

This instrument was prepared  
without examination of title by:  
Nicolle M. Shalley, Levy County Attorney  
for the Levy County Road Department  
355 Garner Street  
Bronson, FL 32621

A portion of Property Appraiser Parcel ID  
Number 0446800100

### **RIGHT-OF-WAY DEED**

**THIS DEED**, made this \_\_\_\_\_ day of December, 2023, by **Jones Golf Management, Inc., a Florida corporation**, whose address is 13750 East Levy Street, Williston, FL 32696 (the "Grantor"), and **LEVY COUNTY, a political subdivision of the State of Florida**, whose address is P. O. Box 310, Bronson, Florida, 32621-0310 (the "Grantee.")

### **WITNESSETH:**

That the Grantor, for and in consideration of the sum of One Dollar (\$1.00) and other valuable consideration to it in hand paid by the Grantee, the receipt of which is hereby acknowledged, has granted, bargained and sold to Grantee the following described land, situate, lying and being in Levy County, Florida, for public right-of-way purposes:

The parcel described below and depicted for visual reference on the attached Exhibit "A." In the event of conflict or inconsistency, the legal description below shall prevail.

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 East Country Club Drive; thence North 1°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.

And the Grantor covenants with Grantee that Grantor is lawfully siezed of said land in fee simple; has lawful authority to convey the land; warrants title to the land; and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

**IN WITNESS WHEREOF** the Grantor has hereunto set its hand and seal the day and year first above written.

Signed, sealed and delivered  
in the presence of:

**Jones Golf Management, Inc.**

\_\_\_\_\_  
By: Randall L. Jones, II, President

\_\_\_\_\_  
Witness 1  
Printed Name:\_\_\_\_\_

\_\_\_\_\_  
Witness 2  
Printed Name:\_\_\_\_\_

STATE OF FLORIDA  
COUNTY OF LEVY

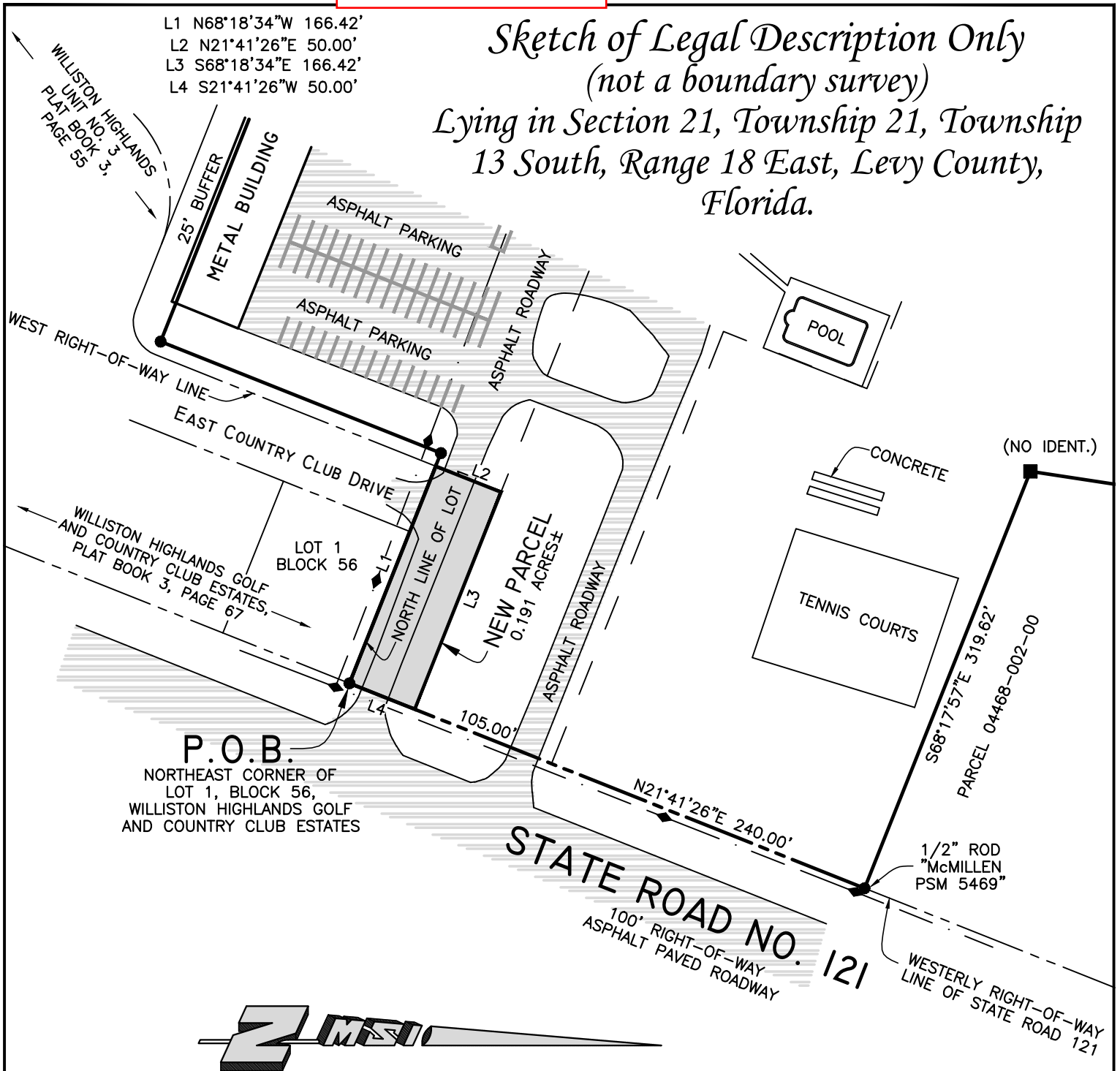
I HEREBY CERTIFY, that on this \_\_\_\_\_ day of \_\_\_\_\_, 2023, before me, an officer duly qualified to take acknowledgments, personally appeared **Randall L. Jones, II, President of Jones Golf Management, Inc. on behalf of the corporation**, who is ( ) personally known to me or ( ) produced identification \_\_\_\_\_ and executed the foregoing.

My Commission Expires:  
(NOTARY SEAL)

\_\_\_\_\_  
Notary Signature

Sketch of Legal Description Only  
(not a boundary survey)

Lying in Section 21, Township 21, Township  
13 South, Range 18 East, Levy County,  
Florida.



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:

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Containing 0.191 Acres, more or less.

REVISION "A" - DESCRIPTION REVISED - K.A.H. 12/04/2023

<p>Prepared By:</p> <p><b>McMILLEN SURVEYING, INC.</b> 444 N.W. Main Street Williston, Florida, 32696 Office: 352 528-6277</p>	<p>For more information please visit our website <a href="http://www.mcsurveying.com">www.mcsurveying.com</a> or email us at <a href="mailto:info@mcsurveying.com">info@mcsurveying.com</a></p>	<p>Florida Professional Surveyor and Mapper License No. LS 5469 Florida Professional Surveyor and Mapper Business License No. LB 8041 NOT VALID WITHOUT THE SIGNATURE &amp; ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR &amp; MAPPER</p>	<p>CERTIFIED TO: MEGAWATTS HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY</p>
	<p>This survey meets the Standards of Practice set forth by the Florida Board of Surveyors &amp; Mappers, pursuant to Chapter 5J-17, Florida Administrative Code.</p>		<p>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</p>