

Marion County

Prepared By and Return To:
 Rena Lovely
 Florida First Title & Transaction Services, LLC
 211 NW Third Street
 Ocala, Florida 34475

File No.: 24004

PROPERTY APPRAISER'S PID NO: 37491-003-00

-----[SPACE ABOVE THIS LINE FOR RECORDING DATA]-----

SPECIAL WARRANTY DEED

This Indenture, made this 3rd day of June, 2025, between **Maricamp Land, LLC a Florida Limited Liability Company**, whose post office address is 2441 NE 3rd Street, Suite 201, Ocala, Florida 34470 (hereinafter "**Grantor**"), and **JFS Holdings, LLC, a North Carolina limited liability company**, whose post office address is P.O. Box 3848, Evansville, Indiana 47736 (hereinafter "**Grantee**").

WITNESSETH that said Grantor, for and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable consideration to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situated, lying and being in Marion County, Florida, to-wit:

SEE EXHIBIT "A"

SUBJECT TO:

1. Ad valorem and real estate taxes for the calendar year 2025 and all subsequent years.
2. Easements, restrictions and limitations of record without thereby reimposing any of the same.

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 that the Grantor will warrant and defend the property hereby conveyed against the lawful claims and demands of all persons claiming by, through or under Grantor, but against no others.

"Grantor" and "Grantee" are used for singular or plural, as context required.

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

Signed and sealed in our presence as witnesses:

Witness #1:

Beverly J. Hernandez
Signature

Beverly J. Hernandez
Print Witness #1 Name

Address: 211 NW 3rd Street
Ocala, FL 34475

MARICAMP LAND, LLC A FLORIDA LIMITED LIABILITY COMPANY

By:

John S. Rudniansyn
John S. Rudniansyn

Its:

Manager

Witness #2:

Joanne M. DeGraff
Signature

Joanne M. DeGraff
Print Witness #2 Name

Address: 211 NW 3rd Street
Ocala, FL 34475

STATE OF FLORIDA
COUNTY OF MARION

The foregoing SPECIAL WARRANTY DEED was acknowledged before me by means of [X] physical presence or [] online notarization, this 3 day of June, 2025 by John S. Rudniansyn as Manager of Maricamp Land, LLC a Florida limited liability company, who is:

☒ Personally known by me, OR
☐ Produced _____ as identification.



Joanne M. DeGraff
Notary Public
State of Florida
Comm# HH267108
Expires 6/28/2026

Joanne M. DeGraff
Notary Signature
Print Name: _____
Notary Public, State of Florida
Commission number: _____
Commission expires: _____

Exhibit "A"

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

Lot 3, Maricamp Market Centre, as per plat thereof recorded in Plat Book 11, Page 81, Public Records of Marion County, Florida.

Less and Except

Any portion lying within the Maricamp Market Centre Replat - Phase 1, as per plat thereof recorded in Plat Book 12, Page 100, Public Records of Marion County, Florida.

And Less and Except Lands in Book 6861, Page 191 Description: (As Surveyed)

A portion of Lot 3 of Maricamp Market Centre as per plat thereof, recorded in Plat Book 11, Pages 81 through 84 inclusive, of the Public Records of Marion County, Florida being more particularly described as follows: Commence at the most Northwesterly corner of Maricamp Market Centre Replat Phase 2 as recorded in Plat Book 13, Page 199 of the Public Records of Marion County, Florida; thence along the North right of way line of Bahia Avenue Place, being a 50 foot right of way, said North right of way line also being the North boundary of said Maricamp Market Centre Replat Phase 2, S.42°46'36"E., a distance of 33.93 feet to the Point of Beginning. Thence departing said North boundary and said North right of way line, N.47°13'28"E., a distance of 570.85 feet; thence S.42°46'25"E., a distance of 349.75 feet; thence S.47°13'22"W., a distance of 419.94 feet to a point on the aforementioned North boundary of Maricamp Market Centre Replat Phase 2 and the North right of way line of Bahia Avenue Place, said point also being on a curve, concave Southerly, having a radius of 205.00 feet, a central angle of 38°52'48" and a chord bearing and distance of N.69°53'59"W., 136.46 feet; thence Northwesterly along said North boundary, said North right of way line and the arc of said curve, a distance of 139.11 feet to the point of tangency; thence continue along said North boundary and said North right of way line, N.89°20'23"W., a distance of 55.42 feet to the point of curvature of a curve, concave Northerly, having a radius of 155.00 feet, a central angle of 46°33'47" and a chord bearing and distance of N.66°03'29"W., 122.53 feet; thence Northwesterly along said North boundary, said North right of way line and the arc of said curve, a distance of 125.97 feet to the point of tangency; thence continue along said North boundary and said North right of way line, N.42°46'36"W., a distance of 77.66 feet to the Point of Beginning.

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