

Exempt-Documentary Stamps

Return to:  
City of Ocala  
Engineering Department  
P. O. Box 1270  
Ocala, Florida 34478-1270



DAVID R. ELLSPERMANN, CLERK OF COURT MARION COUNTY

DATE: 11/06/2008 01:39:11 PM

FILE #: 2008110378 OR BK 05118 PG 1997

RECORDING FEES 27.00

This Document Prepared By:  
W. James Gooding III, Assistant City Attorney  
Gilligan, King, Gooding & Gifford, P.A.  
1531 SE 36<sup>th</sup> Avenue  
Ocala, Florida 34471

Project: City/SW 44th Avenue/Busch ✓  
Property Appraiser's Parcel ID Nos.: 23813-008-00 and 23813-009-00 ✓  
Project Parcel Nos. 15 and 17

### WARRANTY DEED

THIS INDENTURE, made this 21<sup>st</sup> day of OCTOBER, 2008, by Bradley L. Busch ✓  
✓ and Lori J. Busch, husband and wife, whose address is 772 SE 36th Lane, Ocala, FL 34471, hereinafter  
called the Grantor, and City of Ocala, a Florida municipal corporation, whose address is P O Box 1270,  
Ocala, FL 34478-1270, hereinafter called the Grantee.

WITNESSETH, that Grantor, for and in consideration of the sum of Ten and No/100 (\$10.00)  
Dollars, and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt of which  
is hereby acknowledged, has granted, bargained and sold to the Grantee, its successors or assigns forever,  
the following described land, situate, lying and being in Marion County, Florida, to wit:

### SEE ATTACHED EXHIBIT A

Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful  
claims of all persons whosoever.

Subject to easements, limitations and restrictions of record, if any; provided, however, such  
reference shall not serve to reimpose same.

\* Wherever the context so admits or requires, the terms "Grantor" and "Grantee" are used for singular and plural,  
and respectively refer to the parties to this instrument and the heirs, legal representatives, and assigns of individuals,  
and the successors and assigns of corporations.

ATTACHMENT E

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

Witness Signature

Witness Printed Name

Witness Signature

Witness Printed Name

Bradley L. Busch

Witness Signature

Witness Printed Name

Witness Signature

Witness Printed Name

Lori J. Busch

STATE OF FLORIDA  
COUNTY OF MARION

The foregoing instrument was acknowledged before me this 31<sup>st</sup> day of October, 2008, by Bradley L. Busch and Lori J. Busch, husband and wife.

NOTARY PUBLIC-STATE OF FLORIDA  
**Stephanie Z. Canary**  
Commission # DD389016  
Expires: FEB. 09, 2009  
Bonded Thru Atlantic Bonding Co., Inc.

Notary Public, State of Florida  
Name: Stephanie Z. Canary

(Please print or type)

Commission Number:

Commission Expires:

Notary: Check one of the following:

☐ Personally known

OR

☒ Produced Identification (if this box is checked, fill in blanks below).

Type of Identification Produced: F.D.L.

2

ACCEPTED BY CITY COUNCIL  
October 7, 2008  
DATE  
OFFICE OF THE CITY CLERK

# ATTACHMENT E

## EXHIBIT A

### PARCEL 1 – RIGHT OF WAY:

THE WEST 20 FEET OF THE EAST 50 FEET OF THE NORTH 415.28 FEET OF LOT 22 OF GW BROWN SUBDIVISION AS RECORDED IN PLAT BOOK E, PAGE 5 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA. BEING MORE FULLY AND PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF COMMENCEMENT, COMMENCE AT THE SE CORNER OF SAID LOT 22 ALSO BEING THE CENTERLINE OF THE INTERSECTION OF SW 43RD COURT AND SW 36TH STREET, PROCEED N 00° 25' 02" E, ALONG THE EAST LINE OF SAID LOT 22, SAID LINE ALSO BEING THE WEST LINE OF THE SE 1/4 OF SECTION 27, TOWNSHIP 15 S., RANGE 21 E. AND THE CENTERLINE OF SW 43RD COURT (60' WIDE), 237.67 FEET; THENCE N 89° 53' 19" W, ALONG THE SOUTH LINE OF THE NORTH 415.28 FEET OF SAID LOT 22, 30.00 FEET TO THE POINT OF BEGINNING (POB), SAID POINT BEING ON THE WEST ROW OF SW 43RD COURT.

FROM THE POB THUS DESCRIBED CONTINUE N 89° 53' 19" W,, ALONG SAID SOUTH LINE 20.00 FEET; THENCE N 00° 25' 02" E, PARALLEL TO THE EAST LINE OF SAID LOT 23 AND THE WEST ROW OF SW 43RD COURT, 415.28 FEET; THENCE S 89° 53' 19" E, ALONG THE NORTH LINE OF SAID LOT 22, 20.00 FEET TO THE WEST ROW OF SW 43RD COURT; THENCE S 00° 25' 02" W ALONG SAID WEST ROW, 415.28 FEET TO THE POB.

E:\CITY\Transactions\SW 44th Avenue Phase II Roadway Construction\Busch\Sale to City\Warranty Deed.doc