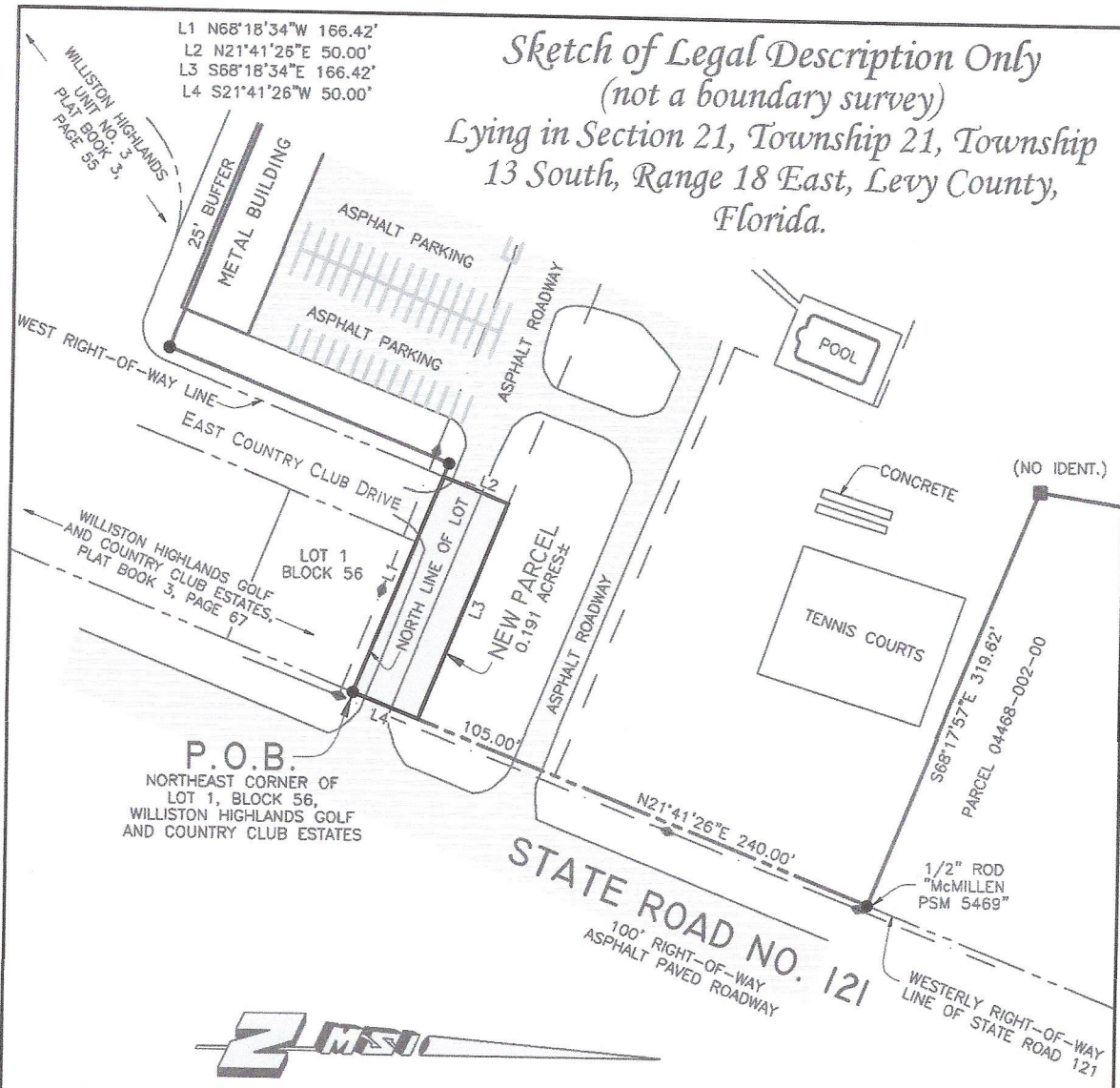


Sketch of Legal Description Only
 (not a boundary survey)
 Lying in Section 21, Township 21, Township
 13 South, Range 18 East, Levy County,
 Florida.



P.O.B.
 NORTHEAST CORNER OF
 LOT 1, BLOCK 56,
 WILLISTON HIGHLANDS GOLF
 AND COUNTRY CLUB ESTATES




Description: (by surveyor) - Quit Claim to County

A part of lands described in O.R.B. 1211, page 916 of the Public Records of Levy County, Florida; lying in Section 21, Township 13 South, Range 18 East, Levy County, Florida; being more particularly described as follows:

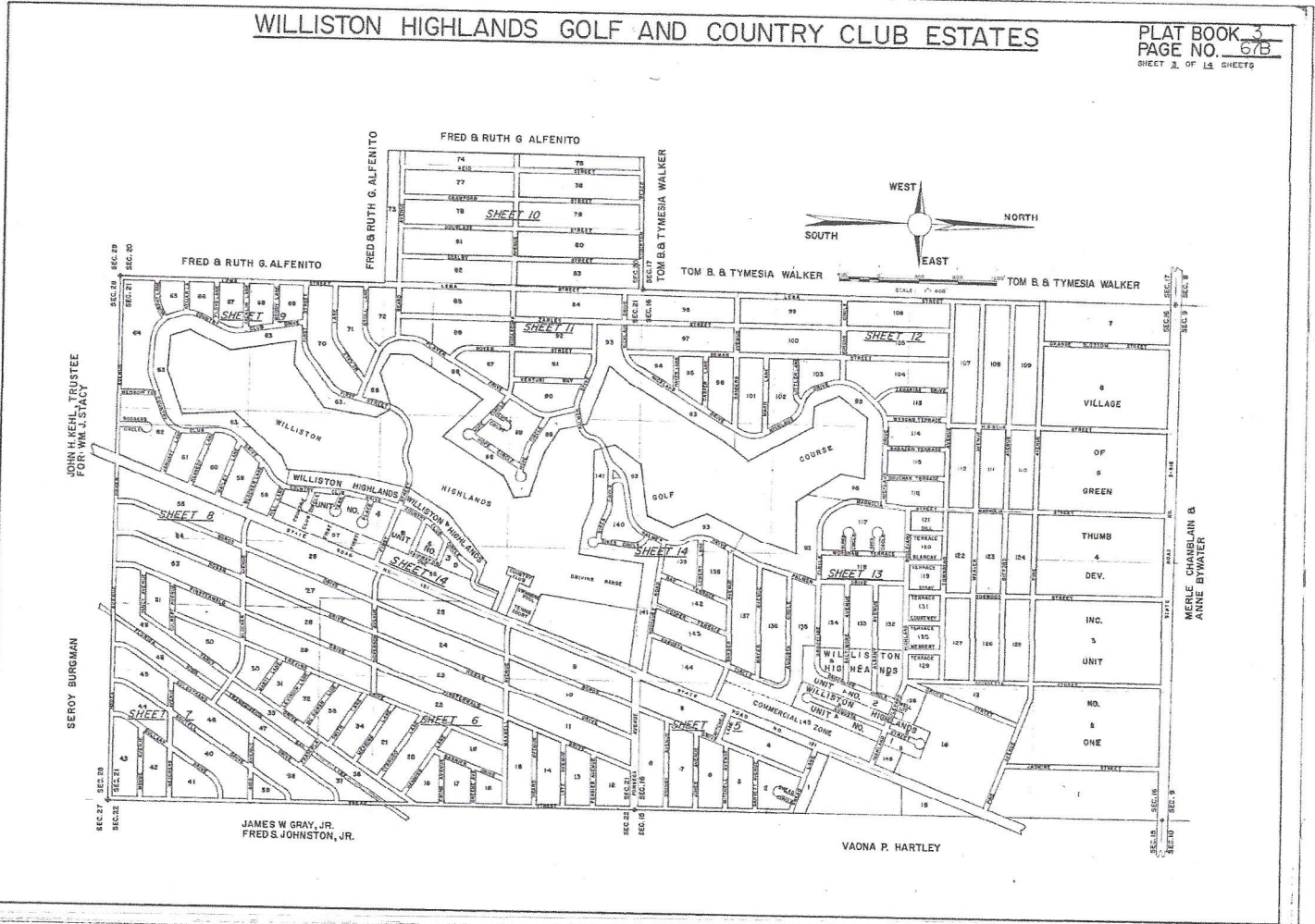
Begin at the Northeast corner of Lot 1, Block 56, Williston Highlands Golf and Country Club Estates, according to the plat thereof, as recorded in Plat Book 3, Page 67, said Public Records said point lying on the Westerly right-of-way line of State Road No. 121; and run thence North 68°18'34"West, along the North line of said Lot 1 and its northwesterly extension thereof, a distance of 166.42 feet to the West right-of-way line of West Country Club Drive; thence North 21°41'26"East, a distance of 50.00 feet; thence South 68°18'34"East, a distance of 166.42 feet to the said Westerly right-of-way line of State Road No. 121; thence South 21°41'26"West, along said Westerly right-of-way line, a distance of 50.00 feet to the said Point-of-Beginning.

Containing 0.191 Acres, more or less.

Prepared By:  McMILLEN SURVEYING, INC. 444 N.W. Main Street Williston, Florida, 32696 Office: 352 528-6277	For more information please visit our website www.mcsurveying.com or email us at info@mcsurveying.com	Florida Professional Surveyor and Mapper License No. LS 5469 Florida Professional Surveyor and Mapper Business License No. LS 8041 NOT VALID WITHOUT THE SIGNATURE & ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER	CERTIFIED TO: MEGAWATTS HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY Scale: 1"=100' Proj. No. 23-281A Drawn: S.M.M. Chk'd: S.M.M. Dwg. Name: 23-281A Signing Date: 09/26/23 Field Book: N/A Pages: N/A
	This survey meets the Standards of Practice set forth by the Florida Board of Surveyors & Mappers, pursuant to Chapter 5J-17, Florida Administrative Code.	Digitally signed by Stephen M. McMillen, P.S.M. Date: 2023.09.26 08:28:36 -0400'	

WILLISTON HIGHLANDS GOLF AND COUNTRY CLUB ESTATES

PLAT BOOK 3
PAGE NO. 67B
SHEET 3 OF 14 SHEETS



3
4

2# 67B

DRAFT

Prepared by and return to:
Joanna R. Colvin

Norm D. Fugate, P.A.
248 NW Main Street P. O. Box 98
Williston, FL 32696
352-528-0019
File Number: 3927-001

[Space Above This Line For Recording Data]

Quit Claim Deed

This Quit Claim Deed made this ___ day of October, 2023 between Jones Golf Management Inc., a Florida corporation whose post office address is 13750 East Levy Street, Williston, FL 32696, grantor, and the Board of Commissioners of Levy County, Florida, a political subdivision of the State of Florida whose post office address is PO Box 310, Bronson, Florida 32621, 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 TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim to the said grantee, and grantee's heirs and assigns forever, all the right, title, interest, claim and demand which grantor has in and to the following described land, situate, lying and being in Levy County, Florida to-wit:

A part of lands described in O.R.B. 1211, page 916 of the Public Records of Levy County, Florida; lying in Section 21, Township 13 South, Range 18 East, Levy County, Florida; being more particularly described as follows:

Begin at the Northeast corner of Lot 1, Block 56, Williston Highlands Golf and Country Club Estates, according to the plat thereof, as recorded in Plat Book 3, Page 67, said Public Records said point lying on the Westerly right-of-way line of State Road No. 121; and run thence North 68°18'34"West, along the North line of said Lot 1 and its northwesterly extension thereof, a distance of 166.42 feet to the West right-of-way line of West Country Club Drive; thence North 21°41'26"East, a distance of 50.00 feet; thence South 68°18'34"East, a distance of 166.42 feet to the said Westerly right-of-way line of State Road No. 121; thence South 21°41'26"West, along said Westerlyright-of-way line, a distance of 50.00 feet to the said Point-of-Beginning.

The preparer has not examined the legal description or the title to the lands conveyed, nor does the preparer represent either party and assumes no liability therefor.

To Have and to Hold, the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of grantors, either in law or equity, for the use, benefit and profit of the said grantee forever.

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:

Jones Golf Management, Inc.

By: _____
Randall L. Jones, II, President

Witness Name: _____

Witness Name: _____

(Corporate Seal)

State of Florida
County of Levy

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 27th day of October, 2023 by Randall L. Jones, II, President of Jones Golf Management, Inc., on behalf of the corporation. He/she is personally known to me or has produced a driver's license as identification.

[Notary Seal]

Notary Public _____

Printed Name: _____

My Commission Expires: _____

DRAFT

Prepared by and return to:
Joanna R. Colvin

Norm D. Fugate, P.A.
248 NW Main Street, P. O. Box 98
Williston, FL 32696
352-528-0019
File Number: 3927-001

[Space Above This Line For Recording Data]

Quit Claim Deed

This Quit Claim Deed made this ____ day of October, 2023 between the Board of Commissioners of Levy County, Florida, a political subdivision of the State of Florida whose post office address is PO Box 310, Bronson, Florida 32621, grantor, and Jones Golf Management Inc., a Florida corporation whose post office address is 13750 East Levy Street, Williston, FL 32696, 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 TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim to the said grantee, and grantee's heirs and assigns forever, all the right, title, interest, claim and demand which grantor has in and to the following described land, situate, lying and being in Levy County, Florida to-wit:

Those two certain parcels of land situate in the NW 1/4 of Section 21, Township 13 South, Range 18 East, described as follows, to-wit:

Commence at the SW corner of Section 21, Township 13 South, Range 18 East and run South 88 deg 44 min 20 sec East along the South line of said Section 21, 550.18 feet; thence run North 01 deg 15 min 40 sec East 516.78 feet, thence run South 84 deg 44 min 20 sec East 345.00 feet, thence run North 69 deg 30 min 40 sec East 490.00 feet, thence run North 03 deg 59 min 20 sec West 575.00 feet, thence run North 42 deg 30 min 40 sec East 675.00 feet, thence run North 64 deg 45 min 40 sec East 155.00 feet, thence run North 03 deg 30 min 40 sec East 595.00 feet, thence run North 11 deg 30 min 40 sec East 585.00 feet, thence run North 18 deg 30 min 40 sec East 60.00 feet, thence run North 32 deg 04 min 34 sec East 463.93 feet, thence run North 51 deg 59 min 24 sec East 632.80 feet, thence run South 68 deg 28 min 00 sec East 225.00 feet, thence run North 21 deg 32 min 00 sec East 215.00 feet, thence run South 68 deg 28 min 00 sec East 176.42 feet to the Westerly right-of-way line of State Road No. 121, thence run North 21 deg 32 min 00 sec East along the Westerly right-of-way line of said State Road No. 121, 395.00 feet, thence run North 68 deg 28 min 00 sec West 320.00 feet, thence run North 08 deg 32 min 00 sec East 959.19 feet, thence run North 81 deg 28 min 00 sec West 459.21 feet, thence run South 08 deg 32 min 00 sec West 650.00 feet, thence run North 81 deg 28 min 00 sec West 290.00 feet, thence run North 70 deg 53 min 00 sec West 267.00 feet, thence run North 89 deg 19 min 00 sec West 533.65 feet, thence run North 15 deg 59 min 20 sec West 63.00 feet to the point of beginning, thence continue North 15 deg 59 min 20 sec West 60.00 feet, thence run Southwesterly with a curve concave Southeasterly, said curve having a central angle of 70 deg 00 min 00 sec, a radius of 200.00 feet, a length of 244.35 feet and a chord bearing and length of South 39 deg 00 min 40 sec West 229.44 feet, thence run Southwesterly with a curve concave Northwesterly, said curve having a central angle of 72 deg 30 min 25 sec, a radius of 100.00 feet, a length of 126.55 feet and a chord bearing and length of South 40 deg 15 min 52 sec West 118.28 feet, thence run South 13 deg 28 min 55 sec East 60.00 feet, thence run Northeasterly with a curve concave Northwesterly, said curve having a central angle of 72 deg 30 min 25 sec, a radius of 160.00 feet, a length of 202.48 feet and a chord bearing and length of North 40 deg 15 min 52 sec East 189.25 feet, thence run Northeasterly with a curve concave Southeasterly, said curve having a central angle of 70 deg 00 min 00 sec, a radius of 140.00 feet a length of 171.04 feet and a chord bearing and length of North 39 deg 00 min 40 sec East 160.61 feet to the point of beginning;

AND

Commence at the SW corner of Section 21, Township 13 South, Range 18 East and run South 88 deg 44 min 20 sec East along the South line of said Section 21, 550.18 feet, thence run North 01 deg 15 min 40 sec East 516.78 feet, thence run South 84 deg 44 min 20 sec East 345.00 feet, thence run North 69 deg 30 min 40 sec East 490.00 feet, thence run North 03 deg 59 min 20 sec West 575.00 feet, thence run North 42 deg 30 min 40 sec East 675.00 feet, thence run North 64 deg 45 min 40 sec East 155.00 feet, thence run North 03 deg 30 min 40 sec East 595.00 feet, thence run North 11 deg 30 min 40 sec East 585.00 feet to the point of beginning, thence run Westerly with a curve concave Southeasterly, said curve having a central angle of 47 deg 00 min 00 sec, a radius of 275.00 feet, a length of 225.58 feet and a chord bearing and length of South 85 deg 00 min 40 sec West 219.32 feet, thence run Westerly with a curve concave Northerly, said curve having a central angle of 43 deg 35 min 00 sec, a radius of 335.00 feet, a length of 254.83 feet and a chord bearing and length of South 83 deg 18 min 10 sec West 248.72 feet, thence run Southwesterly with a curve concave Southeasterly, said curve having a central angle of 90 deg 00 min 00 sec, a radius of 260.00 feet, a length of 408.41 feet and a chord bearing and length of South 60 deg 05 min 40 sec West 367.70 feet, thence run North 74 deg 54

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min 20 sec West 60.00 feet, thence run Northeasterly with a curve concave Southeasterly, said curve having a central angle of 90 deg 00 min 00 sec, a radius of 320.00 feet, a length of 502.66 feet and a chord bearing and length of North 60 deg 05 min 40 sec East 452.55 feet, thence run Easterly with a curve concave Northerly said curve having a central angle of 43 deg 35 min 00 sec, a radius of 275.00 feet, a length of 209.18 feet and a chord bearing and length of North 83 deg 18 min 10 sec East 204.18 feet, thence run Easterly with a curve concave Southerly, said curve having a central angle of 47 deg 00 min 00 sec, a radius of 335.00 feet, a length of 274.80 feet and a chord bearing and length of North 85 deg 00 min 40 sec East 267.16 feet, thence run South 18 deg 30 min 40 sec West 60.00 feet to the point of beginning.

The preparer has not examined the legal description or the title to the lands conveyed, nor does the preparer represent either party and assumes no liability therefor.

To Have and to Hold, the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of grantors, either in law or equity, for the use, benefit and profit of the said grantee forever.

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: _____

Witness Name: _____

(Seal)

DRAFT

STATE OF
COUNTY OF

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this ____ day of _____, 2023 by _____, who is personally known to me or has produced a _____ as identification.

[Notary Seal]

Notary Public

Printed Name: _____

My Commission Expires: _____

Alice Lalonde

From: Levy County Attorney
Sent: Tuesday, October 10, 2023 1:41 PM
To: Alice Lalonde
Cc: Levy County Engineer; Lynne Langston
Subject: RE: Jones Golf to Megawatts-Quit Claim Deeds
Attachments: Williston Highlands Golf and Country Club - Overview of Plat.pdf

Hi Alice – I was copied on the below email that contained two quit-claim deeds – (1) for Jones Golf to convey to the County a small parcel (roughly 50' x 166') that appears to connect SR 121 to West Country Club Drive, and (2) for the County to convey to Jones Golf two parcels (I am guessing these are the “middle” portions of First Street (now NE 3rd Place and NE 5th Street) and Palmer Drive (now NE 9th Street and NE 10th Circle) that extend through the former Golf Course, as shown in the attached page from the Plat).

As to (1), the BoCC has to vote to acquire land before it is conveyed to the County. Does the Road Department desire to acquire this land for right-of-way? If so, Lynne and I will need to prepare a Resolution and Right-of-Way deed (remember, like we did for Blaho, Sullivan and Padgett) for you to place on an upcoming BoCC agenda. I would also recommend you obtain an ownership and encumbrance report (or a full title search) from a title company, just to be sure no one else has an interest in this land.

As to (2), I think the proper process – given the public dedication of the streets on page 1 of the plat – is for Jones Golf to make application to vacate these portions of public right-of-way in accordance with Section 336.09, et seq., Florida Statutes. Call me if you have any questions.

Nicolle M. Shalley

County Attorney

Levy County, Florida

Physical address: 355 Garner Street, Bronson, Florida 32621

Mailing address: P.O. Box 310, Bronson, Florida 32621

352-486-3389 (office phone)

352-441-0024 (cell phone)

LevyCountyAttorney@levycounty.org

Under Florida law, emails and email addresses are public records and subject to disclosure upon request. If you do not want your email or email address released in response to a public records request, do not send email to this office. Instead, contact this office by phone.

NOTICE: This message is intended only for the use of the individual(s) or entity to which it is addressed. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this email in error, please immediately reply to the sender, then delete the email. Thank you.

From: Joanna Colvin <joanna@normdfugatepa.com>
Sent: Tuesday, October 03, 2023 2:58 PM
To: Alice Lalonde <levyrd@levycounty.org>; Cookie King <cookieking1@gmail.com>
Cc: Levy County Engineer <countyengineer@levycounty.org>; Levy County Attorney <LevyCountyAttorney@levycounty.org>; Norm Fugate <norm@normdfugatepa.com>
Subject: RE: Jones Golf to Megawatts-Quit Claim Deeds

Hello Alice and Cookie,

Attached you will find the Quit Claim Deeds as requested in this e-mail chain (below). I will need Ms. Shalley to confirm approval of the deeds before we can move forward with coordination of signing, then recording.

Thank you,

Joanna Colvin

Legal Assistant | Norm D. Fugate, P.A.

normdfugatepa.com

248 N.W. Main Street

Post Office Box 98

Williston, Florida 32696

352-528-0019 phone

352-528-4919 fax

joanna@normdfugatepa.com

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From: Alice Lalonde <levyrd@levycounty.org>

Sent: Tuesday, September 26, 2023 2:43 PM

To: Cookie King <cookieking1@gmail.com>; Norm Fugate <norm@normdfugatepa.com>

Cc: Joanna Colvin <joanna@normdfugatepa.com>; Levy County Engineer <countyengineer@levycounty.org>

Subject: Jones Golf to Megawatts---RE: Megawatts to County

countyengineer@levycounty.org is Andrew's email. I have included him on this email.

Thank you!

Alice

Alice E. LaLonde

Administrative Coordinator

Levy County Road Department

620 North Hathaway Ave

PO Box 336

Bronson, FL 32621

levyrd@levycounty.org

www.levycounty.org

352-486-3358 phone

352-486-5139 fax

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From: Cookie King [<mailto:cookieking1@gmail.com>]
Sent: Tuesday, September 26, 2023 1:23 PM
To: Norm Fugate <norm@normdfugatepa.com>
Cc: Joanna Colvin <joanna@normdfugatepa.com>; Alice Lalonde <levyrd@levycounty.org>
Subject: Fwd: Megawatts to County

Hi Norm,

After our meeting with Alice Lalonde from the county road department and Andrew Carswell, the county engineer, we have determined that the best way to proceed is for the golf course owner to quit claim this parcel to the county.

Would you prepare this deed and send to the county attorney for her approval? I do not have Mr. Carswell's email to copy him on this email.

Thank you very much,

NOTE: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.



Anna K. "Cookie" King

Lic. Real Estate Broker

Cookie King Real Estate
308 NW Main Street • Williston, FL 32696
352-528-5010 OFFICE
352-339-0901 CELL
<http://www.cookiekingrealestate.com>

WARNING - FRAUDULENT FUNDING INSTRUCTIONS. Email hacking and fraud are on the rise to fraudulently misdirect funds. Please call your escrow officer immediately using contact information found from an independent source, such as the sales contract or internet, to verify any funding instructions received. We are not responsible for any wires sent by you to an incorrect bank account. **IT IS BEST PRACTICE TO VERIFY WIRING INSTRUCTIONS VERBALLY PRIOR TO INITIATING THE WIRE.**

Begin forwarded message:

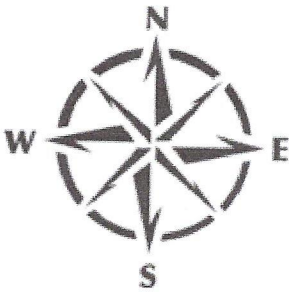
From: Steve McMillen <steve@mcsurveying.com>

Subject: Megawatts to County

Date: September 26, 2023 at 8:34:35 AM EDT

To: Cookie King <cookieking1@gmail.com>

Cookie, attached is the sketch and invoice. Please visit our website for payment. Thanks.



Stephen M. McMillen, P.S.M.

President,

Professional Surveyor & Mapper

McMillen Surveying, Inc.

444 Northwest Main Street,

Williston, Florida 32696

352 528-6277

McSurveying.com

We carry Professional Liability Insurance

NOTE: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Alice Lalonde

From: Joanna Colvin <joanna@normdfugatepa.com>
Sent: Tuesday, October 03, 2023 2:58 PM
To: Alice Lalonde; Cookie King
Cc: Levy County Engineer; Levy County Attorney; Norm Fugate
Subject: RE: Jones Golf to Megawatts-Quit Claim Deeds
Attachments: Draft Quit Claim Deeds-Jones Golf to Megawatts.pdf

Hello Alice and Cookie,

Attached you will find the Quit Claim Deeds as requested in this e-mail chain (below). I will need Ms. Shalley to confirm approval of the deeds before we can move forward with coordination of signing, then recording.

Thank you,

Joanna Colvin
Legal Assistant | Norm D. Fugate, P.A.
normdfugatepa.com
248 N.W. Main Street
Post Office Box 98
Williston, Florida 32696

352-528-0019 phone

352-528-4919 fax

joanna@normdfugatepa.com

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From: Alice Lalonde <levyrd@levycounty.org>
Sent: Tuesday, September 26, 2023 2:43 PM
To: Cookie King <cookieking1@gmail.com>; Norm Fugate <norm@normdfugatepa.com>
Cc: Joanna Colvin <joanna@normdfugatepa.com>; Levy County Engineer <countyengineer@levycounty.org>
Subject: Jones Golf to Megawatts---RE: Megawatts to County

countyengineer@levycounty.org is Andrew's email. I have included him on this email.

Thank you!

Alice

Alice E. LaLonde
Administrative Coordinator
Levy County Road Department
620 North Hathaway Ave
PO Box 336
Bronson, FL 32621
levyrd@levycounty.org
www.levycounty.org
352-486-3358 phone

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From: Cookie King [<mailto:cookieking1@gmail.com>]
Sent: Tuesday, September 26, 2023 1:23 PM
To: Norm Fugate <norm@normdfugatepa.com>
Cc: Joanna Colvin <joanna@normdfugatepa.com>; Alice Lalonde <levyrd@levycounty.org>
Subject: Fwd: Megawatts to County

Hi Norm,

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Would you prepare this deed and send to the county attorney for her approval? I do not have Mr. Carswell's email to copy him on this email.

Thank you very much,

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Anna K. "Cookie" King

Lic. Real Estate Broker

Alice Lalonde

From: Cookie King <cookieking1@gmail.com>
Sent: Tuesday, September 26, 2023 1:23 PM
To: Norm Fugate
Cc: Joanna Colvin; Alice Lalonde
Subject: Fwd: Megawatts to County
Attachments: 2023-281a Mega Watts Holdings Williston Golf Course road to County Sketch 21-13-18.pdf

Hi Norm,

After our meeting with Alice Lalonde from the county road department and Andrew Carswell, the county engineer, we have determined that the best way to proceed is for the golf course owner to quit claim this parcel to the county.

Would you prepare this deed and send to the county attorney for her approval? I do not have Mr. Carswell's email to copy him on this email.

Thank you very much,

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Anna K. "Cookie" King

Lic. Real Estate Broker

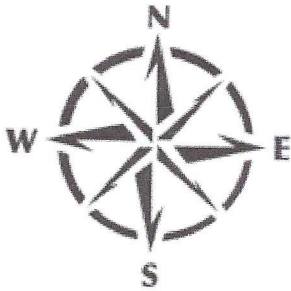
Cookie King Real Estate
308 NW Main Street • Williston, FL 32696
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Begin forwarded message:

From: Steve McMillen <steve@mcsurveying.com>
Subject: Megawatts to County
Date: September 26, 2023 at 8:34:35 AM EDT
To: Cookie King <cookieking1@gmail.com>

Cookie, attached is the sketch and invoice. Please visit our website for payment. Thanks.



Stephen M. McMillen, P.S.M.
President,
Professional Surveyor & Mapper

McMillen Surveying, Inc.
444 Northwest Main Street,
Williston, Florida 32696
352 528-6277

McSurveying.com

We carry Professional Liability Insurance