

THIS INSTRUMENT PREPARED BY:

Office of the County Engineer
412 SE 25th Avenue, Bldg 1
Ocala, FL 34471

RETURN TO:

Office of the County Engineer
412 SE 25th Avenue, Bldg 1
Ocala, FL 34471

DEED

THIS DEED made this _____ day of _____ 2024, by **MARION COUNTY**, a political subdivision of the State of Florida, whose mailing address is 601 SE 25th Avenue, Ocala, Florida, 34471, party of the first part and **QUAIL MEADOW PROPERTY OWNERS ASSOCIATION, INC.**, a Florida not for profit corporation, whose mailing address is 3158 NW 49th Ave., Ocala, FL 34482, party of the second part.

WITNESSETH that the said party of the first part, pursuant to Section 125.411, F.S., for and in consideration of the sum of \$10.00 to it in hand paid by the party of the second part, receipt whereof is hereby acknowledged, has granted, bargained and sold to the party of the second part, its successors and assigns forever, the following described land lying and being in Marion County, Florida, to-wit:

All of the dedicated roads, rights of way and appurtenant drainage facilities within the Plat of Quail Meadow, as recorded in Plat Book Y, page 89 through 91, Public Records of Marion County, Florida.

It is agreed and understood by both parties hereto that the drainage facilities described above may provide for surface storm water run-off from public roadways other than those being conveyed. A perpetual drainage easement is hereby reserved by the party of the first part providing for the continued utilization of those drainage facilities for that purpose.

It is agreed and understood by both parties hereto that various utilities serving the subdivision and adjacent areas may have existing utilities located within the rights of way being conveyed.

The party of the second part, by acceptance of this deed, hereby agrees that conveyance of the rights of way are subject to the rights of the utilities to maintain, upgrade or expand utility service as deemed necessary by the utility.

The party of the first part hereby reserves a utility easement within the rights of way described above for the installation and maintenance of central water and sewer facilities.

IN WITNESS WHEREOF the said party of the first part has caused these presents to be executed in its name by its Board of County Commissioners acting by the Chairman or Vice- Chairman of said Board, the day and year aforesaid.

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

ATTEST:

GREGORY C. HARRELL,
CLERK OF COURT AND COMPTROLLER

BY: _____
MICHELLE STONE,
CHAIR