

Levy Abstract and Title Company

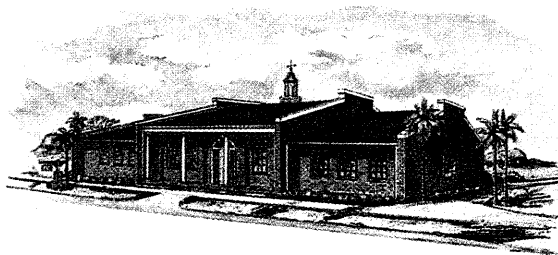
"Serving Levy County Since 1927"

Title Insurance

H. C. HENDERSON, JR.
(1939 - 2017)
SKIPPER HENDERSON PRES.
CERTIFIED LAND - TITLE SEARCHER

Closings

ADAM C. HENDERSON V.P.
BRANCH MANAGER



OWNERSHIP AND ENCUMBRANCE REPORT

OUR FILE: T-25506

This will serve to certify to **LEVY COUNTY** (certified party) that **LEVY ABSTRACT & TITLE COMPANY (LA&TC)** has caused to be made a search of the public records of Levy County, Florida, as contained in the office of the Clerk of the Circuit Court of said county, from **11/30/2003 to 11/30/2023 at 5:00 P.M.**, as to the following described real property lying and being in the aforesaid county, 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 Westerly right-of-way line, a distance of 50.00 feet to the said Point-of-Beginning.

OWNERSHIP

As of the effective date of this report, and subject to the matters set forth herein, the last deed holder(s) of record to the above-described real property is **JONES GOLF MANAGEMENT, INC., a Florida corporation**, by virtue of the following:

1. **Warranty Deed** from Willison Highlands Golf & Country Club Association, Inc., a Florida non-profit corporation, dated 09/21/2010, filed 09/28/2010 and recorded in O.R. Book 1211, Page 919 (#544533).

MORTGAGES, JUDGMENTS & LIENS

(Found during the period of this search)

NONE

EASEMENTS, RESTRICTIONS, OR OTHER ENCUMBRANCES

(Found during the period of this search)

NONE

Main Office

50 Picnic St. • P.O. Box 148, Bronson, FL 32621
352-486-2116 • Fax 352-486-4200 • E-mail: levyab1@aol.com
www.levyabstract.com



NOTE: A name search for determining applicable judgments and liens was made against the following name(s) and any such judgments or liens found are shown above:

**WILLISTON (WILLISON) HIGHLANDS GOLF & COUNTRY CLUB ASSOCIATION, INC.
JONES GOLF MANAGEMENT, INC.**

TAXES

2023 Taxes:

Tax I.D. No.:	0446800100 (part)
Assessed to:	Jones Golf Management, Inc.
Assessed Value:	\$358,368.00
Exemptions:	None
Gross Taxes:	\$9480.36
Amount Paid:	Not Paid
Date Paid:	N/A – 2023 taxes are now due and payable

DELINQUENT REAL PROPERTY TAXES

NONE

NOTE: This report does not cover Tangible Personal Property Taxes and/or Unrecorded Municipal Service Liens, if any.

Photographic copies of each of the documents mentioned herein should be attached to this report. It shall be the responsibility of the certified party to determine that said copies are attached and notify LATC if any are missing.

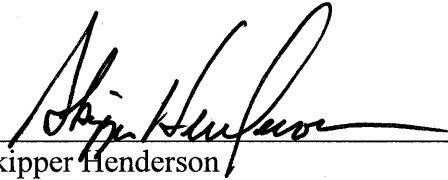
Public records shall be defined herein as those records currently established under the Florida Statutes for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without knowledge. This report shows only matters disclosed in the aforesaid public records, and it does not purport to insure or guarantee the validity or sufficiency of any documents noted herein; nor have the contents of any such documents been examined for references to other liens or encumbrances. It shall be the duty of the Certified Party to determine if the encumbrances listed herein are in fact encumbrances upon the title based upon existing law.

This report is not to be construed as an opinion, warranty, or guarantee of title, or as a title insurance policy; and its effective date shall be the date above specified through which the public records were searched. This report is being provided for the use and benefit of the Certified Party only, and it may not be used or relied upon by any other party.

In accordance with Florida Statutes Section 627.7843, the liability LATC may sustain from providing incorrect information in this Report shall be the actual loss or damage of the Certified Party named above, up to a maximum amount of \$1,000.00.

IN WITNESS WHEREOF, Levy Abstract and Title Company (LATC) has caused this Report to be signed and sealed by an authorized signatory employee on **December 4, 2023**.

LEVY ABSTRACT AND TITLE COMPANY

By: 
Skipper Henderson

SH/dkr
Enclosures

35.50
69.90

R ✓

This Instrument Prepared by
Lewis E. Dinkins, P.A.
201 N.E. 8th Avenue
Ocala, Florida 34470

Parcel I.D. No.

THIS INSTRUMENT WAS PREPARED BY LEWIS E. DINKINS, P.A. TITLE TO THE LAND DESCRIBED HEREIN HAS NOT BEEN EXAMINED BY SAID ATTORNEY 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 THE BOUNDARIES THEREOF, OR THE EXISTENCE OF LIENS, UNPAID TAXES OR ENCUMBRANCES. GRANTEE, BY THE ACCEPTANCE AND RECORDATION OF THIS DOCUMENT RELEASES THE PREPARER HEREOF FROM ANY LIABILITY REGARDING THE ABOVE STATED MATTERS.

WARRANTY DEED

THIS INDENTURE, made the 21 day of September, 2010, between **WILLISON HIGHLANDS GOLF & COUNTRY CLUB ASSOCIATION, INC., a Florida non-profit corporation**, whose mailing address is: 15231 S. Country Club Drive, Williston, Florida 32696, hereinafter called the Grantor, and **JONES GOLF MANAGEMENT, INC., a Florida corporation**, whose address is: 13750 East Levy Street, Williston, Florida 32696, hereinafter called the Grantee:

WITNESSETH, that the 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; have granted, bargained and sold to the said Grantee and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Levy County, Florida, to-wit:

See attached Addendum, entitled "Parcel 1"

SUBJECT to easements, restrictions and reservations of record, if any, but this shall not serve to reimpose same.

SUBJECT to ad valorem taxes and assessments for the year 2010 and subsequent years.

And said Grantor does hereby fully warrant the title to said land, as specified under Florida Statute 689.02, and will defend the same against the lawful claims of all persons whomsoever.

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

Signed, sealed and delivered
In the presence of:

**WILLISON HIGHLANDS GOLF & COUNTRY CLUB
ASSOCIATION, INC., a Florida non-profit corporation**

Brian Robinson
Signature of Witness

BY: Chuck P. Banning
Chuck P. Banning, President
A

Brian Robinson
Printed name of Witness

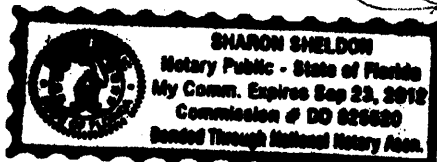
Sharon Sheldon
Signature of Witness

Sharon Sheldon
Printed name of Witness

STATE OF FLORIDA
COUNTY OF MARION

The foregoing instrument was acknowledged before me, this 21st day of **September**,
2010, by Chuck P. Banning, President, who, is personally known to me and by me. Produced ID.
FLDL.

Sharon Sheldon
Signature of Notary Public



Sharon Sheldon
Printed name of Notary Public

State of Florida at Large
My commission expires:

(A) Tract situated in the West one-half of Section 21, Township 13 South, Range 18 East, described as: 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 to the point of beginning, 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 Westerly with a curve concave Southerly, 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 South 27 deg 24 min 20 sec East 152.00 feet, thence run South 09 deg 55 min 52 sec West 522.67 feet, thence run South 54 deg 15 min 53 sec West 538.82 feet; thence run North 83 deg 59 min 20 sec West 250.00 feet, thence run South 09 deg 43 min 49 sec East 684.62 feet, thence run South 26 deg 45 min 40 sec West 455.00 feet, thence run South 19 deg 14 min 20 sec East 205.00 feet to the point of beginning; AND

(B) Tract situated in Section 21, and in SE 1/4 of Section 16, Township 13 South, Range 18 East, described as: 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 to the point of beginning, thence run North 32 deg 04 min 34 sec East 463.93 feet, thence run North 51 deg 49 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, 50.00 feet, thence run North 68 deg 28 min 00 sec West 371.42 feet, thence run South 21 deg 32 min 00 sec West 50.00 feet, thence run North 68 deg 28 min 00 sec West 80.00 feet, thence run North 21 deg 32 min 00 sec East 265.00 feet, thence run South 68 deg 28 min 00 sec East 120.00 feet, thence run South 21 deg 32 min 00 sec West 110.00 feet, thence run South 68 deg 28 min 00 sec East 331.42 feet to the Westerly right-of-way line of said 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, 240.00 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, thence run Southwesterly 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 South 39 deg 00 min 40 sec West 160.61 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 160.00 feet and a length of 202.48 feet and a chord bearing and length of South 40 deg 15 min 52 sec West 189.25 feet, thence run South 13 deg 28 min 55 sec East 199.04 feet, thence run South 56 deg 59 min 20 sec East 265.00 feet, thence run South 71 deg 59 min 20 sec East 485.00 feet, thence run South 07 deg 32 min 17 sec East 160.53 feet, thence run South 63 deg 30 min 40 sec West 250.00 feet, thence run South 33 deg 00 min 35 sec West 721.71 feet, thence run North 43 deg 54 min 20 sec West 565.00 feet, thence run South 30 deg 35 min 40 sec West 865.00 feet, thence run South 01 deg 20 min 40 sec West 205.00 feet, thence run South 62 deg 19 min 20 sec East 220.00 feet, thence run North 70 deg 37 min 36 sec East 343.39 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 distance 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 to the point of beginning: AND

Parcel 1

(C) Tract situated in the NW 1/4 of Section 21, and in the S 1/2 of Section 16, Township 13 South, Range 18 East, described as: 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 Sec 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 123.00 feet to the point of beginning, thence run North 15 deg 59 min 20 sec West 80.00 feet, thence run North 35 deg 58 min 34 sec East 313.32 feet, thence run North 82 deg 13 min 34 sec East 545.00 feet, thence run North 23 deg 42 min 57 sec East 281.22 feet, thence run North 21 deg 29 min 20 sec West 383.00 feet, thence run North 27 deg 36 min 19 sec East 611.19 feet, thence run North 16 deg 36 min 19 sec East 375.00 feet, thence run South 87 deg 31 min 56 sec West 532.85 feet, thence run North 32 deg 21 min 42 sec West 546.85 feet, thence run North 12 deg 15 min 40 sec East 230.00 feet, thence run North 87 deg 49 min 47 sec West 627.31 feet, thence run South 37 deg 15 min 40 sec West 360.00 feet, thence run South 24 deg 41 min 45 sec East 269.97 feet, thence run South 87 deg 26 min 29 sec East 200.00 feet, thence run South 29 deg 32 min 29 sec East 751.36 feet, thence run South 38 deg 55 min 52 sec West 303.23 feet, thence run South 31 deg 00 min 36 sec West 1140.00 feet, thence run South 41 deg 00 min 36 sec West 266.55 feet, thence run South 67 deg 58 min 55 sec East 646.00 feet, thence run South 13 deg 28 min 55 sec East 25.00 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 100 feet and a chord bearing and length of North 40 deg 15 min 52 sec East 118.28 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 200 feet, a length of 244.35 feet, and a chord bearing and length of North 39 deg 00 min 40 sec East 229.44 feet to the point of beginning.

LESS AND EXCEPT from Parcel 1 that parcel described in O.R. Book 641, Page 360, Public Records of Levy County, Florida and more particularly described as follows: Begin at the northeasterly corner of Lot 37, Block 88, of Williston Highlands Golf and Country Club Estates as per plat thereof recorded in Plat Book 3, Page 67 of the Public Records of Levy County, Florida; thence N 71°59'20" W, along the northerly line of said Block 88, a distance of 290.00 feet to the northwesterly corner of Lot 38 of said Block 88; thence S 79°03'54" E, a distance of 138.00 feet; thence S 71°59'20" E, parallel with the northerly line of aforesaid Block 88, a distance of 25.00 feet; thence S 64°25'36" E, a distance of 129.17 feet to the Point of Beginning.