

September 19, 2025

PROJECT NAME: PLAT VACATION #2967-002-008

PROJECT NUMBER: 2025090032

APPLICATION: PLAT VACATION #33371

- 1 DEPARTMENT: 911 - 911 MANAGEMENT  
REVIEW ITEM: Plat Vacation  
STATUS OF REVIEW: INFO  
REMARKS: APPROVED
- 2 DEPARTMENT: ENGDRN - STORMWATER REVIEW  
REVIEW ITEM: Plat Vacation  
STATUS OF REVIEW: INFO  
REMARKS: The applicant is proposing to vacate parcel 2967-002-008 to obtain a clear title. Per MCPA, there appears to be 6,674 sf existing impervious coverage on the property. There is a FEMA Special Flood Hazard Area on the property. A Major Site Plan or Waiver will be required when the existing and proposed impervious coverage exceeds 35% lot coverage (7,318 sf).
- 3 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW  
REVIEW ITEM: Plat Vacation  
STATUS OF REVIEW: INFO  
REMARKS: N/A
- 4 DEPARTMENT: ZONE - ZONING DEPARTMENT  
REVIEW ITEM: Plat Vacation  
STATUS OF REVIEW: INFO  
REMARKS: The plat vacation is to release an 8 ft. utility easement from the Pine Oaks Estates subdivision which was platted in 1981. The plat notes that "a strip of land 8 feet in width adjacent and parallel to the side, front, and rear lot lines of each lot is an easement. Utility companies serving the public and governmental agencies are granted the right to install and maintain utilities and drainage facilities in the easements" Defer to stormwater and utilities.
- 5 DEPARTMENT: UTIL - MARION COUNTY UTILITIES  
REVIEW ITEM: Plat Vacation  
STATUS OF REVIEW: INFO  
REMARKS: Parcel 2967-002-008 is within the FGUA service territory. A letter of no objection was obtained from FGUA and Marion County Utilities. MCU has no comment on the plat vacation as it will not affect any utilities.  
Parcel is within the Urban Growth Boundary and the Primary Springs Protection Zone.



**Marion County  
Board of County Commissioners**

Office of the County Engineer

412 SE 25th Ave.  
Ocala, FL 34471  
Phone: 352-671-8686  
Fax: 352-671-8687

**Application for Plat Vacation**

**Chapter 177 F.S. provides that the governing bodies of the counties of the state may adopt resolutions vacating plats in whole or in part of subdivisions in said counties, returning the property covered by such plats either in whole or in part into acreage. Before such resolution of vacating any plat either in whole or in part shall be entered by the governing body of a county, it must be shown that the persons making application for said vacation own the fee simple title to the whole or that part of the tract covered by the plat sought to be vacated, and it must be further shown that the vacation by the governing body of the county will not affect the ownership or right of convenient access of persons owning other parts of the subdivision.**

**1. APPLICANT INFORMATION:**

Applicant: ORLENE G MAZE Date: 8/11/25  
Address: 9517 SW 27th Ave  
City: OCALA State: FL Zip Code: 34476  
Agent / Contact: Heidi Villella, POA  
Phone Number: \_\_\_\_\_ Fax Number: \_\_\_\_\_  
Cell Number: 352-426-4200 E-mail: heidivillella@hotmail.com

Attach documentation, which establishes applicant as a qualified entity to request vacating tract under provisions of Chapter 177 F.S. A copy of the deed of record may be obtained from the Clerk's website:  
[http://216.255.240.38/wb\\_or1/or\\_sch\\_1.asp](http://216.255.240.38/wb_or1/or_sch_1.asp)

**2. PROPERTY INFORMATION:**

Parcel Number(s): 2967-002-008  
Parcel Size: .48 Sec/Twp/Rge: 24 15 22  
Subdivision Name: PINE OAKS ESTATE Unit/Block/Lot: 1 B 1 8

Attach a plat map and an aerial photo that includes the requested property highlighted and the surrounding area. Aerial photo may be printed from the Marion County website at:  
<https://maps.marioncountyfl.org/interactivemap/>

**3. PURPOSE / REASON FOR REQUEST TO VACATE PLAT:**

In 1995 a garage was built on 4 ft of the utility easement. We are in the process of obtaining clear title.

Form PV-AP

Empowering Marion for Success

[www.marioncountyfl.org](http://www.marioncountyfl.org)

PETITION TO VACATE A PLAT  
OR PORTION OF THE PLAT OF  
PINE OAKS ESTATES  
Plat Book W Page 076

*Whereas*, Orlene G. Maze By Heidi Villella <sup>POA</sup>, Petitioner, herewith petitions the Board of County Commissioners of Marion County, Florida, in accordance with the provisions of Chapter 177, Florida Statutes, to adopt a Resolution to vacate certain platted lands described as follows, to wit:

SEE ATTACHED EXHIBIT 'A'

*Whereas*, said Petitioner states and represents to the Board of County Commissioners of Marion County, Florida, that the above platted lands are owned in fee simple except for such dedicated public areas as may therein be included; and

*Whereas*, said Petitioner presents this Petition to the Board of County Commissioners of Marion County, Florida, complete with proof of publication of the intention to annul the platted lands above described, proof of ownership of the platted lands and certify that the taxes on said platted lands above have been paid;

*Now therefore*, Petitioner respectfully requests the Board of County Commissioners to vacate the platted lands above described, in accordance with the provisions of Chapter 177, Florida Statutes and to adopt and record a Resolution declaring the same.

DATE: \_\_\_\_\_

BY:

Heidi Villella

(Signature) POA for Orlene Maze

Heidi Villella

(Print Name)

\_\_\_\_\_  
(Address)

\_\_\_\_\_  
(Phone)

BY:

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Address)

\_\_\_\_\_  
(Print Name)

\_\_\_\_\_  
(Phone)

# **EXHIBIT 'A'**

Lot 8, Block B, PINE OAK ESTATES, as per Plat, thereof recorded in Plat Book U,  
Page 76, Public Records of Marion County, Florida.



Tax Roll Property Summary							<a href="#">Help</a>
Account Number		R2967-002-008		Type	REAL ESTATE	<a href="#">Request Future E-Bill</a>	
Address		<a href="#">2012 SE 50TH TER OCALA</a>		Status			
Sec/Twn/Rng		24 15 22		Subdivision	4662		
Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due	
<a href="#">2010</a>	R	2010 R2967-002-008	PAID	11/2010	1,449.43	<a href="#">Tax Bill</a>	
<a href="#">2011</a>	R	2011 R2967-002-008	PAID	11/2011	1,486.18	<a href="#">Tax Bill</a>	
<a href="#">2012</a>	R	2012 R2967-002-008	PAID	11/2012	1,465.68	<a href="#">Tax Bill</a>	
<a href="#">2013</a>	R	2013 R2967-002-008	PAID	11/2013	1,338.15	<a href="#">Tax Bill</a>	
<a href="#">2014</a>	R	2014 R2967-002-008	PAID	11/2014	1,374.44	<a href="#">Tax Bill</a>	
<a href="#">2015</a>	R	2015 R2967-002-008	PAID	11/2015	1,464.46	<a href="#">Tax Bill</a>	
<a href="#">2016</a>	R	2016 R2967-002-008	PAID	11/2016	1,458.77	<a href="#">Tax Bill</a>	
<a href="#">2017</a>	R	2017 R2967-002-008	PAID	11/2017	1,494.61	<a href="#">Tax Bill</a>	
<a href="#">2018</a>	R	2018 R2967-002-008	PAID	11/2018	1,523.62	<a href="#">Tax Bill</a>	
<a href="#">2019</a>	R	2019 R2967-002-008	PAID	11/2019	1,606.64	<a href="#">Tax Bill</a>	
<a href="#">2020</a>	R	2020 R2967-002-008	PAID	11/2020	1,634.76	<a href="#">Tax Bill</a>	
<a href="#">2021</a>	R	2021 R2967-002-008	PAID	11/2021	1,724.56	<a href="#">Tax Bill</a>	
<a href="#">2022</a>	R	2022 R2967-002-008	PAID	11/2022	1,732.25	<a href="#">Tax Bill</a>	
<a href="#">2023</a>	R	2023 R2967-002-008	PAID	11/2023	1,716.95	<a href="#">Tax Bill</a>	
<a href="#">2024</a>	R	2024 R2967-002-008	PAID	12/2024	1,785.72	<a href="#">Tax Bill</a>	

## CURRENT ACCOUNT DETAILS

Account Number	2024	R2967-002-008	<a href="#">Tax Bill</a>
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Property Description				Owner Information		
SEC 24 TWP 15 RGE 22 PLAT BOOK U				MAZE ORLENE G		
PAGE 076 PINE OAK ESTATES BLK B				2012 SE 50TH TER		
LOT 8				OCALA FL 34480-1188		
Current Values and Exemptions				Taxes and Fees Levied		
MARKET VALU	304,341			TAXES		1,532.75
ASSESSMENT	142,994			SP. ASMT		308.20
TAXABLE	87,994					
EXCD01	25,000					
EXCD38	25,000					
EXCD02	5,000					
DEC 31 2024	JAN 31 2025	FEB 28 2025	MAR 31 2025	APR 30 2025	PAST DUE ON	
1,785.72	1,804.13	1,822.54	1,840.95	1,896.18	APR 1 2025	
Post Date	Receipt #	Pmt Type	Status	Disc	Interest	Total

## Property Tax - Tax Roll Property Summary

12/17/2024	998	2024	9014309.0005	Pmt Posted	\$55.23-	\$ .00	\$1,785.72
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**Links of Interest**[LINK TO PA GIS](#)[LINK TO PROPERTY APPRAISER WEB](#)

NOTICE: THERE MAY BE ADDITIONAL DUTY/STATION  
DUE AND NOT SHOWN ON THIS PLAT THAT MAY BE  
FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

PLAT BOOK 4 PAGE 76  
SHEET 1 OF 2 SHEETS

# PINE OAK ESTATES MARION COUNTY, FLORIDA

DESCRIPTION:  
THE WEST 1/2 OF THE WEST 1/2 OF THE SE 1/4 OF THE SW 1/4 OF  
SECTION 24, TOWNSHIP 25 SOUTH, RANGE 2 E EAST MARION COUNTY, FLORIDA.



NOTES:

- A STRIP OF LAND 6 FEET IN WIDTH ADJACENT AND PARALLEL TO THE SIDE, FRONT AND REAR LOT LINES OF EACH LOT IS AN EASEMENT.
- UTILITY COMPANIES SERVING THE PUBLIC AND GOVERNMENTAL AGENCIES ARE GRANTED THE RIGHT TO INSTALL AND MAINTAIN UTILITIES AND DRAINAGE FACILITIES IN THE EASEMENT.
- BEARINGS ARE BASED ON ASSUMED MERIDIAN.
- ⊙ INDICATES PERMANENT REFERENCE MONUMENT (P.R.M.)
- INDICATES PERMANENT CONTROL POINT (P.C.P.)
- INDICATES 1" O.D. IRON PIPE
- W.R.A. INDICATES WATER RETENTION AREA
- NO LOT OR TRACT AS SHOWN ON THIS PLAT SHALL BE DIVIDED OR RE-SUBDIVIDED UNLESS PORTIONS THEREOF ARE USED TO INCREASE THE SIZE OF ADJACENT LOTS AS PLATTED.
- ALL P.R.M.'S WERE SET
- APPLICATIONS FOR SEPTIC TANK SYSTEMS SHALL BE CONSIDERED ON A LOT BY LOT BASIS EACH DEPENDENT ON ITS OWN MERITS. INSTALLATION SHALL BE SUBJECT TO REGULATIONS IN EFFECT AT THE TIME OF INSTALLATION.

THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, AS A CONDITION PRECEDENT TO THE ACCEPTANCE OF THIS PLAT FOR RECORD IN THE PUBLIC RECORDS, DOES HEREBY NOTIFY ALL PRESENT AND FUTURE OWNERS OF PROPERTY SHOWN ON THIS PLAT THAT THE LANDS INCLUDED IN THIS PLAT ARE SUBJECT TO SPECIAL ASSIGNMENTS AS MADE, FORBIDDEN BY LAW TO FINANCE COSTS INCURRED IN CONNECTION WITH THE MAINTENANCE, OPERATION AND CONSTRUCTION OF A CENTRAL WATER SYSTEM AND SEWER SYSTEM WHEN, IN THE OPINION OF SAID BOARD OR OTHER GOVERNING BODY HAVING JURISDICTION, SUCH FACILITIES BECOME NECESSARY IN ORDER TO PROTECT THE ENVIRONMENT AND THE HEALTH, SAFETY AND WELFARE OF THE GENERAL PUBLIC.

*Mary E. Fugate*  
MARY E. FUGATE  
CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

DEVELOPER'S ACKNOWLEDGMENT AND DEDICATION:  
KNOW ALL MEN BY THESE PRESENTS: THAT PAUL'S DEVELOPMENTS, INC., A FLORIDA CORPORATION, HAS CAUSED TO BE MADE THE ATTACHED PLAT OF PINE OAKS ESTATES, THE SAME BEING A SUBDIVISION OF THE LAND HEREON DESCRIBED AND THE STREETS, DRIVE, AND WATER RETENTION AREA AS SHOWN ON THE ATTACHED PLAT TOGETHER WITH ALL IMPROVEMENTS THEREON ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES RESERVING UNTO THEMSELVES, THEIR HEIRS OR ASSIGNS, THE REVERSION OR REVERSIONS THEREOF WHICHEVER DISCONTINUED BY LAW AND THAT THE EASEMENTS AS SHOWN ARE GRANTED AND RESERVED FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE FACILITIES, AND TRACT X IS RESERVED EXCLUSIVELY FOR USE OF CENTRAL SEWER FACILITIES.

IN WITNESS WHEREOF THE SAID PAUL'S DEVELOPMENTS, INC. HAS CAUSED THESE PRESENTS TO BE SIGNED IN ITS CORPORATE NAME BY ITS PRESIDENT AND VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED BY ITS SECRETARY ON THIS 24th day of July, 1991, ALL BY AND WITH THE AUTHORITY OF THE BOARD OF DIRECTORS OF SAID CORPORATION.

PAUL'S DEVELOPMENTS, INCORPORATION  
ATTEST: *Lillian W. Angel*  
LILLIAN W. ANGEL, PRESIDENT  
BY: *Lillian W. Angel*  
LILLIAN W. ANGEL, VICE PRESIDENT

STATE OF FLORIDA  
COUNTY OF MARION  
BEFORE ME THIS DAY PERSONALLY APPEARED LILLIAN W. ANGEL AND J. ANGELO, AS PRESIDENT AND VICE-PRESIDENT RESPECTIVELY OF PAUL'S DEVELOPMENTS, INC. TO ME WELL KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND WHO ACKNOWLEDGED THAT THEY DID SO AS OFFICERS OF SAID CORPORATION ALL BY AND WITH THE AUTHORITY OF THE BOARD OF DIRECTORS OF SAID CORPORATION.

DATE: July 24, 1991  
MY COMMISSION EXPIRES: 6/19/93  
STATE OF FLORIDA AT LARGE

SURVEYOR'S CERTIFICATE:  
I HEREBY CERTIFY THAT THIS PLAT OF PINE OAK ESTATES IS A TRUE AND CORRECT REPRESENTATION OF THE LAND AS RECENTLY SURVEYED AND PLATTED UNDER MY DIRECTION, THAT THE PERMANENT REFERENCE MONUMENTS AS SHOWN THEREON WERE IN PLACE ON THE 24th day of July, 1991, AND THAT THIS PLAT COMPLETES WITH THE REQUIREMENTS OF CHAPTER 173, FLORIDA STATUTES.

*Carl A. Martin*  
CARL A. MARTIN  
REGISTERED SURVEYOR NO. 2824  
STATE OF FLORIDA

APPROVAL OF OFFICIALS:  
COUNTY ENGINEERING BY: *William C. Seale* COUNTY ZONING DEPARTMENT  
HEALTH DEPARTMENT  
COUNTY ENVIRONMENTAL BY: *Donald H. Mills* COUNTY PLANNING DEPARTMENT  
BY: *William C. Seale* COUNTY PUBLIC WORKS DEPARTMENT

THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, DOES HEREBY APPROVE THIS PLAT FOR RECORDING IN THE PUBLIC RECORDS AND ACCEPTS THE FOREGOING DEDICATION.

ATTEST: *Frances E. Thibodeau*  
FRANCES E. THIBODEAU  
CLERK OF THE CIRCUIT COURT

I HEREBY CERTIFY THAT THE ATTACHED PLAT CONFORMS WITH THE PROVISIONS OF CHAPTER 173, FLORIDA STATUTES, AND THAT SAID PLAT WAS FILED FOR RECORD IN PLAT BOOK 4, PAGE 76, AT 10:25 A.M. OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, AT 10:25 A.M. OF SEPTEMBER 11, 1991.

BY: *Frances E. Thibodeau*  
FRANCES E. THIBODEAU  
CLERK OF THE CIRCUIT COURT

NOTICE: There may be additional restrictions that are not shown on this plat that may be found in the public records of this county.

PLAT BOOK LL PAGE 77  
SHEET 2 OF 2 SHEETS

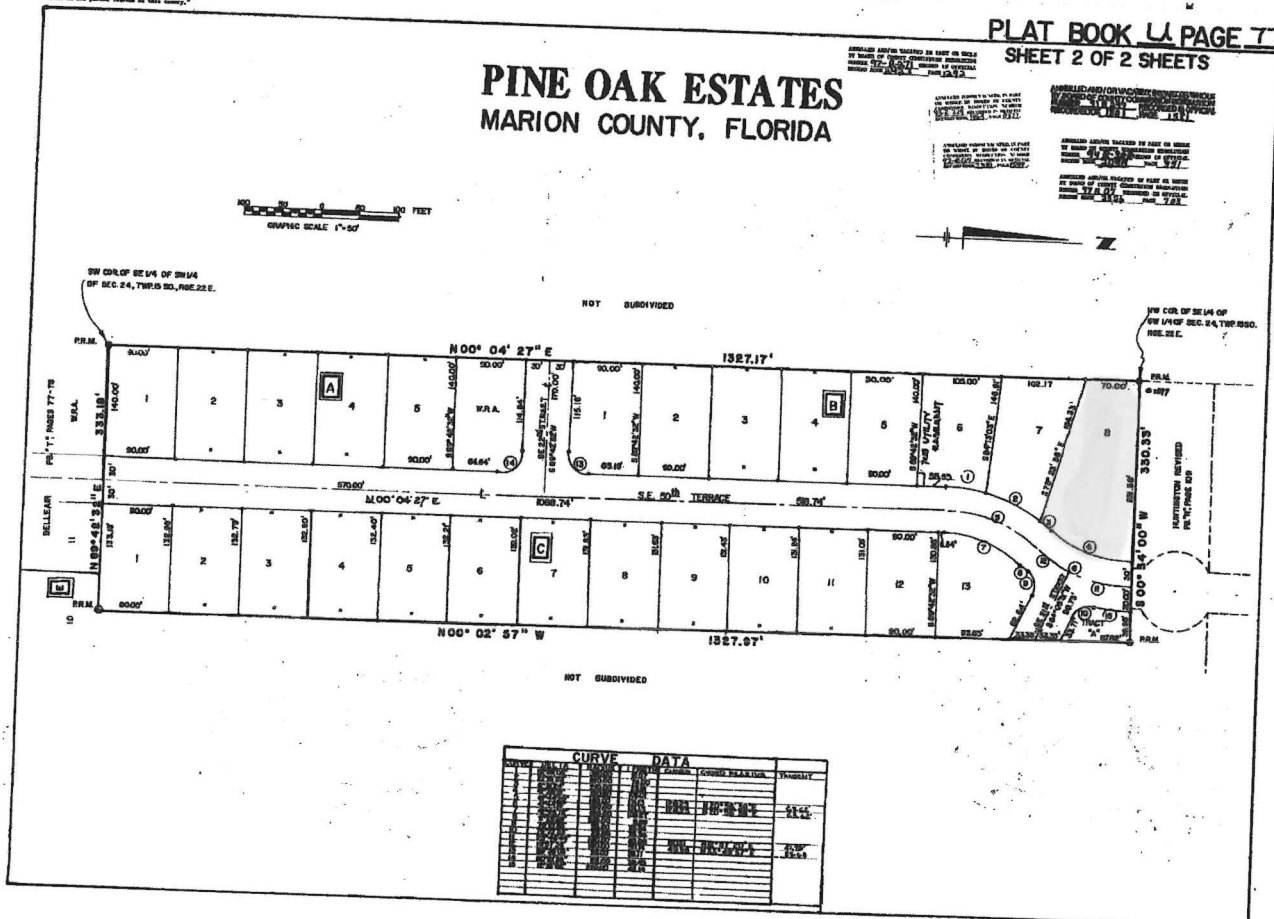
**PINE OAK ESTATES**  
MARION COUNTY, FLORIDA

GRAPHIC SCALE 1"=50'

UNLESS OTHERWISE NOTED BY THIS PLAT, THE AREA OF EACH LOT SHALL BE AS SHOWN ON THIS PLAT. THE AREA OF EACH LOT SHALL BE AS SHOWN ON THIS PLAT.

UNLESS OTHERWISE NOTED BY THIS PLAT, THE AREA OF EACH LOT SHALL BE AS SHOWN ON THIS PLAT. THE AREA OF EACH LOT SHALL BE AS SHOWN ON THIS PLAT.

UNLESS OTHERWISE NOTED BY THIS PLAT, THE AREA OF EACH LOT SHALL BE AS SHOWN ON THIS PLAT. THE AREA OF EACH LOT SHALL BE AS SHOWN ON THIS PLAT.



POINT OF COMMENCEMENT  
THE NORTHWEST CORNER  
OF LOT 8, BLOCK B

POINT OF BEGINNING

N89°34'00"E 231.38'

8' EASEMENT TO REMAIN

NORTHEAST CORNER OF  
LOT 8, BLOCK B

70.00'  
N00°04'27"E

WEST LINE OF LOT 8, BLOCK B

S00°04'27"W 53.74'

N00°04'27"E 55.88'

PORTION OF 8' EASEMENT  
TO BE VACATED

LOT 8 - BLOCK B  
PINE OAK ESTATES  
PLAT BOOK U, PAGE 76  
PUBLIC RECORDS OF MARION COUNTY, FLORIDA

SOUTHWEST CORNER OF  
LOT 8, BLOCK B

8' EASEMENT TO REMAIN  
N75°23'36"W 184.33'

LEGAL DESCRIPTION FOR PORTION OF EASEMENT  
TO BE VACATED - WRITTEN BY SURVEYOR

A PORTION OF THE PLATTED 8 FOOT UTILITY EASEMENT LYING ADJACENT TO AND EAST OF  
THE WEST LINE OF LOT 8, BLOCK B, PINE OAK ESTATES, A SUBDIVISION RECORDED IN PLAT  
BOOK U, PAGE 76, IN THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, BEING DESCRIBED  
AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF LOT 8, BLOCK B, PINE OAK ESTATES, A  
SUBDIVISION RECORDED IN PLAT BOOK U, PAGE 76, IN THE PUBLIC RECORDS OF MARION  
COUNTY, THENCE RUN S00°04'27"W, ALONG THE WEST BOUNDARY OF SAID LOT 8, 8.00 FEET  
TO THE POINT OF BEGINNING. THENCE CONTINUE S00°04'27"W, ALONG SAID WEST BOUNDARY,  
53.74 FEET TO A POINT THAT IS N00°04'27"E, 8.26 FEET FROM THE SOUTHWEST CORNER OF  
SAID LOT 8, THENCE RUN S75°23'36"E ALONG A LINE THAT IS 8 FEET NORTH THE SOUTH  
LINE OF SAID LOT 8 AS MEASURED BY RIGHT ANGLES; 8.26 FEET; THENCE RUN N00°04'27"E  
ALONG A LINE THAT IS 8.00 FEET EAST OF THE WEST LINE OF SAID LOT 8 AS MEASURED  
BY RIGHT ANGLES 55.88 FEET TO A POINT THAT IS 8.00 FEET SOUTH OF THE NORTH LINE OF  
SAID LOT 8, THENCE RUN S89°34'00"W ALONG A LINE THAT IS 8 FEET SOUTH OF THE NORTH  
LINE OF SAID LOT 8 AS MEASURED BY RIGHT ANGLES 8.00 FEET TO THE POINT OF BEGINNING.

LOT 7  
BLOCK B

SOUTHEAST CORNER OF  
LOT 8, BLOCK B

ARC = 23.91'

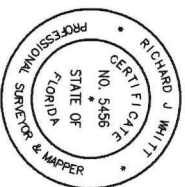


ARC = 109.01'

SE 50TH TERRACE ~ 60' R/W

LINE	BEARING	DISTANCE
L1	S00°04'27"W	8.00'
L2	S75°23'36"E	8.26'
L3	S89°34'00"W	8.00'
L4	N00°04'27"E	8.26'

09-04-25  
Richard J. Whitt  
PROFESSIONAL SURVEYOR AND MAPPER  
REGISTRATION NO. 5456  
STATE OF FLORIDA



NOT VALID WITHOUT THE SIGNATURE AND EMBOSSED RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER  
Rick White Surveying, Inc. - L.B. #7021  
3750 NE 25th Street, Ocala, FL 34470  
352-624-1513 / SURVEYOCALAB@gmail.com  
SKETCH OF DESCRIPTION  
NOT A SURVEY  
Date: 09/04/25  
Scale: 1"=20' Job: 25-1020A

CWA

LETTER OF NO OBJECTION

Date: August 11, 2025

To: MC Utilities  
Attn: Bob Titterington

BobTitterington@marioncountyfl.org

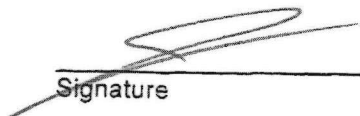
From: Orlene G. Maze  
2012 SE 50th Terrace  
Ocala FL 34480

RE: Plat Vacation Application

Orlene G. Maze intends to petition the Marion County Board of County Commissioners to consider the vacation of a portion of the Plat of Pine Oaks Estates 2967-002-008 more particularly described as Sec 24, TWP 15, RGE 22  
Pine Oaks Estates  
Blk B Lot 8

Enclosed for your reference and review is a location map highlighting the area to be vacated.

Please sign and date below if you have No Objection to the vacation as petitioned for our records.

  
\_\_\_\_\_  
Signature

Joshua Kramer  
\_\_\_\_\_  
Print Name

Deputy Director  
\_\_\_\_\_  
Title

August 20th, 2025  
\_\_\_\_\_  
Date

Enclosures:  
Location Map

Parcel 2967-002-008 is located within the FGUA Service Territory. A Letter of No Objection and proof of compliance from FGUA will be required.

Marion County Utilities has no objection to the vacation reques.

Date: August 11, 2025

To: City of Ocala  
Attn: Paul Sookdeo  
Electric Engineering  
Customer Services Office FL.gov

From: Valene G. Daze  
2013 SE 5th Terrace  
Ocala FL 34498

RE: Plat Vacation Application

Valene G. Daze intends to petition the Marion  
County Board of County Commissioners to consider the vacation of a portion of the Plat  
of Pine Oak Estates more particularly described as  
Sec 24, TWP 15, R6E 22  
Pine Oaks Estates  
Blk B Lot 8

Enclosed for your reference and review is a location map highlighting the area to be  
vacated.

Please sign and date below if you have No Objection to the vacation as petitioned for our  
records.

Paul Sookdeo  
Signature

Electric Utility Design Foreman  
Title

Paul Sookdeo  
Print Name

8/18/25  
Date

Enclosures:  
Location Map



Nancy Johnson <nkjohnsonrealtor@gmail.com>

---

## 2012 SE 50th Ter

3 messages

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**Richard Ragosta** <RRagosta@ocalafl.gov>  
To: "nkjohnsonrealtor@gmail.com" <nkjohnsonrealtor@gmail.com>  
Cc: Hector Colon <HColon@ocalafl.gov>

Thu, Aug 28, 2025 at 1:36 PM

Good afternoon,

City water and sewer department has no objections for the above referenced address.

If you have any questions, please feel free to contact me.

Thank you,

**Richard Ragosta**

Civil Engineer I

City of Ocala Water Resources

1805 NE 30th Avenue, Building 600

Ocala, FL 34470

Office: (352) 351-6793

Cell: (352) 239-4254

rragosta@ocalafl.gov



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**Nancy Johnson** <nkjohnsonrealtor@gmail.com>  
To: Richard Ragosta <RRagosta@ocalafl.gov>

Thu, Aug 28, 2025 at 3:56 PM

Thank you very much. I appreciate your help with this.

Nancy Johnson  
[Quoted text hidden]





Nancy Johnson <nkjohnsonrealtor@gmail.com>

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## 2012 SE 50th Ter

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**Richard Ragosta** <RRagosta@ocalafl.gov>

Thu, Aug 28, 2025 at 1:36 PM

To: "nkjohnsonrealtor@gmail.com" <nkjohnsonrealtor@gmail.com>

Cc: Hector Colon <HColon@ocalafl.gov>

Good afternoon,

City water and sewer department has no objections for the above referenced address.

If you have any questions, please feel free to contact me.

Thank you,

**Richard Ragosta**

Civil Engineer I

City of Ocala Water Resources

1805 NE 30th Avenue, Building 600

Ocala, FL 34470

Office: (352) 351-6793

Cell: (352) 239-4254

rragosta@ocalafl.gov



8/31/2025



Nancy Johnson

P867398  
No Reservations/No Objection

SUBJECT: Vacation request for a platted easement along the westerly side of Lot 8, Block B, of Pine Oak Estates, as shown on the attached exhibit within Marion County, Florida.

To Whom It May Concern:

CenturyLink of Florida, Inc. d/b/a CENTURYLINK ("CenturyLink") has reviewed the request for the subject vacation and has determined that it has no objections with respect to the areas proposed for vacation as shown and/or described on Exhibit "A", said Exhibit "A" attached hereto and incorporated by this reference.

It is the intent and understanding of CenturyLink that this Vacation shall not reduce our rights to any other existing easement or rights we have on this site or in the area.

This vacation response is submitted WITH THE STIPULATION that if CenturyLink facilities are found and/or damaged within the vacated area as described, the Applicant will bear the cost of relocation and repair of said facilities.

If you have any questions please contact Jerry Peacock at 850-933-8440 or [jerry.a.peacock@lumen.com](mailto:jerry.a.peacock@lumen.com).

Sincerely yours,

CenturyLink Right of Way Team

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**Letter of No Objections 2012 SE 50th Terrace**

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**Engineering MSA** <engineeringmsa@secoenergy.com>  
To: Nancy Johnson <nkjohnsonrealtor@gmail.com>  
Cc: Engineering MSA <engineeringmsa@secoenergy.com>

Mon, Aug 11 at 4:15 PM

Good afternoon,

This address is outside SECO territory.

Juli | Construction Control Specialist | E: [engineeringmsa@secoenergy.com](mailto:engineeringmsa@secoenergy.com) | P: 352-770-7326

**From:** Nancy Johnson <nkjohnsonrealtor@gmail.com>  
**Sent:** Monday, August 11, 2025 3:34 PM  
**To:** Engineering MSA <engineeringmsa@secoenergy.com>  
**Subject:** Fwd: Letter of No Objections 2012 SE 50th Terrace

**CAUTION:** This email originated from outside SECO Energy. Exercise caution when opening attachments or clicking links, especially from unknown senders.

[Quoted text hidden]

SECO LETTER OF NO OBJECTION.png, MAZE-LOCATION MAP.png

LETTER OF NO OBJECTION

Date: August 14, 2025

To: Duke Energy  
Attn: Catherine Mori  
Catherine.Mori@Duke-Energy.com

From: Colene C. Mize  
2012 SE 5th Terrace  
Cocoa, FL 32926

RE: Plat Vacation Application

Colene C. Mize intends to petition the Marion  
County Board of County Commissioners to consider the vacation of a portion of the Plat  
of Pine Oak Estates more particularly described as  
Sec 24, TWP 15, RGE 22  
Pine Oak Estates  
Block B, Lot 8

Enclosed for your reference and review is a location map highlighting the area to be vacated.

Please sign and date below if you have No Objection to the vacation as petitioned for our records.

Irma Cuadra

Signature

Sr. Research Specialist

Title

Irma Cuadra

Print Name

August 18, 2025

Date

Enclosures  
Location Map

Date: August 11, 2025

To: Clay Electric  
Attn: Quentin Howe

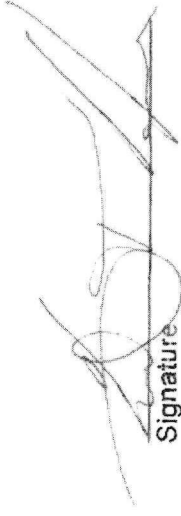
From: qhowe@clayelectric.com  
Quentin Howe  
2015 SE 5th Avenue  
Lawton, OK 73505

RE: Plat Vacation Application

Quentin Howe intends to petition the Marion  
County Board of County Commissioners to consider the vacation of a portion of the Plat  
of Trillium Park Estates more particularly described as  
Section 10, T10N, R10E, S10E  
Trillium Park Estates  
Lawton, Oklahoma

Enclosed for your reference and review is a location map highlighting the area to be  
vacated.

Please sign and date below if you have No Objection to the vacation as petitioned for our  
records.

  
Signature Quentin T. Howe  
Title Gen Dist. Eng.

Quentin T. Howe  
Print Name  
8/11/25  
Date

Enclosures:  
Location Map



FGUA Operations Office

Accenture  
9400 Southpark Center Loop, Suite  
400, Orlando, FL 32819

(877) 552-3482 Toll Free  
(407) 629-6900 Tel

September 5, 2025

Marion County Board of County Commissioners  
c/o Orlene G. Maze  
2012 SE 50<sup>th</sup> Terrace,  
Ocala, FL 34480

Re: Petition to Vacate Public Utility Easements in  
Pine Oaks Estates Blk B L8

Dear Commissioners:

The Florida Governmental Utility Authority (FGUA) has received a request from Orlene G. Maze, to provide a letter of review and recommendation for the proposed vacation of certain public utility easements located within the parcel known as Parcel Number 2967-002-008 and whose site address is 2012 SE 50<sup>th</sup> Terrace, Ocala, FL 34480. The proposed easement vacation areas are further described in the attached legal description and sketch. The FGUA does not currently have facilities located within these easements and has no objection to the vacation of said public utility easements.

Respectfully submitted,

Florida Governmental Utility Authority

Digitally signed by Paul Arnett  
Date: 2025.09.05 11:12:58  
-04'00'

By: Paul Arnett  
Development Services Manager

**FGUA Board of Directors**

PAM KEYES, P.E., Vice Chair, Lee County / KEN CHEEK, P.E., Citrus County / SHANE PARKER, P.E., Vice Chair, Hendry County /  
TAMARA RICHARDSON, P.E., Chair, Polk County / JOSEPH AMOAH, Ph.D., P.E., Pasco County / JOSHUA KRAMER, P.E., Marion County /  
HEIDI PETITO, Flagler County

LETTER OF NO OBJECTION

Date: August 11, 2025  
To: City of Ocala  
Water & Sewer  
Attn: Oscar Tovar  
Otovar@ocalafl.org  
From: Orlene G. Maze  
2012 SE 50th Terrace  
Ocala, FL 34480

RE: Plat Vacation Application

Orlene G. Maze intends to petition the Marion  
County Board of County Commissioners to consider the vacation of a portion of the Plat  
of Pine Oak Estates more particularly described as  
Sec 24, TWP 15, RGE 22  
Pine Oaks Estates  
BLK B, Lot 8

Enclosed for your reference and review is a location map highlighting the area to be vacated.

Please sign and date below if you have No Objection to the vacation as petitioned for our records.

  
Signature

CIVIL ENGINEER I  
Title

RICHARD RAGOSTA  
Print Name

9/10/2025  
Date

Enclosures:  
Location Map



## ALTA COMMITMENT FOR TITLE INSURANCE WITH FLORIDA MODIFICATIONS

ISSUED BY  
STEWART TITLE GUARANTY COMPANY

### NOTICE

**IMPORTANT - READ CAREFULLY:** THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

### COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I - Requirements; Schedule B, Part II - Exceptions; and the Commitment Conditions, STEWART TITLE GUARANTY COMPANY, a Texas corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Amount of Insurance and the name of the Proposed Insured.

If all of the Schedule B, Part I - Requirements have not been met within 180 days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

Carolyn O'Brien  
Authorized Countersignature  
Stewart Title Company  
1727 E Fort King Street  
Ocala, FL 34471



Frederick H. Eppinger  
Frederick H. Eppinger  
President and CEO  
David Hisey  
David Hisey  
Secretary

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AMERICAN  
LAND TITLE  
ASSOCIATION





## COMMITMENT CONDITIONS

### 1. DEFINITIONS

- a. "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.
- b. "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.
- c. "Land": The land described in Item 5 of Schedule A and improvements located on that land that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- d. "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.
- e. "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- f. "Proposed Amount of Insurance": Each dollar amount specified in Schedule A as the Proposed Amount of Insurance of each Policy to be issued pursuant to this Commitment.
- g. "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- h. "Public Records": The recording or filing system established under State statutes in effect at the Commitment Date under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.
- i. "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.
- j. "Title": The estate or interest in the Land identified in Item 3 of Schedule A.

2. If all of the Schedule B, Part I - Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:

- (a) the Notice;
- (b) the Commitment to Issue Policy;
- (c) the Commitment Conditions;
- (d) Schedule A;
- (e) Schedule B, Part I - Requirements; and
- (f) Schedule B, Part II - Exceptions; and
- (g) a countersignature by the Company or its issuing agent that may be in electronic form.

### 4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company is not liable for any other amendment to this Commitment.

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## 5. LIMITATIONS OF LIABILITY

- (a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
  - i. comply with the Schedule B, Part I - Requirements;
  - ii. eliminate, with the Company's written consent, any Schedule B, Part II - Exceptions; or
  - iii. acquire the Title or create the Mortgage covered by this Commitment.
- (b) The Company is not liable under Commitment Condition 5.a. if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- (c) The Company is only liable under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- (d) The Company's liability does not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Condition 5.a. or the Proposed Amount of Insurance.
- (e) The Company is not liable for the content of the Transaction Identification Data, if any.
- f. The Company is not obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I - Requirements have been met to the satisfaction of the Company.
- g. The Company's liability is further limited by the terms and provisions of the Policy to be issued to the Proposed Insured.

## 6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT; CHOICE OF LAW AND CHOICE OF FORUM

- a. Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- b. Any claim must be based in contract under the State law of the State where the Land is located and is restricted to the terms and provisions of this Commitment. Any litigation or other proceeding brought by the Proposed Insured against the Company must be filed only in a State or federal court having jurisdiction.
- c. This Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- d. The deletion or modification of any Schedule B, Part II - Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- e. Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
- f. When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

## 7. IF THIS COMMITMENT IS ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for closing, settlement, escrow, or any other purpose.

## 8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

## 9. CLAIMS PROCEDURES

This Commitment incorporates by reference all Conditions for making a claim in the Policy to be issued to the Proposed Insured. Commitment Condition 9 does not modify the limitations of liability in Commitment Conditions 5 and 6.

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## 10. ARBITRATION

The Policy contains an arbitration clause as follows:

- a. All claims and disputes arising out of or relating to this policy, including any service or other matter in connection with issuing this policy, any breach of a policy provision, or any other claim or dispute arising out of or relating to the transaction giving rise to this policy, may be submitted to binding arbitration only when agreed to by both the Company and the Insured. Arbitration must be conducted pursuant to the Title Insurance Arbitration Rules of the American Land Title Association ("ALTA Rules"). The ALTA Rules are available online at [www.alta.org/arbitration](http://www.alta.org/arbitration). The ALTA Rules incorporate, as appropriate to a particular dispute, the Consumer Arbitration Rules and Commercial Arbitration Rules of the American Arbitration Association ("AAA Rules"). The AAA Rules are available online at [www.adr.org](http://www.adr.org).
- b. *If there is a final judicial determination that a request for particular relief cannot be arbitrated in accordance with this Condition 18 (Condition 17 of the Loan Policy), then only that request for particular relief may be brought in court. All other requests for relief remain subject to this Condition 18 (Condition 17 of the Loan Policy).*
- c. Fees will be allocated in accordance with the applicable AAA Rules. The results of arbitration will be binding upon the parties. The arbitrator may consider, but is not bound by, rulings in prior arbitrations involving different parties. The arbitrator is bound by rulings in prior arbitrations involving the same parties to the extent required by law. The arbitrator must issue a written decision sufficient to explain the findings and conclusions on which the award is based. Judgment upon the award rendered by the arbitrator may be entered in any State or federal court having jurisdiction.

## STEWART TITLE GUARANTY COMPANY

All notices required to be given the Company and any statement in writing required to be furnished the Company shall be addressed to it at: Stewart Title Guaranty Company, P.O. Box 2029, Houston, Texas 77252-2029.

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# ALTA COMMITMENT FOR TITLE INSURANCE WITH FLORIDA MODIFICATIONS SCHEDULE A

ISSUED BY  
STEWART TITLE GUARANTY COMPANY

**Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:**

Issuing Agent: Stewart Title Company  
Issuing Office: 1727 E Fort King Street, Ocala, FL 34471  
ALTA® Universal ID:  
Loan ID Number: 25287470  
Commitment Number: 2684373  
Issuing Office File Number: 2684373  
Property Address: 2012 SE 50th Terrace, Ocala, FL 34480  
Revision Number:

1. Commitment Date: September 8, 2025 at 8:00AM
2. Policy to Be Issued: Proposed Amount of Insurance
  - a. 2021 ALTA® Owner's Policy with Florida Modifications \$300,000.00  
Proposed Insured: James Inman and Megan Inman
  - b. 2021 ALTA® Short Form Residential Loan - Current Assessments Policy with Florida Modifications \$179,950.00  
Proposed Insured: Luminate Bank, ISAOA/ATIMA
3. The estate or interest in the Land at the Commitment Date is:  
FEE SIMPLE
4. The Title is, at the Commitment Date, vested in  
Orlene G. Maze, the unmarried widow of John R. Maze as to a life estate and Orlene G. Maze as Trustee of the Orlene G. Maze Revocable Trust Agreement dated August 8, 2003 as the remainderman  
and, as disclosed in the Public Records, has been since May 9, 2017.
5. The land is described as follows:  
See Exhibit "A" Attached Hereto

## STEWART TITLE GUARANTY COMPANY

Carolyn O'Brien  
Authorized Countersignature

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**ALTA COMMITMENT FOR TITLE INSURANCE WITH FLORIDA MODIFICATIONS**  
**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

ISSUED BY  
STEWART TITLE GUARANTY COMPANY

**File No.:** 2684373

Lot 8, Block B, PINE OAK ESTATES, as per Plat thereof recorded in Plat Book U, Page 76, Public Records of Marion County, Florida.

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# ALTA COMMITMENT FOR TITLE INSURANCE WITH FLORIDA MODIFICATIONS

## SCHEDULE B – I

ISSUED BY  
STEWART TITLE GUARANTY COMPANY

### Requirements

File No.: 2684373

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. Affidavit from the seller (sale transaction) or borrower (refinance transaction) attesting:  
  
there are no matters pending against them that could give rise to a lien that would attach to the subject property between the effective date of the Commitment and the recording of instruments giving rise to the interest to be insured; and  
  
the affiants have not executed and will not execute any instruments that would adversely affect the title to the subject property or the lien of any mortgage to be insured pursuant to the Commitment.
6. The closing funds pertaining to the transaction must be disbursed by or at the direction of the Company or its agent.
7. An updated title examination, commencing as of the effective date of this Commitment, which shall be performed at or shortly prior to the closing of the transaction, should not reveal any title defects or other adverse matters not disposed of prior to closing to the satisfaction of the Company or its agent.
8. Record a Warranty Deed from Orlene G. Maze to the proposed insured buyer conveying the property in Schedule "A".  
NOTE: If the grantors are individuals, and the property is homestead property, the spouse of said grantor must join in the execution of the Deed/Mortgage. If not homestead, then a statement to that effect must be reflected on the Deed/Mortgage.
9. Mortgage executed by Proposed Insured Owner to the Proposed Insured Lender encumbering the lands described in Schedule A.  
NOTE: If the grantors are individuals, and the property is homestead property, the spouse of said grantor must join in the execution of the Deed/Mortgage. If not homestead, then a statement to that effect must be reflected on the Deed/Mortgage.
10. Affidavit from the current owner stating there are no open mortgages that would affect the subject property. The company reserves the right to make such additional requirements as it may deem necessary.
11. Intentionally Deleted.

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# ALTA COMMITMENT FOR TITLE INSURANCE WITH FLORIDA MODIFICATIONS

## SCHEDULE B – I

ISSUED BY  
STEWART TITLE GUARANTY COMPANY

12. Payment of any and all Special Assessments, Bills, Charges or Municipal Liens levied and/or assessed against subject property, which are currently due and payable, if any.

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# ALTA COMMITMENT FOR TITLE INSURANCE WITH FLORIDA MODIFICATIONS

## SCHEDULE B – PART II

ISSUED BY  
STEWART TITLE GUARANTY COMPANY

### Exceptions

File No.: 2684373

**Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.**

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I - Requirements are met.
2. Standard Exceptions:
  - a. Rights or claims of parties in possession not shown by the public records.
  - b. Easements, or claims of easements, not shown by the public records.
  - c. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey and inspection of the premises.
  - d. Any lien, or right to a lien, for services, labor, or material hereto or hereafter furnished, imposed by law and not shown by the public records.
  - e. Any adverse ownership claim by the State of Florida by right of sovereignty to any portion of the lands insured hereunder, including submerged, filled, and artificially exposed lands and lands accreted to such lands.

#### Special Exceptions:

3. General or special taxes and assessments for the year 2025 and subsequent years, which are not yet due and payable.
4. Any lien arising under Chapter 159, Florida Statutes, in favor of any city, town, village or port authority for unpaid service charges for service by any water system, sewer system or gas system servicing the lands described herein.
5. All matters shown on the plat recorded in Plat Book U, Page 76, Affidavit recorded in Official Records Book 1448, Page 1416, of the Public Records of Marion County, Florida.
6. Covenants, conditions, easements and restrictions recorded in Official Records Book 1081, Page 1834, and amended in Official Record Book 1170 Page 1660, of the Public Records of Marion County, Florida, together with all amendments thereto, which may provide for association dues, fees and/or assessments, prior approval of sale, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal, and any special assessments which may come due but omitting any such covenant based on race, color, religion, sex, familial status, national origin, handicap, sexual orientation, marital status, ancestry, source of income, disability, medical condition, or other unlawful basis.
7. Covenant including terms and conditions thereof as recorded in Official Records Book 1081, Page 1552, of the Public Records of Marion County, Florida.

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# ALTA COMMITMENT FOR TITLE INSURANCE WITH FLORIDA MODIFICATIONS

## SCHEDULE B – PART II

ISSUED BY  
STEWART TITLE GUARANTY COMPANY

8. Mineral Rights of Entry including terms and conditions thereof as recorded in Official Records Book 262, Page 384, and Quit Claim Deed recorded in Official Record Book 1215 Page 792, of the Public Records of Marion County, Florida.

NOTE: Overhead electrical lines which connect to the residence lie outside the designated easement.

9. Encroachment upon Easement by driveway, garage and fence appurtenant to the insured land as shown on plat of survey by Rick Whitt Surveying, Inc. dated August 05, 2025.
10. Encroachment of fence over property line appurtenant to the insured land as shown on plat of survey by Rick Whitt Surveying, Inc. dated August 05, 2025.

NOTE: The following is for informational purposes only and is provided without any assurance or guarantee. Taxes and assessments for the year 2024 under Tax I.D. Number R2967-002-008, showing a gross amount of \$1,840.95 were paid in the amount of \$1,785.72 on 12/17/2024.

NOTE: Title to the estate or interest shown in Schedule A was acquired by Warranty Deed from Orlene G. Maze, the unmarried widow of John R. Maze to Orlene G. Maze, the unmarried widow of John R. Maze as to a life estate and Orlene G. Maze as Trustee of the Orlene G. Maze Revocable Trust Agreement dated August 8, 2003 as the remainderman, recorded on 05/09/2017, in Official Records Book 6575, Page 1224.

The following 24 month chain of title is shown for informational purposes, Stewart does not insure the accuracy of the chain of title information and the insured listed in schedule A shall not rely on this information in reaching a determination on this loan transaction: None

Warranty Deed recorded on 06/16/1986, in Official Records Book 1355, Page 1577.

*This page is only a part of a 2021 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a countersignature by the Company or its issuing agent that may be in electronic form.*

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File No.: 2684373

FL010-UN ALTA Commitment for Title Insurance 2021 v. 01.00 (07-01-2021) with Florida Modifications

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## STEWART INFORMATION SERVICES CORPORATION GRAMM-LEACH BLILEY PRIVACY NOTICE

This Stewart Information Services Corporation Privacy Notice ("Notice") explains how we and our affiliates and majority-owned subsidiary companies (collectively, "Stewart," "our," or "we") collect, use, and protect personal information, when and to whom we disclose such information, and the choices you have about the use and disclosure of your information. Pursuant to Title V of the Gramm-Leach Bliley Act ("GLBA") and other Federal and state laws and regulations applicable to financial institutions, consumers have the right to limit some, but not all sharing of their personal information. Please read this Notice carefully to understand how Stewart uses your personal information.

The types of personal information Stewart collects, and shares depends on the product or service you have requested.

**Stewart may collect the following categories of personal and financial information from you throughout your transaction:**

1. Identifiers: Real name, alias, online IP address if accessing company websites, email address, account name, unique online identifier, or other similar identifiers.
2. Demographic Information: Marital status, gender, date of birth.
3. Personal Information and Personal Financial Information: Full name, signature, social security number, address, driver's license number, passport number, telephone number, insurance policy number, education, employment, employment history, bank account number, credit card number, debit card number, credit reports, or any other information necessary to complete the transaction.

**Stewart may collect personal information about you from:**

1. Publicly available information from government records.
2. Information we receive directly from you or your agent(s), such as your lender or real estate broker.
3. Information we receive from consumer reporting agencies and/or governmental entities, either directly from these entities or through others.

**Stewart may use your personal information for the following purposes:**

1. To provide products and services to you in connection with a transaction.
2. To improve our products and services.
3. To communicate with you about our affiliates', and others' products and services, jointly or independently.

**Stewart may use or disclose the personal information we collect for one or more of the following purposes:**

- To fulfill or meet the reason for which the information is provided.
- To provide, support, personalize, and develop our website, products, and services.
- To create, maintain, customize, and secure your account with Stewart.
- To process your requests, purchases, transactions, and payments and prevent transactional fraud.
- To prevent and/or process claims.
- To assist third party vendors/service providers who complete transactions or perform services on Stewart's behalf pursuant to valid service provider agreements.
- As necessary or appropriate to protect the rights, property or safety of Stewart, our customers, or others.
- To provide you with support and to respond to your inquiries, including to investigate and address your concerns and monitor and improve our responses.
- To help maintain the safety, security, and integrity of our website, products and services, databases and other technology-based assets, and business.
- To respond to law enforcement or regulator requests as required by applicable law, court order, or governmental regulations.
- Auditing for compliance with federal and state laws, rules, and regulations.
- Performing services including maintaining or servicing accounts, providing customer service, processing, or fulfilling orders and transactions, verifying customer information, processing payments.
- To evaluate or conduct a merger, divestiture, restructuring, reorganization, dissolution, or other sale or transfer of some or all our assets, whether as a going concern or as part of bankruptcy, liquidation, or similar proceeding, in which personal information held by us is among the assets transferred.

Stewart will not collect additional categories of personal information or use the personal information we collected for materially different, unrelated, or incompatible purposes without providing you notice.

### **Disclosure of Personal Information to Affiliated Companies and Nonaffiliated Third Parties**

Stewart does not sell your personal information to nonaffiliated third parties. Stewart may share your information with those you have designated as your agent throughout the course of your transaction (for example, your realtor, broker, or a lender). Stewart may disclose your personal information to non-affiliated third-party service providers and vendors to render services to complete your transaction.

We share your personal information with the following categories of third parties:

- Non-affiliated service providers and vendors we contract with to render specific services (For example, search companies, mobile notaries, and companies providing credit/debit card processing, billing, shipping, repair, customer service, auditing, marketing, etc.)
- To enable Stewart to prevent criminal activity, fraud, material misrepresentation, or nondisclosure.
- Stewart's affiliated and subsidiary companies.
- Parties involved in litigation and attorneys, as required by law.
- Financial rating organizations, rating bureaus and trade associations, taxing authorities, if required in the transaction.
- Federal and State Regulators, law enforcement and other government entities to law enforcement or authorities in connection with an investigation, or in response to a subpoena or court order.

The law does not require your prior authorization or consent and does not allow you to restrict the disclosures described above. Additionally, we may disclose your information to third parties for whom you have given us authorization or consent to make such disclosure. We do not otherwise share your Personal Information or browsing information with non-affiliated third parties, except as required or permitted by law.

### **Right to Limit Use of Your Personal Information**

You have the right to opt-out of sharing of your personal information among our affiliates to directly market to you. To opt-out of sharing your information with affiliates for direct marketing, you may send an "opt out" request to [OptOut@stewart.com](mailto:OptOut@stewart.com), or contact us through other available methods provided under "Contact Information" in this Notice. We do not share your Personal Information with nonaffiliates for their use to directly market to you without your consent.

### **How Stewart Protects Your Personal Information**

Stewart maintains physical, technical, and administrative safeguards and policies to protect your personal information.

### **Contact Information**

If you have specific questions or comments about this Notice, the ways in which Stewart collects and uses your information described herein, or your choices and rights regarding such use, please do not hesitate to contact us at:

**Phone:** Toll Free at 1-866-571-9270  
**Email:** [Privacyrequest@stewart.com](mailto:Privacyrequest@stewart.com)

**Postal Address:** Stewart Information Services Corporation  
Attn: Mary Thomas, Chief Compliance and Regulatory Officer  
1360 Post Oak Blvd., Ste. 100, MC #14-1  
Houston, TX 77056

## STEWART INFORMATION SERVICES CORPORATION PRIVACY NOTICE FOR CALIFORNIA RESIDENTS

Stewart Information Services Corporation and its affiliates and majority-owned subsidiary companies (collectively, "Stewart," "our," or "we") respect and are committed to protecting your privacy. Pursuant to the California Consumer Privacy Act of 2018 ("CCPA") and the California Privacy Rights Act of 2020 ("CPRA"), we are providing this **Privacy Notice** ("CCPA Notice"). This CCPA Notice explains how we collect, use, and disclose personal information, when and to whom we disclose such information, and the rights you, as a California resident have regarding your Personal Information. This CCPA Notice supplements the information contained in Stewart's existing privacy notice and applies solely to all visitors, users, consumers, and others who reside in the State of California or are considered California Residents as defined in the CCPA ("consumers" or "you"). All terms defined in the CCPA & CPRA have the same meaning when used in this Notice.

### **Personal and Sensitive Personal Information Stewart Collects**

Stewart has collected the following categories of personal and sensitive personal information from consumers within the last twelve (12) months:

- A. Identifiers.** A real name, alias, postal address, unique personal identifier, online identifier, Internet Protocol address, email address, account name, Social Security number, driver's license number, passport number, or other similar identifiers.
- B. Personal information categories listed in the California Customer Records statute (Cal. Civ. Code § 1798.80(e)).** A name, signature, Social Security number, address, telephone number, passport number, driver's license or state identification card number, insurance policy number, education, employment, employment history, bank account number, credit card number, debit card number, or any other financial information.
- C. Protected classification characteristics under California or federal law.** Age, race, color, ancestry, national origin, citizenship, marital status, sex (including gender, gender identity, gender expression), veteran or military status.
- D. Commercial information.** Records of personal property, products or services purchased, obtained, or considered, or other purchasing or consuming histories or tendencies.
- E. Internet or other similar network activity.** Browsing history, search history, information on a consumer's interaction with a website, application, or advertisement.
- F. Geolocation data**

Stewart obtains the categories of personal and sensitive information listed above from the following categories of sources:

- Directly and indirectly from customers, their designees, or their agents (For example, realtors, lenders, attorneys, brokers, etc.)
- Directly and indirectly from activity on Stewart's website or other applications.
- From third parties that interact with Stewart in connection with the services we provide.

### **Use of Personal and Sensitive Personal Information**

Stewart may use or disclose the personal or sensitive information we collect for one or more of the following purposes:

- a. To fulfill or meet the reason for which the information is provided.
- b. To provide, support, personalize, and develop our website, products, and services.
- c. To create, maintain, customize, and secure your account with Stewart.
- d. To process your requests, purchases, transactions, and payments and prevent transactional fraud.
- e. To prevent and/or process claims.
- f. To assist third party vendors/service providers who complete transactions or perform services on Stewart's behalf pursuant to valid service provider agreements.
- g. As necessary or appropriate to protect the rights, property or safety of Stewart, our customers, or others.
- h. To provide you with support and to respond to your inquiries, including to investigate and address your concerns and monitor and improve our responses.
- i. To personalize your website experience and to deliver content and product and service offerings relevant to your interests, including targeted offers and ads through our website, third-party sites, and via email or text message (with your consent, where required by law).
- j. To help maintain the safety, security, and integrity of our website, products and services, databases and other technology-based assets, and business.
- k. To respond to law enforcement or regulator requests as required by applicable law, court order, or governmental regulations.
- l. Auditing for compliance with federal and state laws, rules, and regulations.
- m. Performing services including maintaining or servicing accounts, providing customer service, processing, or fulfilling orders and transactions, verifying customer information, processing payments, providing advertising or marketing services or other similar services.
- n. To evaluate or conduct a merger, divestiture, restructuring, reorganization, dissolution, or other sale or transfer of some or all our assets, whether as a going concern or as part of bankruptcy, liquidation, or similar proceeding, in which personal information held by us is among the assets transferred.

Stewart will not collect additional categories of personal or sensitive information or use the personal or sensitive information we collected for materially different, unrelated, or incompatible purposes without providing you notice.

### **Disclosure of Personal Information to Affiliated Companies and Nonaffiliated Third Parties**

Stewart does not sell your personal information to nonaffiliated third parties. Stewart may share your information with those you have designated as your agent throughout the course of your transaction (for example, a realtor, broker, or a lender).

We share your personal information with the following categories of third parties:

- a. Service providers and vendors we contract with to render specific services (For example, search companies, mobile notaries, and companies providing credit/debit card processing, billing, shipping, repair, customer service, auditing, marketing, etc.)
- b. Affiliated Companies.
- c. Parties involved in litigation and attorneys, as required by law.
- d. Financial rating organizations, rating bureaus and trade associations.
- e. Federal and State Regulators, law enforcement and other government entities

In the preceding twelve (12) months, Stewart has disclosed the following categories of personal information:

- Category A: Identifiers
- Category B: California Customer Records personal information categories
- Category C: Protected classification characteristics under California or federal law
- Category D: Commercial Information
- Category E: Internet or other similar network activity
- Category F: Non-public education information

### **A. Your Consumer Rights and Choices Under CCPA and CPRA**

The CCPA and CPRA provide consumers (California residents as defined in the CCPA) with specific rights regarding their personal information. This section describes your rights and explains how to exercise those rights.

#### **i. Access to Specific Information and Data Portability Rights**

You have the right to request that Stewart disclose certain information to you about our collection and use of your personal information over the past 12 months. Once we receive and confirm your verifiable consumer request, Stewart will disclose to you:

- The categories of personal information Stewart collected about you.
- The categories of sources for the personal information Stewart collected about you.
- Stewart's business or commercial purpose for collecting that personal information.
- The categories of third parties with whom Stewart shares that personal information.
- The specific pieces of personal information Stewart collected about you (also called a data portability request).
- If Stewart disclosed your personal data for a business purpose, a listing identifying the personal information categories that each category of recipient obtained.

#### **ii. Deletion Request Rights**

You have the right to request that Stewart delete any personal information we collected from you and retained, subject to certain exceptions. Once we receive and confirm your verifiable consumer request, Stewart will delete (and direct our service providers to delete) your personal information from our records, unless an exception applies.

Stewart may deny your deletion request if retaining the information is necessary for us or our service providers to:

1. Complete the transaction for which we collected the personal information, provide a good or service that you requested, take actions reasonably anticipated within the context of our ongoing business relationship with you, or otherwise perform our contract with you.
2. Detect security incidents, protect against malicious, deceptive, fraudulent, or illegal activity, or prosecute those responsible for such activities.
3. Debug products to identify and repair errors that impair existing intended functionality.
4. Exercise free speech, ensure the right of another consumer to exercise their free speech rights, or exercise another right provided for by law.
5. Comply with the California Electronic Communications Privacy Act (Cal. Penal Code § 1546 seq.).
6. Engage in public or peer-reviewed scientific, historical, or statistical research in the public interest that adheres to all other applicable ethics and privacy laws, when the information's deletion may likely render impossible or seriously impair the research's achievement, if you previously provided informed consent.
7. Enable solely internal uses that are reasonably aligned with consumer expectations based on your relationship with us.
8. Comply with a legal obligation.
9. Make other internal and lawful uses of that information that are compatible with the context in which you provided it.

#### **iii. Opt-Out of Information Sharing and Selling**

Stewart does not share or sell information to third parties, as the terms are defined under the CCPA and CPRA. Stewart only shares your personal information as commercially necessary and in accordance with this CCPA Notice.

#### **iv. Correction of Inaccurate Information**

You have the right to request that Stewart correct any inaccurate information maintained about.



v. **Limit the Use of Sensitive Personal Information**

You have the right to limit how your sensitive personal information, as defined in the CCPA and CPRA is disclosed or shared with third parties.

**Exercising Your Rights Under CCPA and CPRA**

If you have questions or comments about this notice, the ways in which Stewart collects and uses your information described herein, your choices and rights regarding such use, or wish to exercise your rights under California law, please submit a verifiable consumer request to us by the available means provided below:

1. Emailing us at [OptOut@stewart.com](mailto:OptOut@stewart.com); or
2. Visiting <https://www.stewart.com/en/quick-links/ccpa-request.html>

Only you, or someone legally authorized to act on your behalf, may make a verifiable consumer request related to your personal information. You may also make a verifiable consumer request on behalf of your minor child, if applicable.

To designate an authorized agent, please contact Stewart through one of the methods mentioned above.

You may only make a verifiable consumer request for access or data portability twice within a 12-month period. The verifiable consumer request must:

- Provide sufficient information that allows us to reasonably verify you are the person about whom we collected personal information or an authorized representative.
- Describe your request with sufficient detail that allows us to properly understand, evaluate, and respond to it.

Stewart cannot respond to your request or provide you with personal information if we cannot verify your identity or authority to make the request and confirm the personal information relates to you.

Making a verifiable consumer request does not require you to create an account with Stewart.

**Response Timing and Format**

We endeavor to respond to a verifiable consumer request within forty-five (45) days of its receipt. If we require more time (up to an additional 45 days), we will inform you of the reason and extension period in writing.

A written response will be delivered by mail or electronically, at your option.

Any disclosures we provide will only cover the 12-month period preceding the verifiable consumer request's receipt. The response we provide will also explain the reasons we cannot comply with a request, if applicable.

Stewart does not charge a fee to process or respond to your verifiable consumer request unless it is excessive, repetitive, or manifestly unfounded. If we determine that the request warrants a fee, we will tell you why we made that decision and provide you with a cost estimate before completing your request.

**Non-Discrimination**

Stewart will not discriminate against you for exercising any of your CCPA rights. Unless permitted by the CCPA, we will not:

- Deny you goods or services.
- Charge you a different prices or rates for goods or services, including through granting discounts or other benefits, or imposing penalties.
- Provide you a different level or quality of goods or services.
- Suggest that you may receive a different price or rate for goods or services or a different level or quality of goods or services.

**Record Retention**

Your personal information will not be kept for longer than is necessary for the business purpose for which it is collected and processed. We will retain your personal information and records based on established record retention policies pursuant to California law and in compliance with all federal and state retention obligations. Additionally, we will retain your personal information to comply with applicable laws, regulations, and legal processes (such as responding to subpoenas or court orders), and to respond to legal claims, resolve disputes, and comply with legal or regulatory recordkeeping requirements.

**Changes to This CCPA Notice**

Stewart reserves the right to amend this CCPA Notice at our discretion and at any time. When we make changes to this CCPA Notice, we will post the updated Notice on Stewart's website and update the Notice's effective date.

**Link to Privacy Notice**

<https://www.stewart.com/en/privacy.html>

**Contact Information**

Stewart Information Services Corporation  
Attn: Mary Thomas, Chief Compliance and Regulatory Officer  
1360 Post Oak Blvd., Ste. 100, MC #14-1  
Houston, TX 77056



DAVID R ELLSPERMANN CLERK & COMPTROLLER MARION CO

DATE: 05/09/2017 02:43:17 PM

FILE #: 2017042111 OR BK 6575 PGS 1224-1227

REC FEES: \$35.50 INDEX FEES: \$0.00

DDS: \$0.70 MDS: \$0 INT: \$0

RECORD \$ 35.50  
DS \$ .70

RETURN TO: REUBEN S. WILLIAMS, IV  
ADDRESS: 954 E. SILVER SPRINGS BLVD.  
OCALA, FLORIDA 34470

**THIS INSTRUMENT PREPARED BY:**

NAME: REUBEN S. WILLIAMS, IV  
WILSON & WILLIAMS, P.A.  
954 E. SILVER SPRINGS BLVD., SUITE 101  
OCALA, FLORIDA 34470

Grantee S.S. No. \_\_\_\_\_

Property Appraiser's  
Parcel Identification No.

Grantee S.S. No. \_\_\_\_\_

**WARRANTY DEED TO TRUSTEE UNDER TRUST AGREEMENT  
PURSUANT TO SECTION 689.071, FLORIDA STATUTES**

**THIS INDENTURE WITNESSETH**, that the Grantor, **ORLENE G. MAZE**, the **unremarried widow of John R. Maze**, (hereinafter "Grantor") of the State of Florida, for and in consideration of Ten (\$10.00) Dollars, and other good and valuable consideration in hand paid, grants, bargains, sells, aliens, remises, releases, conveys and confirms unto **ORLENE G. MAZE** as **Trustee of the Orlene G. Maze Revocable Trust Agreement dated August 8, 2003** (hereinafter "Trustee") (mail tax bills to 2012 SE 50<sup>th</sup> Terrace, Ocala, Florida, 34480) \*all of her interest in the following described real estate in the County of **MARION** and State of Florida to-wit:

*Lot 8, Block B, PINE OAK ESTATES, as per plat thereof recorded in Plat Book U, Pages 76-77, Public Records of Marion County, Florida.*

**\*RESERVING A LIFE ESTATE UNTO GRANTOR FOR HER LIFETIME.**

Title to the lands described herein has not been examined by Wilson & Williams, P.A. and no warranty or other representation is made and no opinion (either express or implied) is given as to the marketability or condition of the title to the subject property, the quantity of lands included therein, the location of boundaries thereof, or the existence of liens, unpaid taxes, or encumbrances (This instrument was prepared and based solely upon information provided by grantor.)

**THIS TRANSFER IS SUBJECT TO MINIMUM DOCUMENTARY STAMP TAX BECAUSE IT IS A DEED TO A TRUSTEE FROM A GRANTOR WHO HAS A POWER TO REVOKE THE TRUST INSTRUMENT (FAC12B-4.013)(33)(i)**

SUBJECT TO:

1. Taxes and assessments for the year of conveyance and subsequent years.

TO HAVE AND TO HOLD the said property in fee simple upon the trust and for the uses and purposes herein and in said trust agreement set forth.

Full power and authority is hereby granted the Trustee to improve, subdivide, protect, conserve, sell, lease, encumber and otherwise manage and dispose of said property or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to resubdivide said property as often as desired, to contract to sell, to grant options to purchase, to sell on any terms, to convey either with or without consideration, to convey said property or any part thereof to a successor or successors in trust and to grant to such successor or successors in trust all of the title, estate, powers and authorities vested in said Trustee, to donate, to dedicate, to mortgage, pledge or otherwise encumber said property, or any part thereof, to lease said property, or any part thereof, from time to time, in possession or reversion, by leases to commence in praesenti or futuro, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 99 years, and to renew or extend leases upon any terms and for any period or periods of time and to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter, to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or in any part of the reversion and to contract respecting the manner of fixing the amount of present or future rentals, to partition or to exchange said property, or any part thereof, for other real or personal property, to submit said property to condominium, to grant easements or charges of any kind, to release, convey or assign any right, title or interest in or about or easement appurtenant to said premises or any part thereof, and to deal with said property and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

Any contract, obligation or indebtedness incurred or entered into by the Trustee in connection with said property shall be as Trustee of an express trust and not individually and the Trustee shall have no obligation whatsoever with respect to any such contract, obligation or indebtedness except only so far as the trust property in the actual possession of the Trustee shall be applicable for the payment and discharge thereof; and it shall be expressly understood that any representations, warranties, covenants, undertakings and agreements hereinafter made on the part of a Trustee, while in form purporting to be the representations, warranties, covenants, undertakings and agreements of said Trustee, are nevertheless made and intended not as personal representations, warranties, covenants, undertakings and agreements by a Trustee or for the purpose or with the intention of binding said Trustee personally, but are made and intended for the purpose of binding only the trust property specifically described herein; and that no personal liability or personal responsibility is assumed by nor shall at any time be asserted or enforceable against a Trustee individually on account of any instrument executed by or on account of any representation, warranty, covenant, undertaking or agreement of the said Trustee, either expressed or implied, all such personal liability, if any, being expressly waived and released and all persons and corporations whomsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this Deed.



In no case shall any party dealing with said Trustee in relation to said property, or to whom said property or any part thereof shall be conveyed, contract to be sold, leased or mortgaged by said Trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said property, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of said Trustee, or be obliged or privileged to inquire into any of the terms of said trust agreement; and every deed, trust deed, mortgage, lease or other instrument executed by said Trustee in relation to said property shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, (a) that at the time of the delivery thereof the trust created by this Indenture and by said trust agreement was in full force and effect, (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this Indenture and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder, (c) that the Trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and (d) if the conveyance is made to a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of its, his or their predecessor in trust.

The interest of each beneficiary under the trust agreement hereunder and of all persons claiming under them or any of them shall be only in the possession, earnings, avails and proceeds arising from the sale or other disposition of said property, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said property as such, but only an interest in the possession, earnings, avails and proceeds thereof as aforesaid.

In the event of the death or incapacity or resignation of the Trustee named herein, Steven Maze shall serve as successor Trustee; and upon the recording in the public records of Marion County, Florida, of: (a) a death certificate of a Trustee or of any successor Trustee, or (b) affidavits of two doctors setting forth the incapacity of any trustee, or (c) a trustees written statement releasing their rights as Trustee, title to the land described herein shall be deemed to be held by the successor Trustee and to pass to the successor Trustee without the requirement of recording any further or additional documents.

AND the grantor hereby covenants with said grantee that grantor is lawfully seized of said property in fee simple; that the grantor has good right and lawful authority to sell and convey said property; that the grantor hereby fully warrants the title to said property and will defend the same against the lawful claims of all persons whomsoever; and that said property is free of all encumbrances; except taxes accruing subsequent to December 31, 2016.

In Witness Whereof, the said Grantor has hereunto set his hand and seal this 8<sup>th</sup> day of May, 2017.

Signed and sealed in our presence  
as witnesses:

Sign Judith A. Macolino  
Print JUDITH A. MACOLINO

Sign Star J. Murphy  
Print Star J. Murphy

Grantor:

Sign Orlene G. Maze  
Print: ORLENE G. MAZE

Address: 2012 SE 50<sup>th</sup> Terrace  
Ocala, FL 34480

STATE OF FLORIDA  
COUNTY OF MARION

The foregoing instrument was acknowledged before me this 8<sup>th</sup> day of May, 2017, by **ORLENE G. MAZE, the unmarried widow of John R. Maze.**



Notary Public

Sign [Signature]  
Print:

State of Florida At Large (Seal)  
My Commission Expires:

Personally known \_\_\_\_\_

Produced Identification X

Type of Identification Produced Florida Driver License