

Ret: Marion County Engineering

WARRANTY DEED FROM CORPORATION

BK1647 PG1724

RAMCO FORM 33

1500
55

This Warranty Deed Made and executed the 19th day of March A. D. 1990 by

CARRIAGE TRAIL, INC.

a corporation existing under the laws of Florida, and having its principal place of business at P. O. Box 245, Inverness, Florida 32651 hereinafter called the grantor, to

Marion County, A Political Subdivision of The State of Florida

whose postoffice address is

601 S.E. 25th Avenue, Ocala, Florida 32671

hereinafter called the grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and their heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth: That the grantor, for and in consideration of the sum of \$ 1.00 and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee, all that certain land situate in Marion County, Florida, viz:

Tract A, B, C, D, E and F Carriage Trail Unit 1, as recorded in Plat Book , Pages 138-139 Public Records of Marion County, Florida

Frances E. Higgins
BY *[Signature]* DC
90-022376

RECORDED AND RECORD
VERIFIED
MARION COUNTY, FL
90 APR -9 PM 2:07

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any-wise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances



In Witness Whereof

the grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

ATTEST *[Signature]*
Secretary

[Signature]

Signed, sealed and delivered in the presence of:

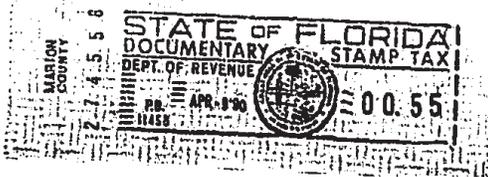
By *[Signature]*
President

STATE OF
COUNTY OF Florida, Marion Co. }

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared

well known to me to be the President and respectively of the corporation named as grantor in the foregoing deed, and that they severally acknowledged executing the same in the presence of two subscribing witnesses freely and voluntarily under authority duly vested in them by said corporation and that the seal affixed thereto is the true corporate seal of said corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 19th day of March, A. D. 1990



Madeline G. [Signature]
Notary Public, State of Florida at Largo
My Commission Expires Apr. 3, 1992

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CARRIAGE TRAIL UNIT 1

TRACT A

A TRACT OF LAND SITUATED IN SECTION 16, TOWNSHIP 16 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 16, TOWNSHIP 16 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA; THENCE RUN S 89° 41' 06" E, ALONG THE SOUTH LINE OF SAID SECTION 16, 2644.10 FEET; THENCE RUN N 00° 14' 56" W, 663.26 FEET; THENCE RUN S 89° 46' 06" E, 662.03 FEET; THENCE RUN N 00° 14' 26" W, 662.69 FEET; THENCE RUN N 89° 43' 10" W, 662.13 FEET; THENCE RUN N 00° 14' 56" W, 641.23 FEET TO THE POINT OF BEGINNING; THENCE RUN N 00° 14' 56" W, 685.28 FEET; THENCE RUN S 89° 52' 49" W, 736.78 FEET TO THE PC OF CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 210.00 FEET AND CENTRAL ANGLE OF 35° 57' 02" AND A CHORD BEARING AND DISTANCE OF S 72° 68' 40" E, 129.61 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE 131.77 FEET; THENCE RUN N 89° 52' 49" E, 573.58 FEET; THENCE RUN S 00° 14' 56" E, 458.61 FEET TO THE PC OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 460.00 FEET AND A CENTRAL ANGLE OF 28° 51' 33" AND A CHORD BEARING AND DISTANCE OF N 16° 25' 53" E, 229.26 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE 231.70 FEET; THENCE RUN S 61° 23' 23" E, 80.00 FEET TO THE ARC OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 540.00 FEET AND A CENTRAL ANGLE OF 06° 34' 05" AND A CHORD BEARING AND DISTANCE OF N 25° 19' 34" E, 61.87 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE 61.90 FEET TO THE POINT OF BEGINNING.

TRACT B

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 16, TOWNSHIP 16 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA; THENCE RUN S 89° 41' 06" E, ALONG THE SOUTH LINE OF SAID SECTION 16, 2644.10 FEET; THENCE RUN N 00° 14' 56" W, 663.26 FEET; THENCE RUN S 89° 46' 06" E, 662.03 FEET; THENCE RUN N 00° 14' 26" W, 662.69 FEET; THENCE RUN N 89° 43' 10" W, 662.13 FEET; THENCE RUN N 00° 14' 56" W, 1326.51 FEET; THENCE RUN S 89° 52' 49" W, 1324.73 FEET; THENCE RUN N 00° 18' 30" W, 2619.79 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF COUNTY ROAD 328 (66 FEET RIGHT-OF-WAY); THENCE RUN N 89° 55' 59" W, ALONG THE SAID SOUTHERLY RIGHT-OF-WAY 59.00 FEET TO THE POINT OF BEGINNING; THENCE RUN S 00° 18' 30" E, 2678.99 FEET; THENCE RUN N 89° 52' 49" E, 59.00 FEET; THENCE RUN S 00° 07' 11" E, 1.00 FEET; THENCE RUN S 89° 52' 49" W, 60.00 FEET; THENCE RUN N 00° 18' 30" W, 2679.99 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF COUNTY ROAD 328 (66 FEET RIGHT-OF-WAY); THENCE RUN S 89° 55' 59" E, ALONG THE SAID SOUTHERLY RIGHT-OF-WAY 1.00 FEET TO THE POINT OF BEGINNING.

TRACT C

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 16, TOWNSHIP 16 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA; THENCE RUN S 89° 41' 06" E, ALONG THE SOUTH LINE OF SAID SECTION 16, 2644.10 FEET; THENCE RUN N 00° 14' 56" W, 663.26 FEET; THENCE RUN S 89° 46' 06" E, 662.03 FEET; THENCE RUN N 00° 14' 26" W, 662.69 FEET; THENCE RUN N 89° 43' 10" W, 662.13 FEET; THENCE RUN N 00° 14' 56" W, 1326.51 FEET; THENCE RUN S 89° 52' 49" W, 736.78 FEET TO THE POINT OF BEGINNING; THENCE RUN S 89° 52' 49" W, 587.95 FEET; THENCE RUN N 00° 18' 30" W, 2619.79 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF COUNTY ROAD 328 (66 FEET RIGHT-OF-WAY); THENCE RUN N 89° 55' 59" W, ALONG THE SAID SOUTHERLY RIGHT-OF-WAY 1.00 FEET; THENCE RUN S 00° 18' 30" E, 2620.79 FEET; THENCE RUN N 89° 52' 49" E, 588.95 FEET; THENCE RUN N 00° 07' 11" W, 1.00 FEET TO THE POINT OF BEGINNING.

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TRACT D

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 16, TOWNSHIP 16 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA; THENCE RUN S 89° 41' 06" E, ALONG THE SOUTH LINE OF SAID SECTION 16, A DISTANCE OF 2644.10 FEET; THENCE RUN N 00° 14' 56" W, A DISTANCE OF 663.26 FEET; THENCE RUN S 89° 46' 06" E, A DISTANCE OF 662.03 FEET; THENCE RUN N 00° 14' 26" W, A DISTANCE OF 290.66 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N 00° 14' 26" W, A DISTANCE OF 60.00 FEET; THENCE RUN S 89° 45' 34" W, A DISTANCE OF 1.00 FEET; THENCE RUN S 00° 14' 26" E, A DISTANCE OF 60.00 FEET; THENCE RUN N 89° 45' 34" E, A DISTANCE OF 1.00 FEET TO THE POINT OF BEGINNING.

TRACT E

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 16, TOWNSHIP 16 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA; THENCE RUN S 89° 41' 06" E, ALONG THE SOUTH LINE OF SAID SECTION 16, 2644.10 FEET; THENCE RUN N 00° 14' 56" W, 663.26 FEET; THENCE RUN N 89° 46' 06" W, 263.75 FEET; THENCE RUN S 83° 26' 27" W, 84.49 FEET TO THE POINT ON THE ARC OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 540.00 FEET AND A CENTRAL ANGLE OF 23° 30' 46" AND A CHORD BEARING AND DISTANCE OF S 12° 03' 53" E, 220.05 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE 221.61 FEET TO THE PC OF THE CURVE; THENCE RUN N 00° 18' 30" W, 389.95 FEET TO THE POINT OF BEGINNING; THENCE RUN N 00° 18' 30" W, 60.00 FEET; THENCE RUN S 89° 41' 30" W, 1.00 FEET; THENCE RUN S 00° 18' 30" E, 60.00 FEET; THENCE RUN N 89° 41' 30" E, 1.00 FEET TO THE POINT OF BEGINNING.

TRACT F

A TRACT OF LAND SITUATED IN SECTION 16, TOWNSHIP 16 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 16, TOWNSHIP 16 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA; THENCE RUN S 89° 41' 06" E, ALONG THE SOUTH LINE OF SAID SECTION 16, 2644.10 FEET; THENCE RUN N 00° 14' 56" W, 663.26 FEET; THENCE RUN N 89° 46' 06" W, 263.75 TO THE POINT OF BEGINNING; THENCE RUN S 83° 26' 27" W, 84.49 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 540.00 FEET AND A CENTRAL ANGLE OF 16° 33' 10" AND A CHORD BEARING AND DISTANCE OF N 15° 32' 41" W, 155.46 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE 156.01 FEET; THENCE RUN N 82° 43' 54" W, 1.00 FEET TO THE ARC OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 539.00 FEET AND A CENTRAL ANGLE OF 16° 28' 28" AND A CHORD BEARING AND DISTANCE OF S 15° 30' 20" E, 154.45 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE 154.98 FEET; THENCE RUN N 83° 26' 27" E, 83.38 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 460.00 FEET AND A CENTRAL ANGLE OF 00° 07' 59" AND A CHORD BEARING AND DISTANCE OF S 26° 52' 45" E, 1.07 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE 1.07 FEET TO THE POINT OF BEGINNING.