



# Marion County Board of Adjustment

**Date: 3/16/2021**

**BOA Hearing: 5/3/2021**

**Item Number**  
**210501V**

**Type of Application**  
Variance

**Request**

To reduce southwest (lake side) ESOZ setback from 75' to 32.9' for proposed addition to screen room for pool and deck in R-1 Single Family Residence Zoning.

**Applicant**

Jody Wilson

**Owner**

Jody Wilson

**Parcel #/Acreage**

4855-015-015/.72±

**Existing Zoning**

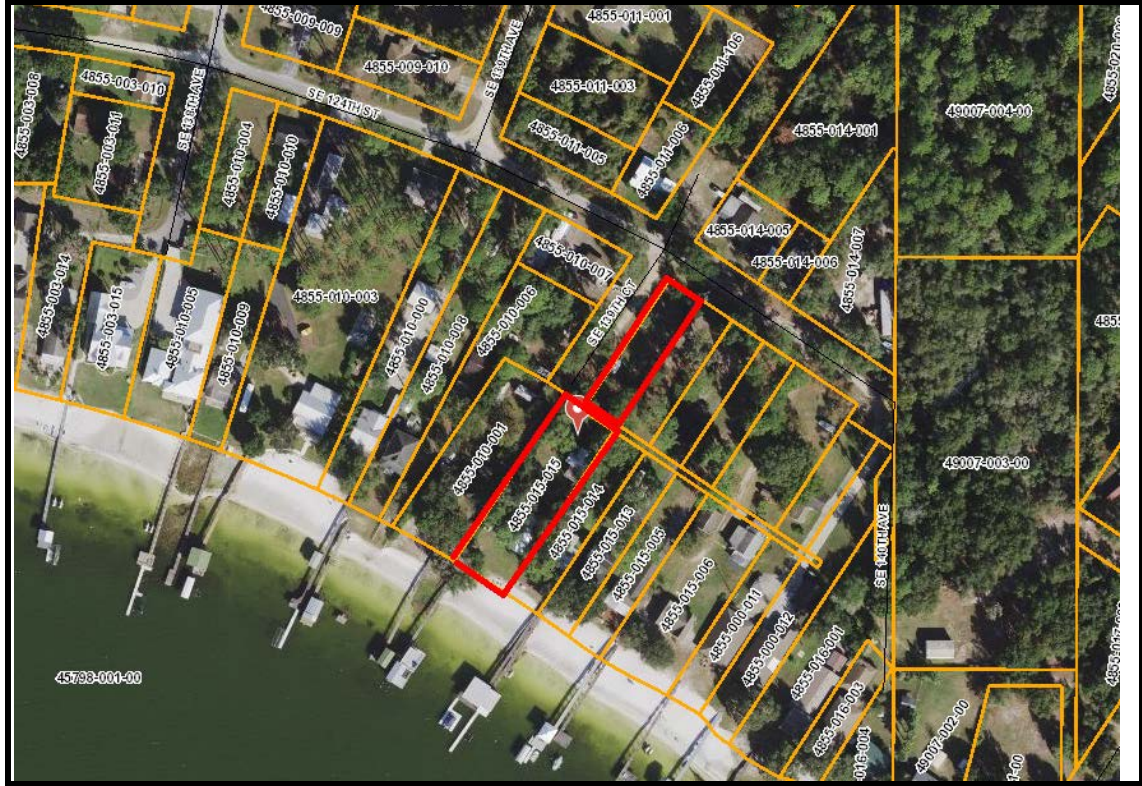
R-1 Single-Family Dwelling

**Existing Land Use**

Medium Residential

**Project Planner**

Cindy Gaughf,  
Zoning Technician



## Item Summary

Request for a reduction of southwest, lake side setback from 75' to 32.9' from the ordinary high water line for placement of a proposed addition to an existing screen room and to add a 20' x 31' pool with deck, as requested in accordance with the Marion County Land Development Code, Article 2, Division 9 "Variance", in a R-1 Single-Family Dwelling Zoning District. This site is located at 12449 SE 139<sup>th</sup> CT and is lot 1 block 15 of Lake Weir – Beach Section Subdivision. It is located on the Environmentally Sensitive Overlay Zone (ESOZ) lake of Lake Weir. The east side picture reflects a swale which is from the septic tank at the front of the house. The ESOZ plan will be addressed during the permitting process. There are two similar approved pool variances in this area shown under additional information.

**Additional Information**

**Springs Protection Zone:** Secondary Zone

**Environmentally Sensitive Overlay Zone:** Yes

**Farmland Preservation Area:** No

**Flood Zone Designation:** X & AE

**Utilities:**

**Water:** Well  
**Sewer:** Septic

**Previous Request(s) in the Surrounding Area:**

**Application**  
#160903V  
**Request:** Reduction of side setback from 8' to 1' for proposed carport in R-1 Single Family Residence Zoning at block 14 lots 5 & 6 addressed as 12381 SE 139<sup>th</sup> CT  
**Result:** Approved

**Application**  
#181201V  
**Request:** Reduction to reduce ESOZ setback from 75' to 49' for the purpose of building a swimming pool with a screened enclosure 14370 SE 131ST PL OCKLAWAHA.  
**Result:** Approved

**Location/Access**

The property is located on SE 139th CT, an unpaved County maintained road.

**Land Development Code Requirements**

**Sec. 5.2.4. - ESOZ development standards**

- A. Waterfront Setback. Setbacks on lots, parcels or tracts which have water frontage shall be 75 feet from the wetlands line or from the water boundary setback line, whichever is greater

ADJACENT PROPERTIES			
Direction of Adjacency	Future Land Use Designation	Zoning	Existing Use/MCPA Property Class
North	High Density Residential	R-1 Single-Family Dwelling	(01) Improved Residential
South	Lake Weir	Lake Weir	Lake Weir
East	Medium Density Residential	R-1 Single-Family Dwelling	(01) Improved Residential
West	Medium Density Residential	R-1 Single-Family Dwelling	(01) Improved Residential

**Photographs**



View from house looking south  
Toward proposed site (grass area)



View from west side looking east  
toward proposed site (grass area)

**Application**

#150705V

**Request:** Reduction of ESOZ setback from 75' to 55' from the water boundary setback line for proposed pool on Lake Weir 12765 SE 143RD AVE OCKLAWAHA.

**Result:** Approved

**Code Enforcement**

**Action:**

None



View from dock looking north toward the house



View east side looking west toward proposed site (grass area)





Marion County  
Board of County Commissioners

Growth Services • Zoning

2710 E. Silver Springs Blvd.  
Ocala, FL 34470  
Phone: 352-438-2675  
Fax: 352-438-2676

OFFICE USE ONLY

Received By: CS

Date Received: 2-11-21

# 210501V

VARIANCE APPLICATION AR#: 26293

Application #: 210501V  
FOR COUNTY USE ONLY

PA#: 4855-015-015

Parcel Account Number of Subject Property

THE UNDERSIGNED REQUESTS A VARIANCE AS REFERENCED IN SECTION 2.9 OF THE MARION COUNTY LAND DEVELOPMENT FOR THE PURPOSE OF:

Jody + Kara Wilson Reduce Setback on Lake Side From 75' ES02  
12449 SE 139th Ct Ocklawaha TO 32'9" for a 20' x 31' pool/decking

Section of Code requesting variance from: Set back

Legal Description (Please attach a copy of deed). Total Acreage of subject property: .72 +/- acres

Directions to subject property:

441 South to C-25 T/L TO OCKLAWAHA T/R 0138  
Street to 124th Street T/L House on Right 0 Deso End Sign

Please Note: **Property owner must sign this application:** Otherwise he/she must attach to this application written authorization naming an agent to act in his/her behalf.

Jody Wilson and Karla B. Wilson

(Print/Signature) Property Owner

(Print) Applicant or Agent

Address

Address

City, State, Zip Code

City, State, Zip Code

Contact Info: Phone, cell, e-mail address

Contact Info: Phone, cell, e-mail address

THE FILING FEE IS \$450 NON-REFUNDABLE. WE RECOMMEND THAT THE OWNER, APPLICANT OR AGENT BE PRESENT AT THE HEARING. IF NO REPRESENTATIVE IS PRESENT AND THE BOARD REQUIRES ADDITIONAL INFORMATION, THEY MAY DECIDE TO POSTPONE OR DENY THE REQUEST. NOTICE OF SAID HEARING WILL BE MAILED TO THE ABOVE ADDRESS. ALL INFORMATION GIVEN MUST BE CORRECT AND LEGIBLE TO BE PROCESSED. PLEASE NOTE THAT A WRITTEN PETITION (REFER TO PAGE 2 & 3) MUST BE PROVIDED WITH THIS APPLICATION, ALCNG WITH A SITE PLAN IN ORDER TO BE CONSIDERED COMPLETE. FOR FURTHER INFORMATION CONTACT THE MARION COUNTY GROWTH SERVICES.

STR MAP.294  
5 17 24 .72 acres

2021020080

AR 26293

"Meeting Needs by Exceeding Expectations"

R-1/MR

"Lake Wein-Berch Sec"



**WRITTEN PETITION FOR VARIANCE**

**WRITE YOUR ANSWERS IN THE SPACE PROVIDED AFTER EACH STATEMENT. PLEASE COMPLETE ALL REPLIES USING A SENTENCE FORM.** A VARIANCE FROM THE TERMS OF THESE REGULATIONS SHALL NOT BE GRANTED BY THE BOARD OF ADJUSTMENT UNLESS A WRITTEN PETITION FOR A VARIANCE IS SUBMITTED JUSTIFYING THE FOLLOWING:

**A. Special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures or buildings with the same zoning classification and land use area.**

*Applicant's justification:*

TO ADD 20' X 31' POOL DECK AT END OF EXISTING  
SCREEN ROOM 32' FROM HIGH WATER LINE.  
THERE IS PLENTY OF ROOM FOR RETENTION & REHABILITATION

**B. The special conditions and circumstances do not result from the actions of the applicant.**

*Applicant's justification:*

THE HOUSE WAS BUILT IN 1958. IT WAS EXISTING  
THE POOL WILL ADD TO THE VALUE OF THE NEIGHBORHOOD  
AND THE WATER LEVEL HAS NEVER GOTTEN CLOSE TO THE  
HIGH WATER LINE EVEN DURING THE HURRICANES IN 2003  
THERE IS PLENTY OF ROOM FOR RETENTION

**C. Literal interpretation of the provisions of applicable regulations would deprive the applicant of rights commonly enjoyed by other properties with the same zoning classification and land use are under the terms of said regulations and would work unnecessary and undue hardship on the applicant.**

*Applicant's justification:*

THE POOL WILL ENHANCE THE AREA AND WILL NOT  
BLOCK THE LAKE FROM NEIGHBORS. THE RUN OFF CAN  
BE CONTAINED.

D. The Variance, if granted, is the minimum Variance that will allow the reasonable use of the land, building or structure.

*Applicant's justification:*

The Dimensions Are minimum to what  
is needed To fit in Desired Space

E. Granting the Variance requested will not confer on the applicant any special privilege that is denied by these regulations to other lands, buildings or structures in the same zoning classification and land use area.

*Applicant's justification:*

This will not Cause A Nuisance to  
Adjacent Property Owners. It will Enhance the  
Neighborhood

True

F. The granting of the Variance will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

*Applicant's justification:*

This Variance will make it Possible to  
Build a pool And will not Cause A Nuisance  
to Neighbors

True.



**Villie M. Smith, CFA, ASA**

Marion County Property Appraiser

501 SE 25th Avenue, Ocala, FL 34471 Telephone: (352) 368-8300 Fax: (352) 368-8336



#210501 ✓

**2020 Certified Assessment Roll****4855-015-015**

GOOGLE Street View

Prime Key: 1168651

MAP IT - BETA MAP IT+ -Property Information

WILSON JODY ALLEN

WILSON KARLA B

PO BOX 1377

SILVER SPRINGS FL 34489-1377

Taxes / Assessments: \$5,012.32

Map ID: 294

Millage: 9001 - UNINCORPORATEDM.S.T.U.PC: 08✓ Acres: .72More SitusSitus: 12449 SE 139TH CT  
OCKLAWAHACurrent Value

Land Just Value	\$200,925
Buildings	\$61,317
Miscellaneous	\$5,636
Total Just Value	\$267,878
Total Assessed Value	\$267,878
Exemptions	\$0
Total Taxable	\$267,878

Ex Codes:History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2020	\$200,925	\$61,317	\$5,636	\$267,878	\$267,878	\$0	\$267,878
2019	\$218,785	\$59,760	\$5,742	\$284,287	\$284,287	\$0	\$284,287
2018	\$205,390	\$57,756	\$5,900	\$269,046	\$269,046	\$0	\$269,046

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
6054/1322	06/2014	07 WARRANTY	7 PORTIONUND INT	U	I	\$131,700
6054/1320	06/2014	05 QUIT CLAIM	7 PORTIONUND INT	U	I	\$100
3435/0544	06/2003	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	\$295,000
3128/0384	03/2002	08 CORRECTIVE	0	U	I	\$100
2524/1105	07/1998	05 QUIT CLAIM	0	U	I	\$100
2457/1170	11/1997	94 ROAD AB	0	U	I	\$100
UNRE/CERT	09/1996	71 DTH CER	0	U	I	\$100

Property Description

SEC 05 TWP 17 RGE 24

PLAT BOOK C PAGE 054

LAKE WEIR-BEACH SEC

COM AT THE SW COR OF LOT 15 BLK 15 TH NELY TO THE NW COR OF  
LOT 1 BLK 15 TH ELY WITH THE N BDY LINE OF SAID LOT 1 BLK 15



50 FT TH SWLY IN A STRAIGHT LINE TO THE SE COR OF SAID LOT  
 15 TO BLK 15 TH WLY IN A STRAIGHT LINE TO THE POB EXC A  
 10 FT ALLEY BETWEEN LOTS 4 AND 15 BLK 15 AKA: ALL OF LOT 15  
 AND THE W 1/3 OF OF LOTS 1.2.3 AND 4 BLK 15 & THAT PART OF  
 LAKE SHORE DR ABUTTING LOT 15 ON THE SLY BDY THEREOF AND  
 LYING N OF THE SHORE LINE OF LAKE WEIR INCLUDING WITHIN  
 THE PROJECTION OF THE SWLY AND NELY LINE OF SAID LOT 15  
 & COM AT NW COR OF LOT 15 BLK 15 POINT BEING POB;  
 TH S 33-13-00 W ALONG S'LY PROJECTION OF E'LY ROW LINE OF  
 VITORIA AVE (N/K/A SE 139TH CT) 256.05 FT TO POINT ON  
 ORDINARY HIGH WATER LINE OF LAKE WEIR TH S 87-15-28 W ALONG  
 ORDINARY HIGH WATER LINE 37.065 FT TO POINT ON S'LY  
 PROJECTION OF CNTRLIN OF VICTORIA AVE (N/K/A SE 139TH CT)  
 TH N 33-13-00 E ALONG S'LY PROJECTION OF CNTRLIN OF  
 VICTORIA AVE (N/K/A SE 139TH CT) 281.59 FT TH S 49-36-41 E  
 30.235 FT TO POB

Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
0130		50.0	460.0	R1	50.00	FF	2,250.0000	1.00	1.15	1.00	129,375	129,375
0130		30.0	269.0	R1	30.00	FF	2,250.0000	1.00	1.06	1.00	71,550	71,550
Neighborhood 8090 - LAKE WEIR											Total Land - Class \$200,925	
Mkt: 10 70											Total Land - Just \$200,925	

Traverse

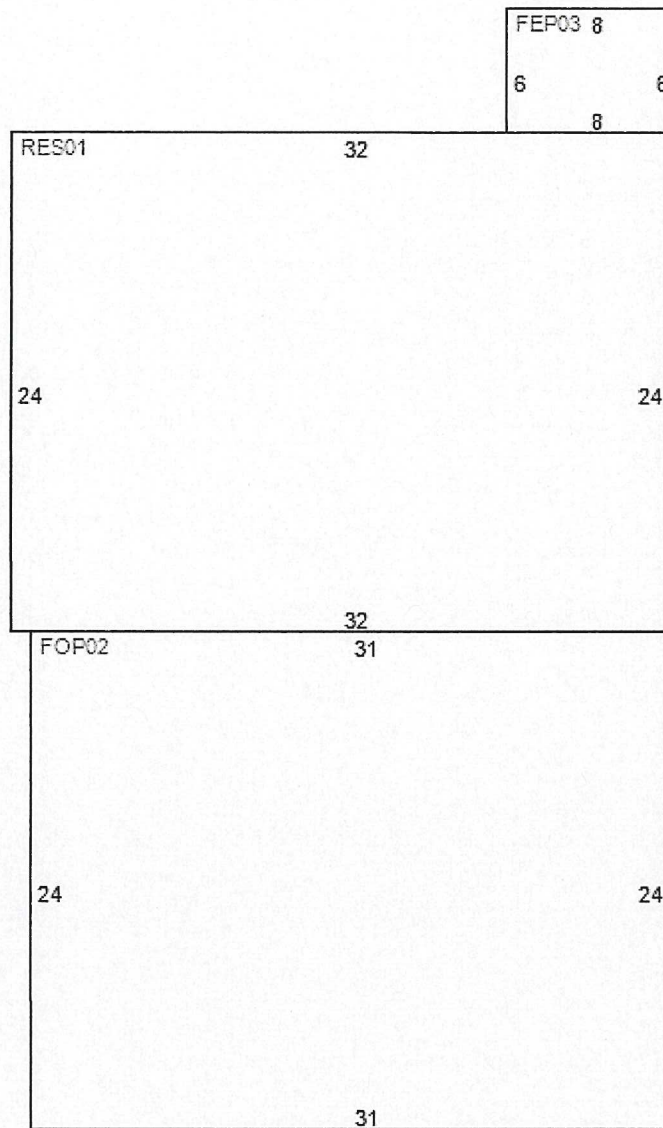
**Building 1 of 2**

RES01=L32U24R32D24.

FOP02=L31D24R31U24.U24



FEP03=U6L8D6R8.

Building Characteristics

**Improvement** 1F - SFR- 01 FAMILY RESID  
**Effective Age** 5 - 20-24 YRS  
**Condition** 4  
**Quality Grade** 400 - FAIR  
**Inspected on** 12/29/2016 by 187

**Year Built** 1958  
**Physical Deterioration** 0%  
**Obsolescence: Functional** 0%  
**Obsolescence: Locational** 0%  
**Architecture** 0 - STANDARD SFR  
**Base Perimeter** 112

TypeID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
RES 0129	- VINYL SIDING	1.00	1958	N	0 %	0 %	768	768
FOP 0201	- NO EXTERIOR	1.00	1958	N	0 %	0 %	744	744
FEP 0329	- VINYL SIDING	1.00	1958	N	0 %	0 %	48	48

Section: 1

<b>Roof Style:</b> 10 GABLE	<b>Floor Finish:</b> 42 CERAMIC/PORCELAIN	<b>Bedrooms:</b> 1	<b>Blt-In Kitchen:</b> Y
<b>Roof Cover:</b> 16 GALVANIZED	TILE	<b>4 Fixture Baths:</b>	<b>Dishwasher:</b> N
MTL	<b>Wall Finish:</b> 16 DRYWALL-PAINT	0	<b>Garbage Disposal:</b> N
<b>Heat Meth 1:</b> 22 DUCTED FHA	<b>Heat Fuel 1:</b> 10 ELECTRIC	<b>3 Fixture Baths:</b>	<b>Garbage Compactor:</b>
<b>Heat Meth 2:</b> 00	<b>Heat Fuel 2:</b> 00	1	N
<b>Foundation:</b> 6 MONOLITC SLAB	<b>Fireplaces:</b> 0	<b>2 Fixture Baths:</b>	<b>Intercom:</b> N
<b>A/C:</b> Y			<b>Vacuum:</b> N

0

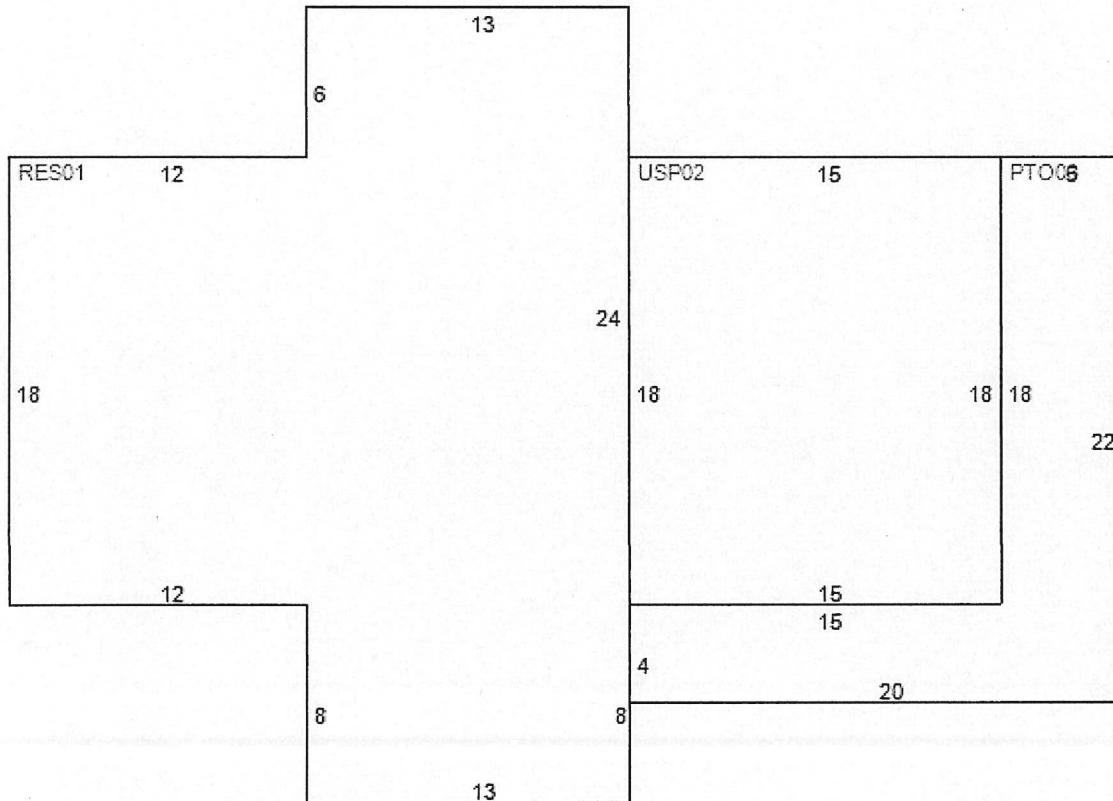
Extra Fixtures: 2

Traverse**Building 2 of 2**

RES01=D8L13U8L12U18R12U6R13D24.

USP02=R15U18L15D18.

PTO03=R15U18R5D22L20U4.

Building Characteristics

**Improvement** 1F - SFR- 01 FAMILY RESID  
**Effective Age** 6 - 25-29 YRS  
**Condition** 4  
**Quality Grade** 400 - FAIR  
**Inspected on** 12/29/2016 by 187

**Year Built** 1963  
**Physical Deterioration** 0%  
**Obsolescence: Functional** 0%  
**Obsolescence: Locational** 0%  
**Architecture** 0 - STANDARD SFR  
**Base Perimeter** 114

TypeID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
RES 0129	- VINYL SIDING	1.00	1963	N	0 %	0 %	632	632
USP 0201	- NO EXTERIOR	1.00	1963	N	0 %	0 %	270	270



PTO 0301 - NO EXTERIOR 1.00 2004 N 0 % 0 % 170 170

**Section: 1**

<b>Roof Style:</b> 10 GABLE	<b>Floor Finish:</b> 34 HARDWD ON CONC	<b>Bedrooms:</b> 1	<b>Blt-In Kitchen:</b> Y
<b>Roof Cover:</b> 16 GALVANIZED MTL	<b>Wall Finish:</b> 16 DRYWALL-PAINT	<b>4 Fixture Baths:</b> 0	<b>Dishwasher:</b> N
<b>Heat Meth 1:</b> 22 DUCTED FHA	<b>Heat Fuel 1:</b> 10 ELECTRIC	<b>3 Fixture Baths:</b> 1	<b>Garbage Disposal:</b> N
<b>Heat Meth 2:</b> 00	<b>Heat Fuel 2:</b> 00	<b>2 Fixture Baths:</b> 0	<b>Garbage Compactor:</b> N
<b>Foundation:</b> 3 PIER	<b>Fireplaces:</b> 0	<b>Extra Fixtures:</b> 2	<b>Intercom:</b> N
<b>A/C:</b> Y			<b>Vacuum:</b> N

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
190 SEPTIC 1-5 BTH	1.00	UT	99	1968	1	0.0	0.0
030 DOCK WOOD	1,019.00	SF	10	2004	1	0.0	0.0
190 SEPTIC 1-5 BTH	1.00	UT	99	1971	1	0.0	0.0
256 WELL 1-5 BTH	1.00	UT	99	1996	2	0.0	0.0
114 FENCE BOARD	192.00	LF	10	1996	1	24.0	8.0
BTH BOAT HOUSE	338.00	SF	40	2004	1	26.0	13.0
DCK DECK-WOOD	550.00	SF	40	2004	1	22.0	25.0
DCK DECK-WOOD	160.00	SF	40	2004	1	10.0	16.0
114 FENCE BOARD	32.00	LF	10	2009	4	4.0	8.0
156 PAVING BRICK	144.00	SF	20	1998	1	0.0	0.0

Total Value - \$5,636

Appraiser Notes

BLDG #1 (12515 SE 139TH CT)  
 BLDG #2 (12499 SE 139TH CT)  
 UDU ,UDC,184 N/A  
 ADDITION (FOP) FOR 2017

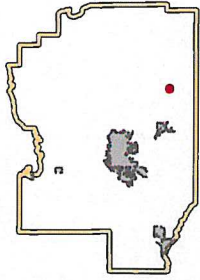
Planning and Building\*\* Permit Search \*\*

Permit Number	Amount	Issued Date	Complete Date	Description
2016050912	\$15,000	5/1/2017	12/12/2017	FRUSS ROOF ON LANAI
M050148	\$15,000	5/1/2002	7/1/2002	DOCK/BOATHOUSE

Cost/Market Summary

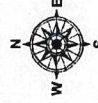
Buildings R.C.N.	\$91,785	1/5/2017				
Total Depreciation	(\$30,468)					
Bldg - Just Value	\$61,317		<b>Bldg Nbr</b>	<b>RCN</b>	<b>Depreciation</b>	<b>Depreciated</b>
Misc - Just Value	\$5,636	7/1/2016	1	\$51,508	(\$15,968)	\$35,540
Land - Just Value	\$200,925	5/8/2020	2	\$40,277	(\$14,500)	\$25,777
Total Just Value	\$267,878	.				





**Legend**

- Urban Growth Boundary
- Address Search Results
- Streets
- Parcels
- Municipalities
- Marion County

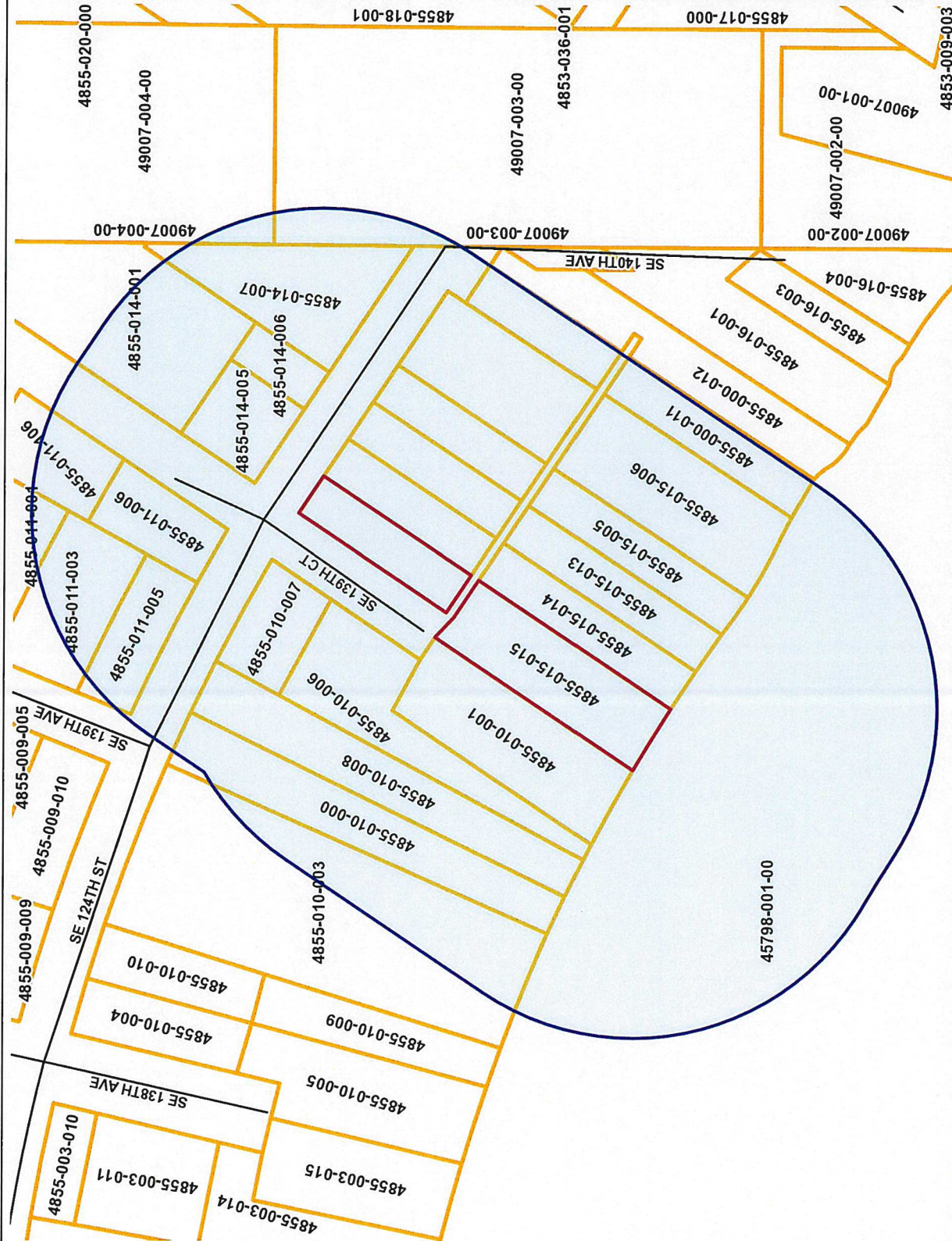


1: 2,012  
1 in = 0.03 Miles

**Notes**

C/O: n/a  
AGENT: n/a

Creation Date: 3/16/2021



0.1 0 0.03 0.1 Miles

Projected Coordinate System: NAD\_1983\_StatePlane\_Florida\_West\_FIPS\_0902\_Feet

Created By: dp

This map was produced by a Marion County employee using an online internal mapping viewer. All GIS features provided through the Marion County online mapping viewer are to be considered a generalized spatial representation which is subject to revisions. The GIS features shown hereon are not to be used as legal descriptions. For confirmation of details related to the GIS features, please contact the appropriate department or constitutional office.



#210501V

Page: ← 1 → Rotate Left Rotate Right Reset PDF / Print Page PDF / Print All Pages


DAVID R ELLSPERMANN CLERK &amp; COMPTROLLER MARION CO

DATE: 06/17/2014 09:48:43 AM

FILE #: 2014057228 OR BK 6054 Pgs 1322-1323

REC FEES: \$18.50 INDEX FEES: \$0.00

DDS: 921.90 MDS: 0 INT: 0

Prepared by and return to:

Lauren E. Merriam, III

Attorney at Law

Blanchard, Merriam, Adel &amp; Kirkland, P.A.

4 Southeast Broadway

Ocala, FL 34471

352-732-7218

File Number: 11680-25790

Will Call No.:

[Space Above This Line For Recording Data]

**Warranty Deed**

This Warranty Deed made this 10th day of June, 2014 between Sue M. Mosley, an unmarried person whose post office address is 5184 SE 20th Street, Ocala, FL 34480, grantor, and Karla B. Wilson and Jody Allen Wilson, husband and wife whose post office address is P.O. Box 1377, Silver Springs, FL 34489-1377, grantee:

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

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Marion County, Florida to-wit:

Commencing at the SW corner of Lot 15, in Block 15, LAKE WEIR BEACH SECTION, according to Plat thereof recorded in Plat Book C, Pages 54 and 55, Public Records of Marion County, Florida; thence Northeasterly to the NW Corner of Lot 1 in said Block 15, thence Easterly with the North boundary line of said Lot 1 in said Block 15, 50 feet, thence Southwesterly in a straight line to the SE Corner of said Lot 15 in said Block 15, thence Westerly in a straight line to the Point of Beginning, EXCEPT a 10 foot alley between Lots 4 and 15 of Block 15 of said subdivision; also described as: All of Lot 15 and the West 1/3 of Lots 1, 2, 3 and 4, of Block 15, of LAKE WEIR BEACH SECTION, according to plat thereof recorded in Plat Book C, Pages 54 and 55, of the Public Records of Marion County, Florida, AND

That portion of Lake Shore drive abutting Lot 15 on the Southerly boundary thereof, and lying North of the shore line of Lake Weir, including within the projection of the Southwesterly and Northeasterly line of said Lot 15.

TOGETHER WITH a portion of Victoria Avenue and Lake Shore Drive of LAKE WEIR BEACH SECTION, being more particularly described as follows:

Commence at the Northwest corner of Lot 15, Block 15 of Lake Weir Beach Section, as per plat thereof recorded in Plat Book C, Page 54, Public Records of Marion County, Florida, said point also being the Point of Beginning; thence S. 33°13'00" W., along the Southerly projection of the Easterly right-of-way line of Victoria Avenue (now known as SE 139th Court) a distance of 256.05 feet to a point on the ordinary high water line of Lake Weir; thence S. 87°15'28" W., along said ordinary high water line a distance of 37.065 feet to a point on the Southerly projection of the centerline of Victoria Avenue (Now known as SE 139 Court), thence N. 33°13'00" E., along the Southerly projection of the centerline of Victoria Avenue (now known as Southeast 139th Court) a distance of 281.59'; thence departing said centerline S. 49°36'41" E., 30.235 feet to the Point of Beginning.

Parcel Identification Number: 4855-015-015

**SUBJECT TO:**

1. Taxes and assessments for the year 2014 and subsequent years, which are not yet due and payable.
2. All matters appearing on the Plat of Lake Weir Beach Section, as recorded in Plat Book C, Page(s) 54 and 55, Public Records of Marion County, Florida, provided this does not reimpose any of the above matters.

The land described herein is not the homestead of the grantor(s), and neither the grantor(s) nor the grantor(s) spouse, nor anyone for whose support the grantor(s) is responsible, resides on or adjacent to said land.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the

land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2013.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Name: [Signature]  
 Witness Name: Anna E. Acerno

Sue M. Mosley (Seal)

State of Florida  
 County of Marion

The foregoing instrument was acknowledged before me this 10th day of June, 2014 by Sue M. Mosley, who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]

[Signature]  
 Notary Public  
 Printed Name: Anna E. Acerno  
 My Commission Expires: 8/2/14

