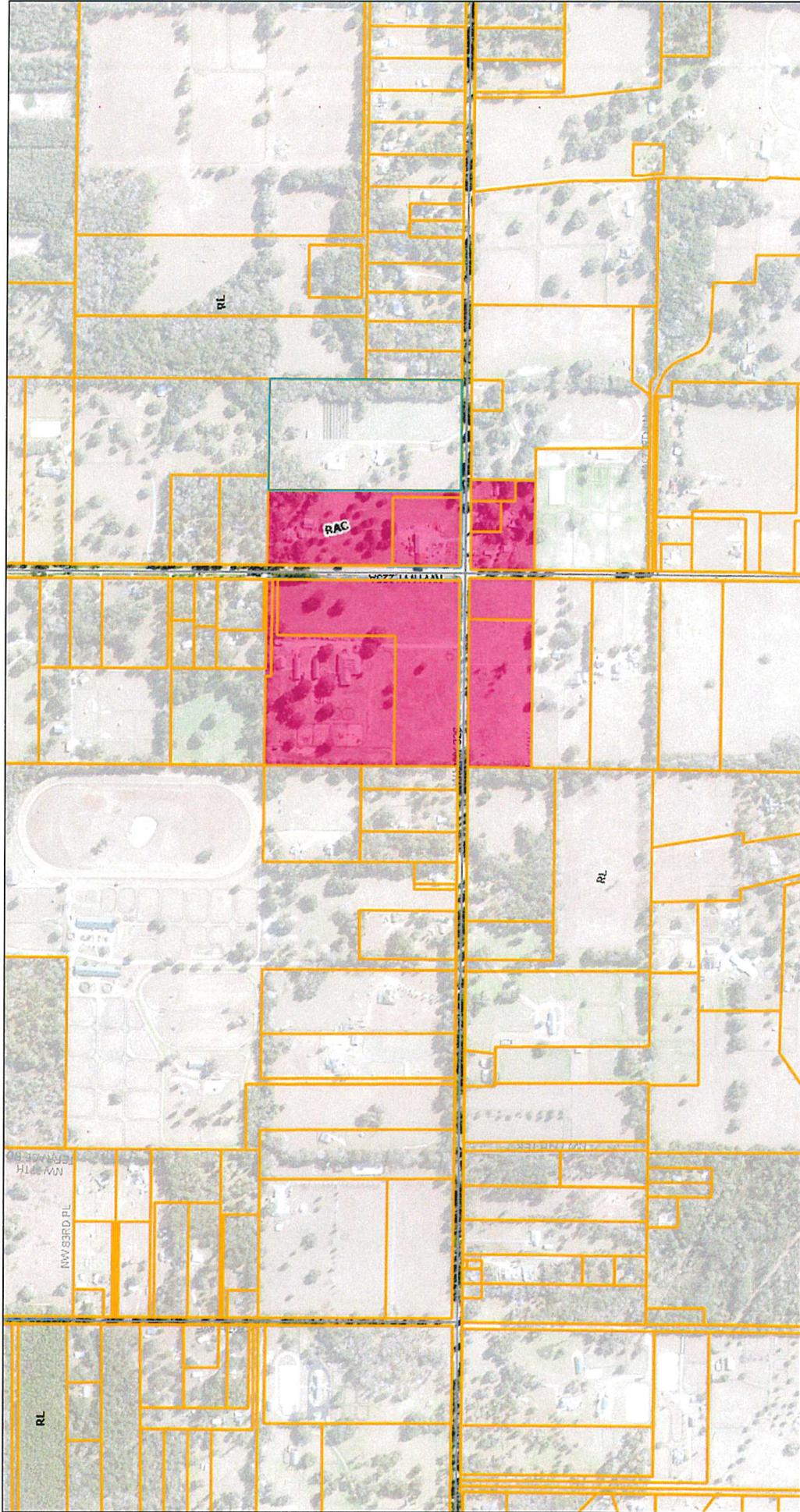
A-1

Marion County Property Appraiser, Esri Community Maps  
 Contributors: Marion County Property Appraiser, FDEP, ©  
 OpenStreetMap, Microsoft, Esri, Garmin,  
 SateGis, Geotechnologies, Inc., METI, USA, USGS,  
 EPA, NPS, US Census Bureau, USDA, USFWS, Marion

Marion County Board of County Commissioners  
 This map is provided "as is" without any warranty or representation of accuracy, timeliness, completeness, merchantability, or fitness. The user is responsible for verifying any information and assumes all risk for reliance on any information herein.

# ATTACHMENT A

## Marion County Florida - Interactive Map



11/21/2024, 5:03:17 PM

Marion County

Parcels

Future Land Use

Rural Land (1 du/10 ac)

Rural Activity Center (0 - 2 du/ac; FAR 0.35)

Zoning Changes

Special Use

Zoning

Streets

Red: Band\_1

Green: Band\_2

Blue: Band\_3

1:9,028

0 0.1 0.15 0.2 0.3 0.4 mi  
0 0.15 0.3 0.6 km

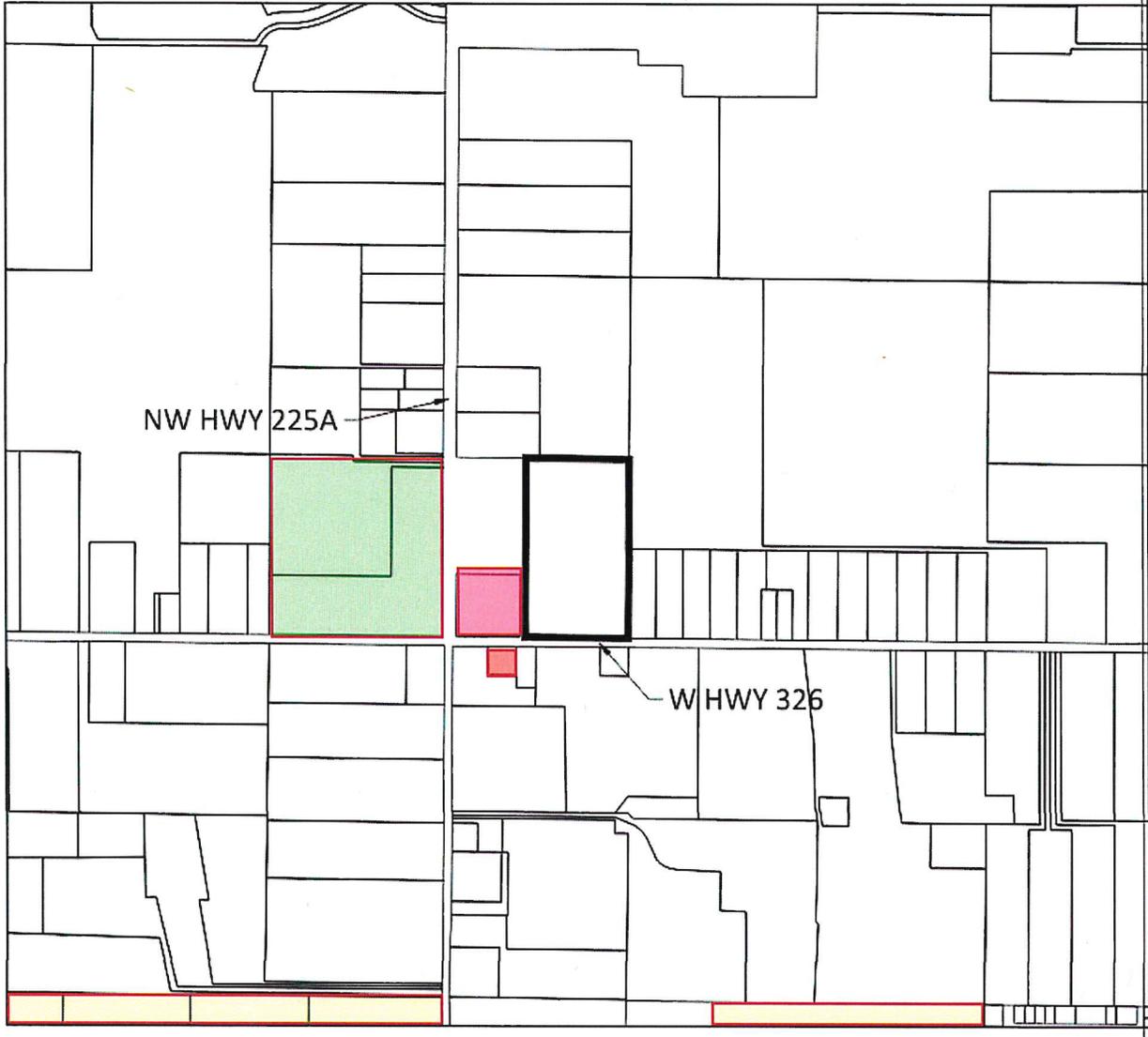
Marion County Property Appraiser, Esri Community Maps  
Contributors: Marion County Property Appraiser, FDEP, ©  
OpenStreetMap, Microsoft, Esri, Garmin, GEBCO,  
SafeGraph, CG Technologies, Intermetrix, USGS,  
EPA, NPS, US Census Bureau, USDA, USFWS, Marion

Marion County Board of County Commissioners  
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ATTACHMENT A

Zoning MAP

VICINITY MAP  
SCALE 1" = 1000'

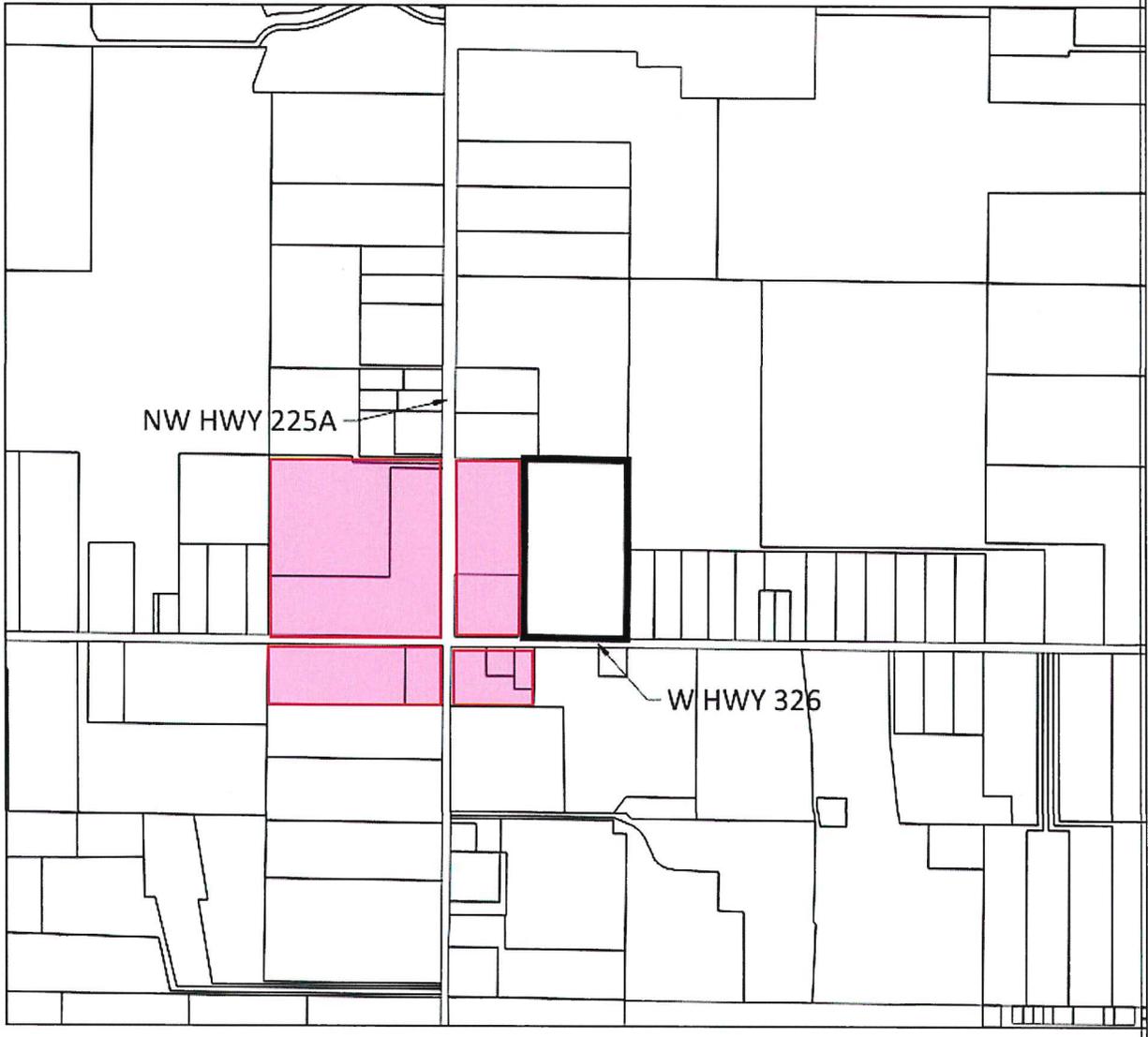


-  RAC
-  A-1
-  A-3
-  B-5
-  B-2

ATTACHMENT A

Land Use MAP

VICINITY MAP  
SCALE 1" = 1000'



-  RAC
-  RURAL

# MAP OF SURVEY



Scale 1" = 200'

LEGAL DESCRIPTION  
SEE ATTACHED SHEET

**NOTES**

- 1) COPIES OF THIS DRAWING ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER.
- 2) LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR OWNERSHIP.
- 3) LEGAL DESCRIPTION FURNISHED BY CLIENT.
- 4) SURVEY SHOWN HEREON ACCURATELY REFLECTS FIELD MEASUREMENTS.
- 5) SURVEY PERFORMED IN FIELD ON 01/04/2000.
- 6) SURVEY SHOWN HEREON SUBJECT TO ALL EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD IF ANY.
- 7) \* = FOUND REBAR & CAP. ■ = FOUND CONC. MON.
- 8) BEARINGS BASED ON THE S. LINE OF SEC.17-14-21 AS BEING S 89°59'18" E.
- 9) INTERIOR IMPROVEMENTS IF ANY HAVE NOT BEEN LOCATED.
- 10) THIS SURVEY WAS PREPARED FOR THE SOLE PURPOSE AND EXCLUSIVE BENEFIT OF THE PARTIES NAMED IN THE CERTIFICATION HEREON AND SHALL NOT BE USED BY ANY OTHER ENTITY OR INDIVIDUAL.
- 11) PHYSICAL USES ON AND OFF PROPERTY IS AS SHOWN.

**SURVEYORS CERTIFICATION**

THIS CERTIFIES THAT A SURVEY OF THE PROPERTY DESCRIBED HEREON WAS MADE UNDER MY SUPERVISION AND IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE AND MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE BOARD OF LAND SURVEYORS AND MAPPERS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES. AND THAT THE SKETCH HEREON IS A TRUE AND ACCURATE REPRESENTATION THEREOF TO THE BEST OF MY KNOWLEDGE AND BELIEF. SUBJECT TO ALL NOTES AND NOTATIONS SHOWN HEREON.

BY: *Douglas M. Walker*  
DOUGLAS M. WALKER  
PROFESSIONAL LAND SURVEYOR & MAPPER  
CERTIFICATE NO.3337

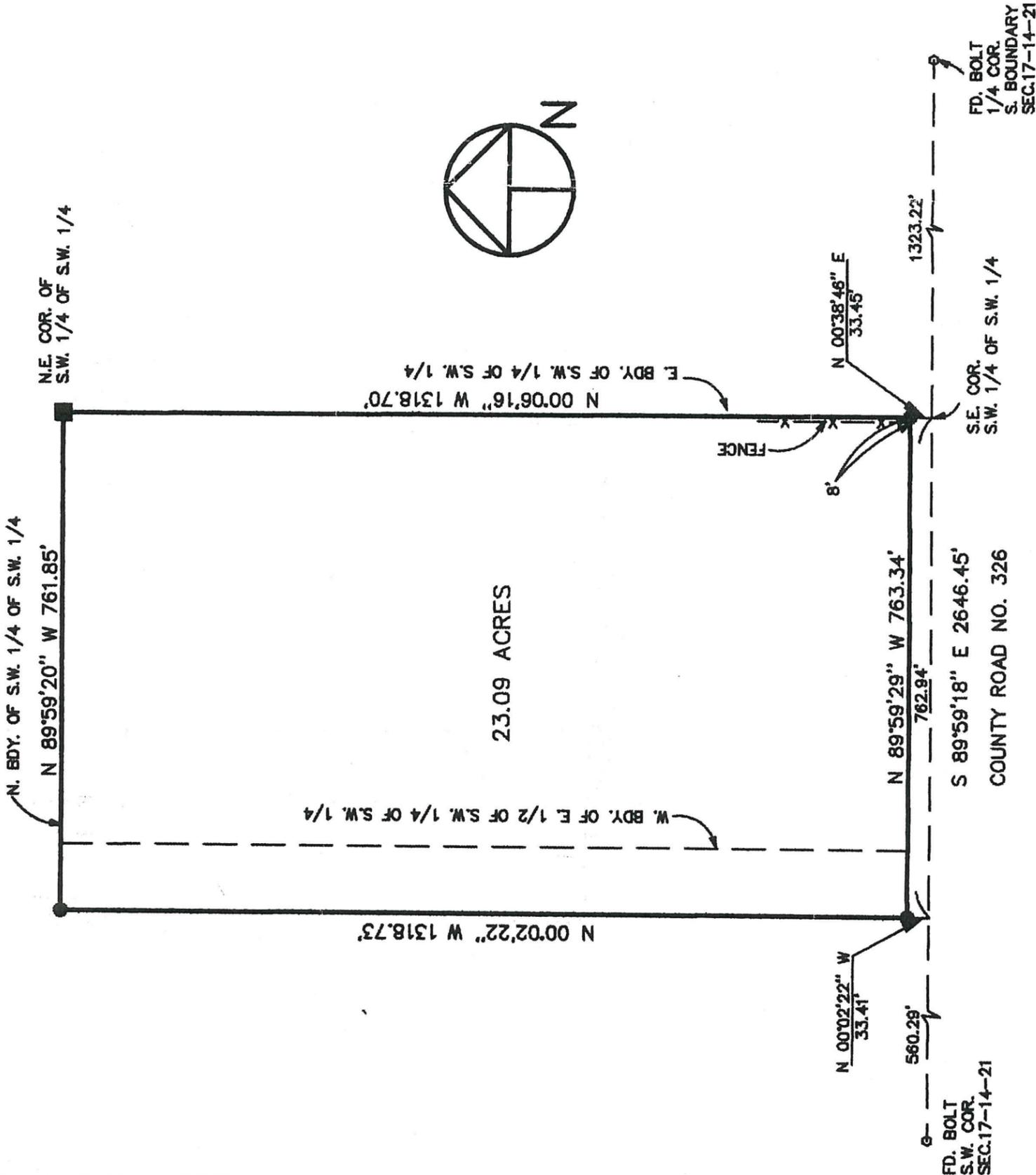
DATE: 1/12/00

**FLOOD CERTIFICATION**

TO THE BEST OF OUR ABILITY ACCORDING TO FIRM FLOOD MAPS THIS PROPERTY DOES NOT APPEAR TO FALL IN A FLOOD HAZARD AREA.

**CERTIFIED TO**

RICHARD E. MOORE  
JULIA R. MOORE  
AFFILIATED TITLE OF MARION COUNTY, LTD.  
ATTORNEY'S TITLE INSURANCE FUND, INC.



PROJECT  
LAND AND BOUNDARY SURVEY  
FOR:  
RICHARD E. MOORE &  
JULIA R. MOORE

REVISIONS

DRAWN BY: *Ward J. Walker*  
DATE: 01/05/2000  
DWG. NO.:  
File name: C:\EPWIN\DRAWINGS\MOORE\MOORE

APPROVED BY: *Douglas M. Walker*  
PROJ. NO. 1"=200'  
DWG.

SHT. NO.

1 OF 1







## MEMORANDUM

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Date:	November 7, 2024	Project #: 31047
To:	Mr. Tommy Moore 7575 W. Highway 316 Reddick, FL 32686	
From:	Kok Wan Mah, PE	
Project:	Tommy Moore Plant Nursery	
Subject:	Traffic Statement, request to waive traffic impact study	

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### Introduction

The purpose of this memorandum is to provide a Traffic Statement as required by Marion County to support a request to waive a traffic impact study for the Tommy Moore Plant Nursery site based on the requirements and thresholds set forth in Marion County Land Development Code, Section 6.11.3(A), which requires a Traffic Statement for projects forecasted to generate fewer than 50 peak-hour trips. The site is located on the north side of CR 326, east of NW Highway 225A in Marion County, Florida. Access to the site is on CR 326. The existing site includes a combination of wholesale and retail plant nursery, including sales of gardening tools and agriculture buildings, and ancillary uses related to the operation and maintenance of the nursery on approximately 23.62 acres. A 1,500 square foot building comprises of the retail center. The parcel ID is 13002-000-00. A site plan is attached.

The site seeks to change the future land use designation from Rural land use to Rural Activity Center (RAC) and change the zoning from A-1 to Rural Activity Center (RAC).

### Trip Generation Summary and Site Operations

A summary of trip generation is shown below in **Table 1** between the highest and best use under the current future land use and zoning designation (Rural, A-1) and proposed future land use and zoning designation (RAC, RAC). Under the Rural and A-1 designations, single family residential was chosen with a maximum density of one unit per 10 acres (based on 23.62 acres). For the proposed RAC designation, a shopping center land use was chosen as the highest and best use. Using a maximum FAR of 0.35 per Article 4, Division 2, Section 4.2.24(D) of the Marion County Land Development Code yields a maximum of 360,110 square feet of retail.

As shown in **Table 1**, the comparison of highest and best use between the current and proposed FLU and zoning designations results in an increase of 13,300 daily trips, 300 AM peak-hour trips, and 1,221 PM peak-hour trips. The trip generation for the proposed development program is shown in **Table 2**, which yields 9 AM peak-hour trips and 18 PM peak-hour trips.

Table 1 Trip Generation, Highest and Best Use

**Summary of Trip Generation, Existing FLU and Zoning**

Land Use	ITE Code	Intensity	Daily Trip Ends	AM Peak Period			PM Peak Period						
				In %	Out %	Total	In %	Out %	Total				
Single Family Residential	210	2 DU	28	25%	1	75%	1	2	63%	2	37%	1	3
<b>Total</b>					<b>1</b>		<b>1</b>	<b>2</b>		<b>2</b>		<b>1</b>	<b>3</b>

**Summary of Trip Generation, Proposed FLU and Zoning**

Land Use	ITE Code	Intensity	Daily Trip Ends	AM Peak Period			PM Peak Period						
				In %	Out %	Total	In %	Out %	Total				
Shopping Center	820	360.11 KSF	13,328	62%	187	38%	115	302	48%	588	52%	636	1,224
<b>Total</b>					<b>187</b>		<b>115</b>	<b>302</b>		<b>588</b>		<b>636</b>	<b>1,224</b>
<b>Trip Difference</b>					<b>186</b>		<b>114</b>	<b>300</b>		<b>586</b>		<b>635</b>	<b>1,221</b>

Source: ITE Trip Generation, 11th Edition

Source: Institute of Transportation Engineers (ITE) Trip Generation Manual 11<sup>th</sup> Edition

Table 2 Trip Generation, Proposed Development Program

**Summary of Trip Generation, Proposed Use**

Land Use	ITE Code	Intensity	Daily Trip Ends	AM Peak Period			PM Peak Period						
				In %	Out %	Total	In %	Out %	Total				
Nursery, Garden Center	817	1.5 KSF	102	50%	2	50%	2	4	40%	4	60%	6	10
Nursery, Wholesale	818	22.35 AC	n/a	60%	3	40%	2	5	38%	3	62%	5	8
<b>Total</b>					<b>5</b>		<b>4</b>	<b>9</b>		<b>7</b>		<b>11</b>	<b>18</b>

Source: ITE Trip Generation, 11th Edition

Source: Institute of Transportation Engineers (ITE) Trip Generation Manual 11<sup>th</sup> Edition

## Site Plan/Driveway Access Assessment

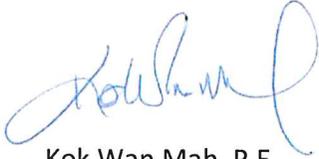
The site plan is being reviewed to provide recommendations to the County related to site access, circulation, and access management. The comments are as follows:

- Current access to the site is a full connection to CR 326. Based on the projected trip generation of the proposed development program, no additional improvements are needed at the driveway.
- Based on a preliminary assessment, there do not appear to be any issues related to sight lines at the driveways. An AUTOTURN analysis was not provided, however circulation space for emergency service vehicles appears adequate. Additional review comments may be provided by the fire department.

**Conclusion**

In conclusion, the proposed plant nursery site is expected to be a low trip generator, producing a maximum of 18 trips during the peak-hour. A request is made to the County to waive the requirement for a traffic study. We appreciate the County's consideration of this request.

Sincerely,



Kok Wan Mah, P.E.  
Principal Transportation Engineer  
Kittelson and Associates Inc.  
kmah@kittelson.com

ATTACHMENT A

Rec. \$27.00  
DS \$5,250.00

THIS INSTRUMENT PREPARED BY AND RETURN TO:

Lawrence C. Callaway, III Esq.  
Klein & Klein, LLC  
40 SE 11th Ave.  
Ocala, Florida 34471  
Our File No.: 1076-006

Property Appraisers Parcel Identification (Folio) Number:

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED, made the 29 day of December, 2020 by JULIA R. MOORE, whose post office address is 5529 SW 1st Lane, Ocala, FL 34474, herein called the Grantor, to THOMAS R. MOORE, whose post office address is 5529 SW 1st Lane, Ocala, FL 34474, 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)

WITNESSETH: That the Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars 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 EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property.

SUBJECT to easements, restrictions and reservations of record, if any, and taxes for the year 2021 and thereafter.

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, 2020.

ATTACHMENT A

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 #1 Signature  
LAWRENCE C. CALLAWAY III

Witness #1 Printed Name

Witness #2 Signature  
LAURA VAZQUEZ-PAGAN

Witness #2 Printed Name

JULIA R. MOORE

STATE OF FLORIDA  
COUNTY OF MARION

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 21 day of December, 2020, by JULIA R. MOORE who is personally known to me or has produced drivers license as identification.

Notary Public  
LAURA VAZQUEZ-PAGAN

Printed Notary Name  
My Commission Expires:

«{NOTARY\_SEAL}»



# ATTACHMENT A

## Exhibit "A"

### LEGAL DESCRIPTION

The land referred to herein below is situated in the County of MARION, State of Florida, and described as follows:

The SW 1/4 of the SW 1/4 of Section 17, Township 14 South, Range 21 East, Marion County, Florida.

LESS AND EXCEPT Commencing at the SW corner of said SW 1/4 of the SW 1/4; thence N. 00°03'05" W along the West boundary of said SW 1/4 of the SW 1/4, 471.43 feet; thence departing said West boundary N. 89°56'55" E 49.69 feet to an iron rod and plastic cap stamped "Martin L. Williams RLS 4127" said point being on the East right of way line of County Road 225-A (100 feet wide), said point also being the point of beginning; thence N. 00°02'28" W along the East right of way line of said County Road 225-A, 853.12 feet to a concrete monument with metal disc stamped "Marion Engineering", said point being on the North boundary of said SW 1/4 of the SW 1/4; thence departing said right of way line S. 89°57'51" E along said North boundary, 510.72 feet; thence departing said North boundary S. 00°02'22" E, 1318.95 feet to the North right of way line of County Road 326 (66 feet wide); thence S. 89°57'38" W along said North right of way line 44.07 feet to a plain iron rod; thence departing said right of way line N. 00°02'22" W, 466.22 feet to a plain iron rod; thence S. 89°59'42" W, 466.62 feet to the Point of Beginning.

ALSO LESS AND EXCEPT: Any portion lying within right of way for County Road 326;

ALSO LESS AND EXCEPT: Commencing at the Southwest corner of the SW 1/4 of the SW 1/4 of Section 17, Township 14 South, Range 21 East, Marion County, Florida; thence N. 00°14'59" E, 5.00 feet to a nail and tab; thence S. 89°56'15" E, 49.67 feet to the intersection of the East right of way line of County Road 225-A (100 feet wide) and the North right of way line of County Road 326 (66 feet wide); thence N. 00°03'05" W, parallel with the West line of the SW 1/4 of said Section 17, along the East right of way line of said County Road 225-A, 361.50 feet to the Point of Beginning; thence continue N. 00°03'05" W along said right of way line, 105.00 feet; thence S. 89°59'43" E, departing said right of way line, 466.50 feet; thence S. 00°03'05" E, 466.50 feet to the North right of way line of said County Road No. 326; thence N. 89°59'43" W along said North right of way line, 105.00 feet; thence N. 00°03'05" W, departing said right of way line, 361.50 feet; thence N. 89°59'43" W, 361.50 feet to the Point of Beginning;

ALSO LESS AND EXCEPT: Commencing at the SW corner of the SW 1/4 of the SW 1/4 of Section 17, Township 14 South, Range 21 East, Marion County, Florida; thence N. 00°14'59" E 5.00 feet to a nail and tab; thence S. 89°56'15" E 49.67 feet to the Point of Beginning, said point being at the intersection of the East right of way line of County Road 225-A (100 feet wide), and the North right of way line of County Road 326 (66 feet wide); thence N. 00°03'05" W parallel with the West line of the SW 1/4 of said Section 17, along the East right of way line of said County Road 225-A, 361.50 feet; thence S. 89°59'43" E, departing said right of way line, 361.50 feet; thence S. 00°03'05" W, 361.50 feet to the North right of way line of said County Road 326; thence N. 89°59'43" W along said North right of way line 361.50 feet to the Point of Beginning.

Together with 2000 CONC Mobile Home, VIN # 9D630401MA, Title # 80480377, 2000 CONC Mobile Home, VIN # 9D630401MB, Title # 80480320 and 2000 CONC Mobile Home, VIN # 9D630401MC, Title # 80480258.

ATTACHMENT A

Prepared by and Record and Return to:  
John N. Beck, Esq., LL.M., MBA  
Colen & Wagoner, P.A.  
1756 N. Belcher Rd.  
Clearwater, FL 33765  
File Number: 24-01075  
PA# 13002-000-00

ENHANCED LIFE ESTATE DEED

MADE THIS 30 day of April, 2024, between **Thomas R. Moore, a married man**, whose post office address is: 7575 W Hwy 316, Reddick, FL 32686, hereinafter called the **GRANTOR**,  
to  
**Thomas R. Moore and Deanna L. Moore, as Trustees of the Thomas R. Moore and Deanna L. Moore Revocable Trust dated April 30, 2024**, whose post office address is: 7575 W Hwy 316, Reddick, FL 32686, hereinafter called the **GRANTEE: RESERVING HOWEVER, A LIFE ESTATE IN AND TO THE GRANTOR, Thomas R. Moore.**

(Whenever used herein the term "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)

WITNESSETH, that the Grantor, for no consideration, hereby gifts, transfers and conveys unto the Grantee, all of Grantor's interest in that certain land situated in Marion County, Florida, to wit:

See Exhibit "A" for legal description.

Subject to all covenants, conditions, restrictions, reservations, limitations, easements and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

Full power and authority is hereby granted to said trustee or any successor trustee to improve, subdivide, protect, conserve, sell, lease, encumber and otherwise manage and dispose of said premises or any part thereof, and to contract to sell, to grant options to purchase, to sell on any terms, to convey either with or without consideration, to convey said premises or any part thereof to a successor or successors in trust and to grant to such successor or successors in trust all of the title, estate, powers and authorities vested in said trustee, to donate, to indicate, to mortgage, pledge or otherwise encumber said property, or any part thereof, from time to time, in possession or reversion, by leases to commence in the present or in the future, and upon any terms and for any period or periods of time; and to deal with said property and every part thereof, in all lawful ways and means, and to allow any beneficiary of the Trust Agreement to live on the premises for her life or for so long as is necessary to enable said beneficiary to obtain any homestead exemption permitted under the laws of the State of Florida, all of the above without Order of any Court.

## ATTACHMENT A

**HOWEVER**, Grantor retains and reserves a life estate in and to **Thomas R. Moore**, without any liability for waste, with full power and authority in **Thomas R. Moore, married**, as life tenant to sell, convey, mortgage, lease or otherwise dispose of the property described herein, and the power to revoke this deed, with or without consideration, without joinder of the remainder person, and with full power and authority to retain any and all proceeds generated thereby. Grantor further reserves unto **Thomas R. Moore, married**, the right to cancel this Deed by further conveyance which shall extinguish any and all rights, if any, which Grantee may possess under this Deed and in the Property. Upon the death of **Thomas R. Moore**, if the Property has not been previously alienated or otherwise disposed of prior to death of **Thomas R. Moore** all right and title to the Property remaining in **Thomas R. Moore**, if any, shall vest in Grantee, subject to such liens and encumbrances existing at that time. Grantee shall have no rights, vested or otherwise, in and to the Property unless and until the death of **Thomas R. Moore**.

**TO HAVE AND TO HOLD** the same, together with all appurtenances thereunto belonging or in anywise appertaining, and all of the estate, right, title, interest, and claim whatsoever of the Grantor, either in law or in equity, to the only proper use, benefit and behoof of the Grantee and the assigns of the Grantee forever.

*(The preparer of this deed has not conducted any investigation regarding the facts surrounding the execution of this instrument nor has any examination been made in regard to the title of the above-described property, including but not limited to whether the grantor does in fact have authority to convey the property, whether there may be any liens or other encumbrances and therefore preparer shall have no liability in regard to the consequences pertaining to this document.)*

[SIGNATURES ON NEXT PAGE]

ATTACHMENT A

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Cathleen A. Calleri  
Witness #1 Signature

Thomas R. Moore  
Thomas R. Moore

Cathleen A. Calleri

Witness #1 Print Name

8405 SW 80<sup>th</sup> St., Ste 11, Ocala, FL 34481  
Witness #1 Address

Kayla Burge  
Witness #2 Signature

Kayla Burge  
Witness #2 Print Name

8405 SW 80<sup>th</sup> St., Ste 11, Ocala, FL 34481  
Witness #2 Address

State of Florida  
County of Marion

I HEREBY CERTIFY that on this 30 day of April, 2024, before me, a notary public, personally appeared by means of [] physical presence or [] online notarization **Thomas R. Moore**, to me personally known, or who has produced FL DL, as identification, and who executed the foregoing instrument and acknowledged before me that she executed same freely and voluntarily and for the purposes set forth hereinabove.

Elizabeth R. Page  
Notary Public  
Print Name: Elizabeth R. Page  
My Commission Expires: 7/19/2024  
(seal)



# ATTACHMENT A

## Exhibit "A" Legal Description

The land referred to herein below is situated in the County of MARION, State of Florida, and described as follows:

The SW 1/4 of the SW 1/4 of Section 17, Township 14 South, Range 21 East, Marion County, Florida.

LESS AND EXCEPT Commencing at the SW corner of said SW 1/4 of the SW 1/4; thence N. 00°03'05" W along the West boundary of said SW 1/4 of the SW 1/4, 471.43 feet; thence departing said West boundary N. 89°56'55" E 49.69 feet to an iron rod and plastic cap stamped "Martin L. Williams RLS 4127" said point being on the East right of way line of County Road 225-A (100 feet wide), said point also being the point of beginning; thence N. 00°02'28" W along the East right of way line of said County Road 225-A, 853.12 feet to a concrete monument with metal disc stamped "Marion Engineering", said point being on the North boundary of said SW 1/4 of the SW 1/4; thence departing said right of way line S. 89°57'51" E along said North boundary, 510.72 feet; thence departing said North boundary S. 00°02'22" E, 1318.95 feet to the North right of way line of County Road 326 (66 feet wide); thence S. 89°57'38" W along said North right of way line 44.07 feet to a plain iron rod; thence departing said right of way line N. 00°02'22" W, 466.22 feet to a plain iron rod; thence S. 89°59'42" W, 466.62 feet to the Point of Beginning.

ALSO LESS AND EXCEPT: Any portion lying within right of way for County Road 326;

ALSO LESS AND EXCEPT: Commencing at the Southwest corner of the SW 1/4 of the SW 1/4 of Section 17, Township 14 South, Range 21 East, Marion County, Florida; thence N. 00°14'59" E, 5.00 feet to a nail and tab; thence S. 89°56'15" E, 49.67 feet to the intersection of the East right of way line of County Road 225-A (100 feet wide) and the North right of way line of County Road 326 (66 feet wide); thence N. 00°03'05" W, parallel with the West line of the SW 1/4 of said Section 17, along the East right of way line of said County Road 225-A, 361.50 feet to the Point of Beginning; thence continue N. 00°03'05" W along said right of way line, 105.00 feet; thence S. 89°59'43" E, departing said right of way line, 466.50 feet; thence S. 00°03'05" E, 466.50 feet to the North right of way line of said County Road No. 326; thence N. 89°59'43" W along said North right of way line, 105.00 feet; thence N. 00°03'05" W, departing said right of way line, 361.50 feet; thence N. 89°59'43" W, 361.50 feet to the Point of Beginning;

ALSO LESS AND EXCEPT: Commencing at the SW corner of the SW 1/4 of the SW 1/4 of Section 17, Township 14 South, Range 21 East, Marion County, Florida; thence N. 00°14'59" E 5.00 feet to a nail and tab; thence S. 89°56'15" E 49.67 feet to the Point of Beginning, said point being at the intersection of the East right of way line of County Road 225-A (100 feet wide), and the North right of way line of County Road 326 (66 feet wide); thence N. 00°03'05" W parallel with the West line of the SW 1/4 of said Section 17, along the East right of way line of said County Road 225-A, 361.50 feet; thence S. 89°59'43" E, departing said right of way line, 361.50 feet; thence S. 00°03'05" W, 361.50 feet to the North right of way line of said County Road 326; thence N. 89°59'43" W along said North right of way line 361.50 feet to the Point of Beginning.

Together with 2000 CONC Mobile Home, VIN # 9D630401MA, Title # 80480377, 2000 CONC Mobile Home, VIN # 9D630401MB, Title # 80480320 and 2000 CONC Mobile Home, VIN # 9D630401MC, Title # 80480258.

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**

**13002-000-00**

[GOOGLE Street View](#)

Prime Key: 235016

[MAP IT+](#)

Property Information

MOORE THOMAS R  
 7575 W HIGHWAY 316  
 REDDICK FL 32686-3131

Taxes / Assessments:

Map ID: 125

Millage: 9002 - UNINCORPORATED

M.S.T.U.

PC: 53

Acres: 23.62

Situs: Situs: 6853 W HWY 326 OCALA

Current Value

Land Just Value	\$574,070		
Buildings	\$257,496		
Miscellaneous	\$17,338		
Total Just Value	\$848,904	Impact	
Total Assessed Value	\$339,954	Land Class Value	(\$508,950)
Exemptions	\$0	Total Class Value	\$65,120
Total Taxable	\$339,954	<u>Ex Codes:</u> 08	\$339,954

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$574,070	\$257,496	\$17,338	\$848,904	\$339,954	\$0	\$339,954
2023	\$493,700	\$236,476	\$18,109	\$748,285	\$313,755	\$0	\$313,755
2022	\$493,700	\$81,968	\$8,268	\$583,936	\$138,460	\$0	\$138,460

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
<a href="#">8321/1525</a>	04/2024	03 LIFE EST	1 LIFE ESTATE	U	I	\$100
<a href="#">7357/1351</a>	12/2020	07 WARRANTY	4 V-APPRAISERS OPINION	Q	I	\$750,000
<a href="#">6481/0710</a>	10/2016	77 AFFIDAVIT	0	U	I	\$100
<a href="#">3755/1496</a>	04/2003	71 DTH CER	0	U	I	\$100
<a href="#">3516/1759</a>	04/2003	74 PROBATE	0	U	I	\$100
<a href="#">2759/0179</a>	02/2000	08 CORRECTIVE	0	U	I	\$100
<a href="#">2754/1605</a>	02/2000	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	\$200,000
<a href="#">2348/0081</a>	03/1997	08 CORRECTIVE	0	U	I	\$8,000
<a href="#">2109/0065</a>	01/1995	07 WARRANTY	1 LIFE ESTATE	U	I	\$100
<a href="#">1967/0287</a>	10/1993	05 QUIT CLAIM	0	U	I	\$100

Property Description

**ATTACHMENT A**

SEC 17 TWP 14 RGE 21  
 SW 1/4 OF SW 1/4 &  
 EXC W 50 FT FOR RD ROW & EXC RD ROW FOR CR 326 &  
 EXC COM AT THE SW COR OF SW 1/4 OF SW 1/4 OF SEC 17 TH  
 N 00-03-05 W 471.43 FT TH N 89-56-55 E 49.69 FT TO THE POB  
 TH N 00-02-28 W 853.12 FT TH S 89-57-51 E 510.72 FT TH  
 S 00-02-22 E 1318.95 FT TH S 89-57-38 W 44.07 FT TH  
 N 00-02-22 W 466.22 FT TH S 89-59-42 W 466.62 FT TO THE POB  
 & EXC COM AT THE SW COR OF SW 1/4 OF SW 1/4 TH N 00-14-59 E  
 5 FT TH S 89-56-15 E 49.67 FT TH N 00-03-05 W 361.50 FT TO  
 THE POB TH N 00-03-05 W 105 FT TH S 89-59-43 E 466.50 FT TH  
 S 00-03-05 E 466.50 FT TH N 89-59-43 W 105 FT TH  
 N 00-03-05 W 361.50 FT TH N 89-59-43 W 361.50 FT TO THE POB  
 & EXC COM AT THE SW COR OF SW 1/4 OF SW 1/4 N 00-14-59 E  
 5 FT TH S 89-56-15 E 49.67 FT TO THE POB TH N 00-03-05 W  
 361.50 FT TH S 89-59-43 E 361.50 FT TH S 00-03-05 W 361.50  
 FT TH N 89-59-43 W 361.50 FT TO THE POB

Land Data - Warning: Verify Zoning

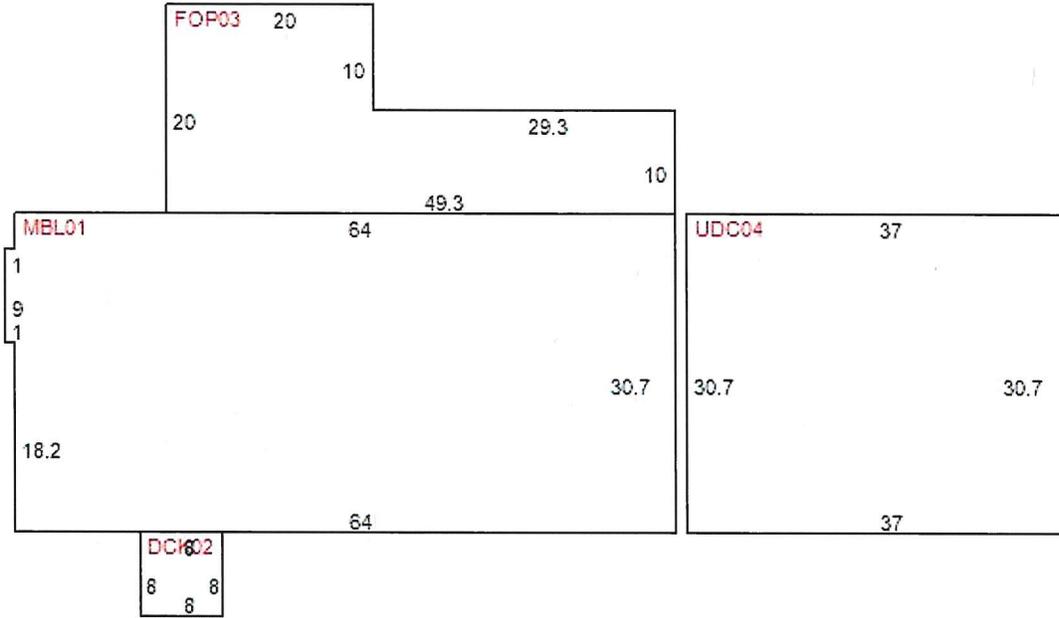
Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
0200		.0	.0	A1	1.00	AC	25,000.0000	1.00	1.70	1.00	42,500	42,500
9994		.0	.0	A1	1.00	UT	.0000	1.00	1.00	1.00		
6910		.0	.0	A1	22.62	AC	25,000.0000	1.00	0.94	1.00	22,620	531,570
Neighborhood 0162 - AC N326 S100 E225A W75											Total Land - Class \$65,120	
Mkt: 1 70											Total Land - Just \$574,070	

Traverse

**Building 1 of 1**

MBL01=L64U18,2L1U9R1U3,5R64D30,7.L44  
 DCK02=D8L8U8R8.R44U30,7  
 FOP03=U10L29,3U10L20D20R49,3.R1  
 UDC04=D30,7R37U30,7L37.

# ATTACHMENT A



## Building Characteristics

**Improvement** MH - MOBILE - MOBILE HOME RESID  
**Effective Age** 1 - 00-04 YRS  
**Condition** 3  
**Quality Grade** 600 - AVERAGE  
**Inspected on** 2/13/2023 by 118

**Year Built** 2022  
**Physical Deterioration** 0%  
**Obsolescence: Functional** 0%  
**Obsolescence: Locational** 0%  
**Architecture** 2 - MBL HOME  
**Base Perimeter** 191

Type ID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
MBL 0121	- MH VINYL SIDING	1.00	2022	N	0 %	0 %	1,974	1,974
DCK 0201	- NO EXTERIOR	1.00	2022	N	0 %	0 %	64	64
FOP 0301	- NO EXTERIOR	1.00	2022	N	0 %	0 %	693	693
UDC 0401	- NO EXTERIOR	1.00	2022	N	0 %	0 %	1,136	1,136

### Section: 1

<b>Roof Style:</b> 10 GABLE	<b>Floor Finish:</b> 14 LINOLEUM	<b>Bedrooms:</b> 3	<b>Blt-In Kitchen:</b> Y
<b>Roof Cover:</b> 08 FBRGLASS SHNGL	<b>Wall Finish:</b> 18 DRYWALL-PAPER	<b>4 Fixture Baths:</b> 1	<b>Dishwasher:</b> Y
<b>Heat Meth 1:</b> 22 DUCTED FHA	<b>Heat Fuel 1:</b> 10 ELECTRIC	<b>3 Fixture Baths:</b> 1	<b>Garbage Disposal:</b> N
<b>Heat Meth 2:</b> 00	<b>Heat Fuel 2:</b> 00	<b>2 Fixture Baths:</b> 0	<b>Garbage Compactor:</b> N
<b>Foundation:</b> 3 PIER	<b>Fireplaces:</b> 0	<b>Extra Fixtures:</b> 2	<b>Intercom:</b> N
<b>A/C:</b> Y			<b>Vacuum:</b> N

# ATTACHMENT A

## Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width	
190 SEPTIC 1-5 BTH	1.00	UT	99	2000	2	0.0	0.0	
256 WELL 1-5 BTH	1.00	UT	99	2000	2	0.0	0.0	
066 FARM BLDG METL	2,738.00	SF	20	2001	2	74.0	37.0	
159 PAV CONCRETE	96.00	SF	20	2001	3	0.0	0.0	
112 FENCE WIRE/BD	900.00	LF	10	2001	5	0.0	0.0	
048 SHED OPEN	2,880.00	SF	15	2022	3	72.0	40.0	
112 FENCE WIRE/BD	228.00	LF	10	2022	5	0.0	0.0	
156 PAVING BRICK	950.00	SF	20	2022	1	0.0	0.0	
Total Value - \$17,338								

## Appraiser Notes

## Planning and Building

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

Permit Number	Date Issued	Date Completed	Description
2021112354	1/5/2022	2/17/2022	REPLACEMENT M/H 32X64
2020042576	5/1/2020	6/22/2020	WIDENING EXISTING CONCRETE APRON.
2020012474	1/30/2020	2/13/2020	OVER EXISTING SHINGLES WILL BE SYNTHETIC UNDERLAYMENT 1X4S
M120842	12/1/2000	1/1/2001	AG 60AMPS
M020583	2/1/2000	4/1/2000	MBL

## Cost Summary

Buildings R.C.N.	\$158,611	2/16/2023			
Total Depreciation	(\$12,688)				
Bldg - Just Value	\$145,923		<b>Bldg Nbr</b>	<b>RCN</b>	<b>Depreciation</b>
Misc - Just Value	\$17,338	2/16/2023	1	\$158,611	(\$12,688)
Land - Just Value	\$574,070	2/13/2024			<b>Depreciated</b>
Total Just Value	\$737,331				\$145,923

ATTACHMENT A

DOUGLAS M. WALKER PSM

1815 N.E. JACKSONVILLE ROAD  
OCALA, FLORIDA 34478

MAILING ADDRESS: P.O. BOX 242 OCALA, FLORIDA 34478

PHONE: (352) 629-7234 FAX: (352) 629-7525 EMAIL: MACW@worldnet.att.net

The SW 1/4 of the SW 1/4 of Section 17, Township 14 South, Range 21 East, Marion County, Florida.

LESS AND EXCEPT

Commencing at the SW corner of said SW 1/4 of the SW 1/4; thence N. 00°03'05"W along the West boundary of said SW 1/4 of the SW 1/4, 471.43 feet; thence departing said West boundary N. 89°56'55"E 49.69 feet to an iron rod and plastic cap stamped "Martin L. Williams RLS 4127" said point being on the East right of way line of County Road 225-A (100 feet wide), said point also being the point of beginning; thence N. 00°02'28"W along the East right of way line of said County Road 225-A, 853.12 feet to a concrete monument with metal disc stamped "Marion Engineering", said point being on the North boundary of said SW 1/4 of the SW 1/4; thence departing said right of way line S. 89°57'51"E along said North boundary, 510.72 feet; thence departing said North boundary S. 00°02'22"E, 1318.95 feet to the North right of way line of County Road 326 (66 feet wide); thence S. 89°57'38"W along said North right of way line 44.07 feet to a plain iron rod; thence departing said right of way line N. 00°02'22"W, 466.22 feet to a plain iron rod; thence S. 89°59'42"W, 466.62 feet to the Point of Beginning.

ALSO LESS AND EXCEPT:

Any portion lying within right of way for County Road 326;

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### Landscape Nursery

Write a description for your map.