

THIS INSTRUMENT PREPARED BY:

Joseph Hanratty
500 NE 8th Ave
Ocala, Fl. 34470

Property Appraiser's ID #:

DEED OF EASEMENT

This Deed of Easement ("Easement") is made and entered into as of the _____ day of _____, 2026 by and between Marion County, Florida, ("Grantor"), and Michael Vecchio ("Grantee") (Grantee's Mailing Address: 475 SW 80th Ave, Ocala, Fl. 34481).

NOW, THEREFORE, IN CONSIDERATION OF THE PREMISES, and the sum of One Dollar and No/100ths (\$1.00) and other good and valuable consideration in hand paid by Grantee to Grantor, the receipt and sufficiency of which is hereby acknowledged, Grantor does hereby **GRANT, BARGAIN, SELL AND CONVEY** unto Grantee, its successors and assigns, the following rights and interests located in the County of Marion, State of Florida, to wit:

Grant of Access, Ingress, and Egress to Grantee. The Grantor does hereby grant to Grantee, its successors and assigns, invitees, licensees, and agents a permanent, non-exclusive right of ingress and egress over and upon the Easement Area, subject to the terms hereof. The use of the term "non-exclusive" herein shall mean that the ingress, egress and access rights granted pursuant to this Agreement shall be subject to the contemporaneous and continuing right of the Grantor, its staff, patrons, licensees, and invitees to use the Easement Area for ingress, egress, and maintenance of the Water Retention Pond, piping and related facilities and structures ; in such manner as Grantor may determine to be necessary and/or appropriate from time to time.

1. **Easement Rights.** The rights set forth herein regarding the Access Ingress and Egress Easement are the "Easement Rights." Grantor agrees not to unreasonably interfere with the exercise of the Easement Rights by Grantee or its guests, agents, invitees or licensees. For the purposes of the Access Ingress and Egress Easement, the Grantor shall be entitled to occupy and use so much of the adjoining lands of Grantee as shall be reasonably necessary and appropriate on a temporary basis without liability for waste or trespass for the purposes of constructing improvements on or maintaining and repairing the aforesaid Water Retention Pond, piping and related facilities and structures. During the period of construction of Water Retention Pond, piping and related facilities and structures, Grantor shall provide temporary access to Grantee's property adjoining the easement including temporary driveway connections

2. Governing Law. This Deed of Easement shall be construed under and enforced in accordance with the laws of the State of Florida.

3. Further Assurances. Grantor agrees to execute and deliver to Grantee, upon demand, such further documents, instruments or conveyances and shall take such further actions as are reasonably necessary to effectuate this Deed of Easement.

4. Successors and Assigns. This Deed of Easement shall inure to the benefit of and be binding upon, the successors, executors, administrators, legal representatives and assigns of the parties hereto and shall run with the land for the benefit of Grantee, its successors in interest, assigns, patrons and/or agents.

5. Counterparts. This Deed of Easement may be executed in counterparts (including email and pdf), each of which shall be an original, but all of which together shall constitute one agreement.

6. Authority to Execute. Each person whose signature appears hereon represents, warrants and guarantees that he or she has been duly authorized and has full authority to execute this Deed of Easement on behalf of the party on whose behalf this Deed of Easement is executed.

[SIGNATURE PAGES FOLLOW]

In Witness Whereof, Grantor has signed and sealed these presents the day and year above written.

Signed, sealed and delivered as to Grantor
in the presence of:

GRANTORS:

Print Name: _____

Marion County

By: _____

Print Name: _____

STATE OF _____

COUNTY OF _____

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of ☐ physical presence or ☐ online notarization, this ____ day of ____, 2026, by Marion County through their designated representative _____. They (____) are personally known to me or (____) produced _____ as identification.

Notary Public
My Commission Expires:

In Witness Whereof, Grantee has signed and sealed these presents the day and year above written.

Signed, sealed and delivered as to Grantee
in the presence of:

Michael Vecchio

Print Name: _____

Print Name: _____

STATE OF _____

COUNTY OF _____

The foregoing instrument was sworn to (or affirmed) and subscribed before me by
means of ☐ physical presence or ☐ online notarization, this ____ day of ____, 2026,
by
Michael Vecchio. He (____) is personally known to me or (____) produced
as identification. _____

Notary Public

My Commission Expires:

EXHIBIT "A"

Access Easement Description