

**THIS INSTRUMENT PREPARED BY:**

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

**RETURN TO:**

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

## Statute 125 Deed

THIS DEED made this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_, by **MARION COUNTY**, a political subdivision of the State of Florida, whose mailing address is 601 SE 25<sup>th</sup> Avenue, Ocala, Florida, 34471, ("Grantor") to **KASHER & PATEL REAL ESTATE INVESTMENT GROUP, LLC**, having a mailing address of 239 Summerlin Lane, Haines City, FL 33844, ("Grantee"). WITNESSETH: That the Grantor, pursuant to Section 125.411, F.S., does not warrant title or represent any other state of facts concerning same for and in consideration of the sum of Ten (\$10.00) Dollars to it paid in hand by Grantee, receipt of which is hereby acknowledged, has granted, bargained and sold to Grantee, its successors and assigns forever, the following described land lying and being in Marion County, Florida, to-wit:

### SEE ATTACHED EXHIBIT 'A'

**The above described property is subject to all reservations, covenants, conditions, restrictions and easements of record.**

This Deed and the conveyance herein are subject to the following right of reverter in favor of the Grantor: In the event the Grantee does not apply for a building permit and commence construction of a single family residence on parcels of property conveyed herein by within two (2) years of Grantor's executed Deed conveying the parcels to Grantee, pursuant to Section 125.379, F.S., for the purpose of Grantor's Community Land Trust Program, the rights of Grantee to those specific parcels shall automatically terminate and revert to Grantor, and Grantor shall be entitled to re-enter thereon, and Grantee shall execute and deliver to Grantor no later than within ten (10) days of Grantor's Notice to Reconvey Property sent to Grantee, a special warranty deed re-conveying the aforesaid parcels and any improvements thereon to Grantor. Provided further, that once construction of the single-family home(s) as contemplated herein is/are completed, Grantee shall sell the home to an income-eligible buyer (income not to exceed a maximum of 140% of AMI (area median income) and the home must be transferred to a Community Land Trust (CLT). At such closing, the Grantee, as Developer, will transfer the underlying land from the Grantee/Developer to the CLT, and convey the complete home, i.e. the improvement thereon, to said income eligible home buyer. At said closing, the CLT and home buyer will enter into a 99-year ground lease respecting the completed home's underlying land.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in its name by its Board of County Commissioners acting by the Chair or Vice Chair of said Board, the day and year first above written.

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

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BY: KATHY BRYANT, CHAIRMAN

ATTEST:

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GREGORY C. HARRELL  
CLERK OF THE COURT

**EXHIBIT 'A'**

Page 1 of 1

Property ID #: 1806-002-030  
Section 28 Township 15 Range 18  
Rainbow Lakes Estates Sec E  
Block 2 Lot 30  
Plat Book F Page 147

Property ID #: 9033-1112-05  
Section 25 Township 16 Range 23  
Silver Springs Shores Unit 33  
Block 1112 Lot 5  
Plat Book J Page 294