

This instrument prepared by:
Office of County Engineer
412 SE 25th Avenue
Ocala, FL. 34471

March 31, 2026

Return to:
Office of County Engineer
412 SE 25th Avenue Bldg. 1
Ocala, FL. 34471

Project: NW 49th Street Phase 3
Parcel #: 69
Parcel ID#: 13561-001-02

PURCHASE AGREEMENT

THIS AGREEMENT is made by and between: **OSIRIS SPORT HORSES LLC, a Florida limited liability company**, having a mailing address of 14339 Collecting Canal RD, Loxahatchee, FL 33470-4808, hereinafter referred to as the **SELLER** and **MARION COUNTY**, a political subdivision of the State of Florida for use and benefit of **MARION COUNTY**, hereinafter referred to as **BUYER**.

WITNESSETH

For and in consideration of the mutual covenants and conditions herein contained, **SELLER** hereby agrees to sell and **BUYER** hereby agrees to buy the following property or interest therein, upon the following terms and conditions:

I. DESCRIPTION

Real estate or interest therein, identified as Parcel ID #: 13561-001-02 and further shown on Right-of-Way Maps and/or Sketch of Description for the NW 49th Street Phase 3 (from NW HWY 225A to NW 44th Ave) road project incorporated herein by reference and attached as Exhibit "A".

- Fee Simple
- Temporary Construction Easement
- Permanent Easement
- Leasehold Interest

(a) Personal property, Fixtures and Appliances identified as follows:

- 1) **Personal property:** Unless excluded below or by other terms of this Agreement, the following items which are owned by Seller and existing on the Property as of the date of the initial offer are included in the purchase: range(s)/ovens(s), refrigerator(s), dishwasher, disposal, ceiling fan(s), intercom, light fixture(s), drapery rods and draperies, blinds, window treatments, smoke detector(s), garage door opener(s), security gate and other access devices, and storm shutters/panels ("Personal Property").

Other Personal Property items included in this purchase are:

N/A

The following Personal Property items are excluded from the purchase:

N/A

- 2) **Fixtures and Built-In Appliances:** With the exception of the exclusion items listed below, the **SELLER** and **BUYER** agree that all existing improvements and fixtures located on or in the property, including but not limited to built-in appliances, built-in furnishings and attached wall-to-wall carpeting and flooring, windows, screens, shades, blinds, heating systems, HVAC components, air conditioners, pumps, electrical fixtures, and any other equipment or furniture that is fixed in position, shall be included in the sale of the Property.

The following exclusion items are fixtures and built-in appliances that will not be conveyed to Buyer:

N/A

II. PURCHASE PRICE

(a) Itemized purchase price:

Land (SF/AC)	\$ 00.00
Improvements – 330 SF of Asphalt Paving	\$ 5,100.00
Damages (Severance/Cost-to-Cure)	\$ 00.00
Temporary Construction Easement (859.72 SF/0.020 AC)	\$ 200.00
Drainage Easement (SF/AC)	\$ 00.00
Other: Attorney Fees	\$ 00.00
Other: N/A	\$ 00.00
Sub-Total	\$ 5,300.00

- (b) Amount to be paid by BUYER to SELLER at closing (not including Buyer's closing costs, fees, prepaids and prorations, which will be noted on the Settlement Statement prior to Closing).
\$ 5,300.00

III. CONDITIONS AND LIMITATIONS

- (a) It is mutually understood that this Agreement is contingent to and not binding upon the SELLER or BUYER until ratified and accepted by the Marion County Board of County Commissioners, signed by its Chairman, or Vice-Chair, and attested by the Clerk of the Court. This agreement shall be deemed rejected by BUYER if not ratified and accepted by the Board of County Commissioners and the SELLER acknowledges and agrees that this provision cannot be waived by BUYER or any Agent of BUYER.
- (b) SELLER is responsible for all taxes due and owing on the property as of the date of closing and agrees that all current taxes for the year in which this agreement is made on the property acquired shall be prorated and SELLER agrees to pay his and/or her share of said prorated taxes as of the date of closing. BUYER agrees to pay closings costs, such as recording fees, doc stamps and title insurance. Additionally, any delinquent taxes shall be collected and delivered to the Marion County Tax Collector.
- (c) SELLER is responsible for delivering unencumbered title to BUYER at closing. Any sums which BUYER must expend to clear encumbrances shall be deducted at closing from the purchase price shown in Section II. SELLER shall be liable for any existing encumbrances or any encumbrances arising after closing as a result of actions of the SELLER. The terms of this sub-section shall survive the closing.
- (d) Any extension of occupancy beyond the date of closing must be authorized by the BUYER in writing. During the period from the date of closing until the SELLER surrenders possession to the BUYER, the SELLER shall exercise diligent care in protecting the property from theft and vandalism. All property, whether real or personal, included in this agreement shall be delivered to BUYER in the same condition existing as the effective date of this agreement, less any reasonable wear and tear.
- (e) Other: The purpose of the temporary construction easement is to allow excavation, grading, and other construction activities upon the above described lands for the duration of two (2) years after the start of construction.

IV. CLOSING DATE

- (a) This transaction shall be closed and the instrument of conveyance delivered within 90 days of the date of Board of County Commissioners acceptance. The time to close may be extended by BUYER to give SELLER time to cure title defects to deliver marketable fee simple title to the BUYER.

V. TYPEWRITTEN OR HANDWRITTEN PROVISIONS

- (a) Typewritten or handwritten provisions inserted herein or attached hereto as Addenda, and initialed by all parties, shall control all printed provisions in conflict herewith. All Addenda, whether typewritten or handwritten, attached hereto must be referenced and initialed in this section. In addition, all addenda must be signed by both the SELLER and BUYER.
There () is (X) is not an addendum to this agreement.

VI. ENTIRE AGREEMENT

- (a) This agreement shall bind and inure to the benefit of the parties and their successors in interest. This agreement and any exhibits attached hereto constitutes the entire agreement between the BUYER and SELLER, and there are no other covenants, agreements, promises, terms, provisions, conditions, undertakings, or understandings, either oral or written, between them concerning the property other than those set forth herein. No subsequent alteration, amendment, change, deletion, or addition to this agreement shall be binding upon the BUYER or SELLER unless in writing and signed by both parties.

[This portion of page intentionally left blank. Signature pages follow.]

IN WITNESS WHEREOF, THE PARTIES has caused these presents to be executed in their respective name(s).

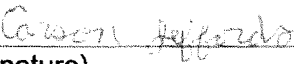
WITNESSES:



(Signature)

Carol Ann Miles

(Print or type Name)



(Signature)

Carson Jeffords

(Print or type name)

**SELLER: OSIRIS SPORT HORSES LLC,
a Florida limited liability company**



(Signature)

Gemma L. Paternoster

(Print or type name)

4/21/26

(Date)

ATTEST:


GREGORY C. HARRELL,
CLERK OF THE COURT

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

BY: CARL ZALAK III, CHAIRMAN

(Date)

FOR USE AND RELIANCE OF
MARION COUNTY ONLY,
APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:



COUNTY ATTORNEY

"EXHIBIT A"
Parcel ID #: 13561-001-02

(TCE) – TEMPORARY CONSTRUCTION EASEMENT

A PARCEL OF LAND LYING IN SECTION 32, TOWNSHIP 14 SOUTH, RANGE 21 EAST MARION COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE N.W. CORNER OF SECTION 32, TOWNSHIP 14 SOUTH, RANGE 21 EAST; THENCE S.89°10'45"E., ALONG THE NORTH BOUNDARY OF THE N.W. 1/4 OF SAID SECTION 32, 25.00 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF N.W. HIGHWAY 225A (WIDTH VARIES); THENCE DEPARTING SAID NORTH BOUNDARY, S.00°33'45"W., ALONG SAID EAST RIGHT OF WAY LINE, 436.87 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID EAST RIGHT OF WAY LINE, S.89°28'50"E., 5.00 FEET; THENCE S.59°46'39"E., 28.76 FEET; THENCE S.00°33'07"W., 14.00 FEET; THENCE S.67°27'22"W., 29.99 FEET; THENCE N.89°28'50"W., 2.42 FEET TO A POINT ON THE AFORESAID EAST RIGHT OF WAY LINE OF N.W. HIGHWAY 225A; THENCE N.00°33'45"E., ALONG SAID EAST RIGHT OF WAY LINE, 40.00 FEET TO THE POINT OF BEGINNING.

(SAID LANDS CONTAINING 859.72 SQUARE FEET / 0.020 ACRES, MORE OR LESS)

**SKETCH OF DESCRIPTION
FOR:
MARION COUNTY**

"THIS IS NOT A SURVEY"

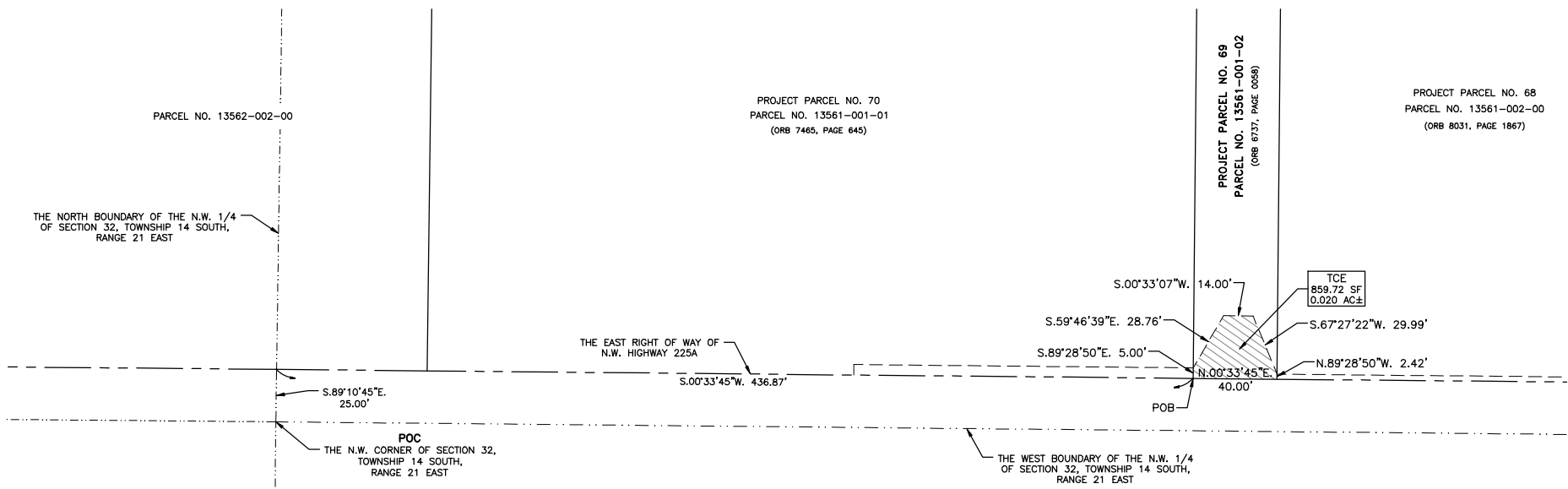
DESCRIPTION:

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LEGEND

- | | |
|---------------------------------------|-------------------------------|
| POB = POINT OF BEGINNING | (P) = PLAT DIMENSION |
| POC = POINT OF COMMENCEMENT | (D) = DEED DIMENSION |
| R/W = RIGHT OF WAY | (F) = FIELD MEASURED |
| DROW = DRAINAGE RIGHT OF WAY | SF = SQUARE FEET |
| TCE = TEMPORARY CONSTRUCTION EASEMENT | AC = ACRES |
| DRA = DRAINAGE RETENTION AREA | ORB = OFFICIAL RECORDS BOOK |
| UE = UTILITY EASEMENT | LB = LICENSED BUSINESS |
| DE = DRAINAGE EASEMENT | LS = LICENSED SURVEYOR |
| Δ = DESCRIPTIVE POINT | — = BROKEN LINE, NOT TO SCALE |

SURVEYOR'S CERTIFICATION:

THIS SKETCH WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE ESTABLISHED IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, FOR A SKETCH OF DESCRIPTION:

DATE _____

GLEN H. PREECE, JR., P.S.M. – LS 5427



STATE CERTIFIED SDVBE



PREECE
LAND SURVEYING, INC.

BELLWETHER PROFESSIONAL PARK
2201 S.E. 30TH AVENUE, SUITE 102
OCALA, FL 34471
PHONE: (352) 351-0091
FAX: (352) 351-0093 FAX
EMAIL: glen@plsinc.us

(LICENSED BUSINESS NO. 7389)

DATE OF SKETCH: MARCH 20, 2025

DRAWN:	G.H.P.	REVISIONS		BY	DATE
CHECKED:	G.H.P.				
F.B./PG.	N/A				
FILE INFO:					
N.W. 49TH STREET					
SCALE: 1" = 50'		COPYRIGHT © 2025	JOB ORDER# 21-098 (13561-001-02) P69		