

**A Florida Forever
Boundary Amendment Application**

Mill Creek / Pine Church

Submitted to
Florida Department of Environmental Protection

Submitted by Keith Fountain
Keith Fountain Law, PLLC

April 14, 2025

Florida Forever Boundary Amendment Application



Current Florida Forever projects may be modified via the expedited boundary amendment application process. Proposed boundary amendments must meet criteria specified below and may be considered by the Acquisition and Restoration Council (ARC) throughout the year.

Criteria: Boundary amendment proposals exceeding \$5,000,000 in the most recent county property appraiser's tax assessed value shown on the owner's ad valorem tax bill shall be considered new Florida Forever Projects. Refer to [Rule 18-24, Florida Administrative Code](#).

Existing Florida Forever Project (proposed for amendment): Mill Creek

Property Proposed for Boundary Amendment: Pine Church

Name/Affiliation Proposing Amendment: Raymond E. McBride

Mailing Address: 1553 SE Fort King Street, Ocala, FL 34471

Street	City	State	ZIP

Primary Phone: (352) 427-3755 Email: smcbride@mcbrireland.com

Please note: Applications for boundary amendments must be submitted at least 60 days prior to a scheduled ARC meeting. Meeting dates and submission deadlines are published on the [ARC webpage](#).

This application, along with the supporting documentation specified in Attachments A-C, must be submitted in electronic format (PDF) to the email address below.

Please note that up to 18 copies may be requested. Maps should be in color and set to print no larger than 11 inches x 17 inches. The [Florida Forever Goals, Performance Measures and Criteria](#) can be accessed on our website. Applicants may also consult the Florida Natural Areas Inventory [Florida Forever Conservation Data Viewer](#) to ensure proposed parcels are not already within an approved project boundary.

SUBMIT COMPLETED APPLICATIONS TO:
FloridaForever@FloridaDEP.gov

Or by mail to:
Office of Environmental Services
Division of State Lands
Florida Department of Environmental Protection
3900 Commonwealth Blvd., Mail Station 140
Tallahassee, FL 32399-3000
Phone: 850-245-2555

Learn more about [Florida Forever](#).

Attachment A – General Description

1. A descriptive location of the proposed project with total acreage.

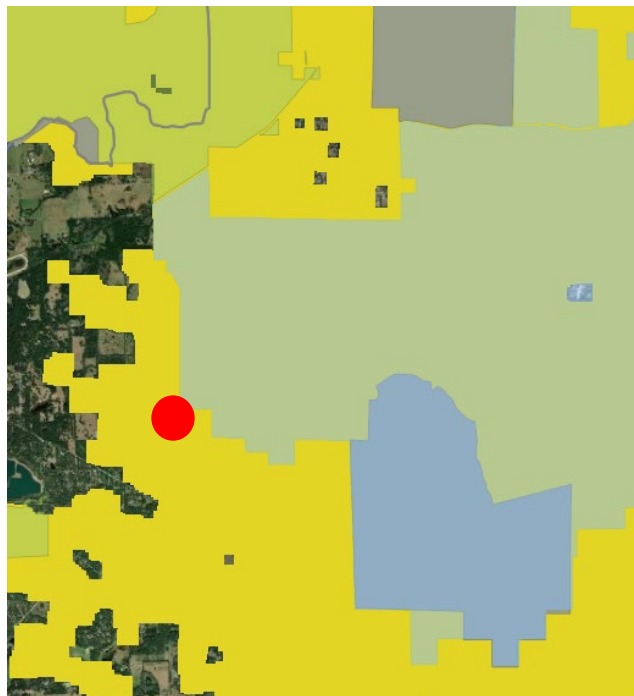
This application proposes approximately 691 acres in Marion County owned by McBride Management – Pine Church, LLC (“Property”) to the Florida Department of Environmental Protection to be evaluated for addition to the Mill Creek Florida Forever project.

The Property is generally located in portions of Sections 35 and 36, Township 12 South, Range 22 East, and Section 31, Township 12 South, Range 23 East, just east of Citra. The Property is bounded on its east by the Mill Creek Florida Forever project and on the west by NE 45th Avenue Road.

The Property has a total assessed just (market) value of \$3,226,934 based on information available through the Marion County Property Appraiser’s office (see attached tax parcel spreadsheet).

2. The general physical, natural resource, biological, hydrological, archaeological, and historical characteristics of the project.

The Property is proposed to the Florida Department of Environmental Protection as a 691-acre addition to the Mill Creek Florida Forever project in order to continue assembling a portion of the Florida Wildlife Corridor from the Ocala National Forest northwesterly to a large complex of conservation lands in southeastern Alachua County. This corridor contains not only the Mill Creek project, but the Mill Creek Mitigation Bank and the Gooski and proposed Fort McCoy Rural and Family Lands Protection Program projects.



The Property is a mosaic of successional hardwood forest, improved pasture, and a variety of other habitats, with approximately 80% of the Property being forested (see attachment C.4). The eastern portion of the property contains part of the large swamp surrounding the California scrub area in the Mill Creek Florida Forever project. Historically, the primary agricultural activities have included cattle ranching, haying, and silviculture. Agricultural improvements are limited to structures associated with ranching and surface water drainage/management. Structures in the southwestern corner of the Property will be excluded from the conservation easement, as well as up to three other future residential sites along NE 45th Avenue Road may be cut out of the easement or reserved as building envelopes.

<u>Land Cover</u>	<u>Acres</u>
Successional hardwood forest	287
Field crops	123
Cypress	95
Marshes	66
Mixed hardwood coniferous	52
Mixed wetland hardwoods	38
Other	30

The Florida Natural Areas Inventory Biodiversity Matrix query for the units encompassing the Property is attached to this application.

3. Potential public recreation opportunities or other public uses.

The Property is proposed for Less-than-Fee acquisition, so public recreational opportunities are anticipated to be limited to ecotourism, agritourism, or hunting leases managed by the landowners.

4. Potential threats or development plans that could impact the value of the proposed project.

The Property is bounded on its west and south by rural residential areas. The Mill Creek Florida Forever project is adjacent to the eastern boundary. Without protection by a conservation easement, the Property is likely to transition to residential development in the future, contributing to the fragmentation of the Florida Wildlife Corridor.

5. Local resolutions related to the potential public acquisition of the project (if applicable).

None.

6. Details on how the project meets Florida Forever criteria and furthers the Florida Forever goals and performance measures.

The Project satisfies the following Florida Forever program criteria outlined in Section 259.105(9), Florida Statutes, for weighted consideration by the Acquisition and Restoration Council:

- The project meets multiple goals described below.
- The project is part of an ongoing governmental effort to restore, protect, or develop land areas or water resources within the Florida Wildlife Corridor.
- The project contributes to the solution of water resource problems on a regional basis by protecting the western boundary of swamps within the Mill Creek Florida Forever project.
- The project has a significant portion of its land area in imminent danger of development or in imminent danger of subdivision which would result in multiple ownership and make acquisition of the project costly or less likely to be accomplished.
- The project may be acquired, in whole or in part, using alternatives to fee simple like a conservation easement.

Acquisition of the Project will further the following goals and performance measures of the Florida Forever program established in Section 259.105(4), Florida Statutes:

- Goal A: Enhance the coordination and completion of land acquisition projects, as measured by:
 - The number of acres acquired through the state's land acquisition programs that contribute to the enhancement of essential natural resources and the Florida Wildlife Corridor.
 - The number of acres protected using alternatives to fee simple acquisition.
- Goal B: Increase the protection of Florida's biodiversity at the species, natural community, and landscape levels, as measured by:
 - The number of acres acquired of significant strategic habitat conservation areas.
 - The number of acres acquired of significant landscapes, landscape linkages, and conservation corridors, giving priority to completing linkages.
- Goal C: Protect, restore, and maintain the quality and natural functions of land, water and wetland systems of the state, as measured by:
 - The number of acres of functional wetland systems protected.
- Goal G: Increase the amount of forestland available for sustainable management of natural resources, as measured by:
 - The number of acres acquired that are available for sustainable forest management.
 - The number of acres of forestland acquired that will serve to maintain natural groundwater recharge functions.

7. Whether the project is proposed for fee simple acquisition or less-than-fee acquisition.

The Property is proposed to Florida Forever as a Less-than-Fee acquisition project. The current and past uses of the Property include a cow/calf operation, haying, silviculture, and outdoor recreation. It is proposed that the state acquires, through the purchase of a perpetual conservation easement, all residential, industrial, and commercial rights associated with the

ranch that are not specifically retained by the landowners in the conservation easement. The landowner will most likely seek to retain rights related to existing agricultural uses on the ranch, together with the right to develop ecosystem services projects compatible with the conservation easement. Current improvements include fences, gates, and pens for cow/calf operations, and infrastructure for water management.

8. Whether the project is on another state acquisition list and, if so, which one.

The Property has an application pending to the Rural and Family Lands Protection Program.



1018 Thomasville Road
Suite 200-C
Tallahassee, FL 32303
850-224-8207
850-681-9364 fax
www.fnai.org

Florida Natural Areas Inventory

Biodiversity Matrix Query Results

UNOFFICIAL REPORT

Created 4/14/2025

(Contact the FNAI Data Services Coordinator at 850.224.8207 or
kbrinegar@fnai.fsu.edu for information on an official Standard Data
Report)

NOTE: The Biodiversity Matrix includes only rare species and natural communities tracked by FNAI.

Report for 2 Matrix Units: 31898 , 32208

Descriptions

DOCUMENTED - There is a documented occurrence in the FNAI database of the species or community within this Matrix Unit.

DOCUMENTED-HISTORIC - There is a documented occurrence in the FNAI database of the species or community within this Matrix Unit; however the occurrence has not been observed/reported within the last twenty years.

LIKELY - The species or community is *known* to occur in this vicinity, and is considered likely within this Matrix Unit because:

1. documented occurrence overlaps this and adjacent Matrix Units, but the documentation isn't precise enough to indicate which of those Units the species or community is actually located in; *or*
2. there is a documented occurrence in the vicinity and there is suitable habitat for that species or community within this Matrix Unit.

POTENTIAL - This Matrix Unit lies within the known or predicted range of the species or community based on expert knowledge and environmental variables such as climate, soils, topography, and landcover.

Matrix Unit ID: 31898

0 **Documented** Elements Found

0 **Documented-Historic** Elements Found

2 **Likely** Elements Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
<i>Mycteria americana</i> Wood Stork	G4	S2	T	FT
<i>Upland hardwood forest</i>	G5	S3	N	N

Matrix Unit ID: 32208

0 **Documented** Elements Found

0 **Documented-Historic** Elements Found

2 Likely Elements Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
<i>Mesic flatwoods</i>	G4	S4	N	N
<i>Mycteria americana</i> Wood Stork	G4	S2	T	FT

Matrix Unit IDs: 31898, 32208

31 Potential Elements Common to Any of the 2 Matrix Units

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
<i>Agrimonia incisa</i> incised groove-bur	G3	S2	N	T
<i>Antigone canadensis pratensis</i> Florida Sandhill Crane	G5T2	S2	N	ST
<i>Arnoglossum diversifolium</i> variable-leaved Indian-plantain	G2	S2	N	T
<i>Asplenium x curtissii</i> Curtiss' spleenwort	GNA	S1	N	N
<i>Asplenium x heteroresiliens</i> Morzenti's spleenwort	G2	S1	N	N
<i>Calamintha ashei</i> Ashe's savory	G3	S3	N	T
<i>Corynorhinus rafinesquii</i> Rafinesque's Big-eared Bat	G3G4	S1	N	N
<i>Digitaria floridana</i> Florida fingergrass	G1	S1	N	N
<i>Drymarchon couperi</i> Eastern Indigo Snake	G3	S2?	T	FT
<i>Forestiera godfreyi</i> Godfrey's swampprivet	G2	S2	N	E
<i>Gopherus polyphemus</i> Gopher Tortoise	G3	S3	C	ST
<i>Heterodon simus</i> Southern Hognose Snake	G2	S2S3	N	N
<i>Lithobates capito</i> Gopher Frog	G2G3	S3	N	N
<i>Litsea aestivalis</i> pondspice	G3?	S2	N	E
<i>Matelea floridana</i> Florida spiny-pod	G2	S2	N	E
<i>Monotropsis reynoldsiae</i> pygmy pipes	G2	S2	N	E
<i>Mustela frenata peninsulae</i> Florida Long-tailed Weasel	G5T3?	S3?	N	N
<i>Myotis austroriparius</i> Southeastern Myotis	G4	S3	N	N
<i>Nemastylis floridana</i> celestial lily	G2	S2	N	E
<i>Neofiber alleni</i> Round-tailed Muskrat	G2	S2	N	N
<i>Notophthalmus perstriatus</i> Striped Newt	G2G3	S2	N	C
<i>Peucaea aestivalis</i> Bachman's Sparrow	G3	S3	N	N
<i>Podomys floridanus</i> Florida Mouse	G3	S3	N	N
<i>Pteroglossaspis ecristata</i> giant orchid	G2G3	S2	N	T
<i>Pycnanthemum floridanum</i> Florida mountain-mint	G3	S3	N	T

<i>Sciurus niger niger</i> Southeastern Fox Squirrel	G5T5	S3	N	N
<i>Sideroxylon alachuense</i> silver buckthorn	G1	S1	N	E
<i>Spigelia loganioides</i> pinkroot	G2Q	S2	N	E
<i>Trichomanes punctatum ssp. floridanum</i> Florida filmy fern	G4G5T1	S1	E	E
<i>Ursus americanus floridanus</i> Florida Black Bear	G5T4	S4	N	N
<i>Warea amplexifolia</i> clasping warea	G1	S1	E	E

Disclaimer

The data maintained by the Florida Natural Areas Inventory represent the single most comprehensive source of information available on the locations of rare species and other significant ecological resources statewide. However, the data are not always based on comprehensive or site-specific field surveys. Therefore, this information should not be regarded as a final statement on the biological resources of the site being considered, nor should it be substituted for on-site surveys. FNAI shall not be held liable for the accuracy and completeness of these data, or opinions or conclusions drawn from these data. FNAI is not inviting reliance on these data. Inventory data are designed for the purposes of conservation planning and scientific research and are not intended for use as the primary criteria for regulatory decisions.

Unofficial Report

These results are considered unofficial. FNAI offers a [Standard Data Request](#) option for those needing certifiable data.

Attachment B

All landowners included in this application have been contacted and have confirmed their willingness to sell a conservation easement. An authorized representative form for all tax parcels is attached to this application.

A tax parcel spreadsheet for the Project follows, with property tax cards included in corresponding order.

Mill Creek / Pine Church Tax Parcels

<u>Parcel No.</u>	<u>Acres</u>	<u>Just Value</u>
03820-000-00	200.80	\$1,069,694
03829-000-00	483.50	\$2,120,980
04772-000-00	7.00	\$36,260

691.30	\$3,226,934
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Jimmy H. Cowan, Jr., CFA

Marion County Property Appraiser

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



2025 Property Record Card Real Estate

03820-000-00

Prime Key: 54500

[MAP IT+](#)

Current as of 4/14/2025

[Property Information](#)

MCBRIDE MANAGEMENT - PINE
CHURCH LLC
1553 SE FORT KING ST
OCALA FL 34471-2427

[Taxes / Assessments:](#)

Map ID: 205

[Millage:](#) 9001 - UNINCORPORATED

[M.S.T.U.](#)

[PC:](#) 53

Acres: 200.80

[2024 Certified Value](#)

Land Just Value	\$1,019,623		
Buildings	\$0		
Miscellaneous	\$50,071	Impact	
Total Just Value	\$1,069,694	Land Class Value	(\$973,593)
Total Assessed Value	\$96,101	Total Class Value	\$46,030
Exemptions	\$0	Ex Codes: 08	\$96,101
Total Taxable	\$96,101		

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$1,019,623	\$0	\$50,071	\$1,069,694	\$96,101	\$0	\$96,101
2023	\$873,992	\$0	\$50,725	\$924,717	\$97,954	\$0	\$97,954
2022	\$941,888	\$0	\$51,161	\$993,049	\$87,936	\$0	\$87,936

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
5521/1049	05/2011	07 WARRANTY	8 ALLOCATED	U	V	\$100
5521/1046	05/2011	07 WARRANTY	7 PORTIONUND INT	U	V	\$100
5521/1043	05/2011	07 WARRANTY	0	U	V	\$100
5359/0181	05/2010	09 EASEMNT	0	U	I	\$100
4937/1007	11/2007	06 SPECIAL WARRANTY	8 ALLOCATED	U	V	\$3,600,000
4889/0560	09/2007	07 WARRANTY	8 ALLOCATED	U	V	\$3,096,500
4889/0558	09/2007	77 AFFIDAVIT	0	U	V	\$100
4133/0132	08/2005	07 WARRANTY	4 V-APPRAISERS OPINION	U	V	\$1,751,400
2749/1547	01/2000	05 QUIT CLAIM	7 PORTIONUND INT	U	V	\$121,600

[Property Description](#)

SEC 35 TWP 12 RGE 22
SE 1/4 OF SE 1/4 LYING E OF NE 45TH AVE RD OF SEC 35. &
S 1/4 OF SEC 36 TWP 12 RGE 22.

[Land Data - Warning: Verify Zoning](#)

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
5303		.0	.0	A1	133.18	AC							
5771		.0	.0	A1	37.94	AC							
5861		.0	.0	A1	25.68	AC							
9600		.0	.0	A1	4.00	AC							
9994		.0	.0	A1	1.00	UT							

Neighborhood 1111 - AC W OF 315/N OF 316

Mkt: 3 70

[Miscellaneous Improvements](#)

Type	Nbr	Units	Type	Life	Year In	Grade	Length	Width
105 FENCE CHAIN LK	24,300.00		LF	20	1987	1	0.0	0.0
066 FARM BLDG METL	1,728.00		SF	20	2010	5	48.0	36.0
USP SCR N PORCH-UNF	720.00		SF	40	2010	5	20.0	36.0
UOP PORCH-OPEN-UNF	80.00		SF	40	2010	5	8.0	10.0
DCK DECK-WOOD	240.00		SF	40	2010	5	20.0	12.0
UST UTILITY-UNFINS	576.00		SF	40	2010	5	48.0	12.0
159 PAV CONCRETE	672.00		SF	20	2010	3	0.0	0.0
259 WELL 04-12IN	1.00		UT	99	2010	2	0.0	0.0
159 PAV CONCRETE	632.00		SF	20	2010	3	0.0	0.0

[Appraiser Notes](#)

USES WITH 04772-000-00

[Planning and Building](#)

[** Permit Search **](#)

Permit Number	Date Issued	Date Completed	Description

Jimmy H. Cowan, Jr., CFA

Marion County Property Appraiser

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



2025 Property Record Card Real Estate

03829-000-00

Prime Key: 54623

[MAP IT+](#)

Current as of 4/14/2025

[Property Information](#)

MCBRIDE MANAGEMENT - PINE
CHURCH LLC
1553 SE FORT KING ST
OCALA FL 34471-2427

[Taxes / Assessments:](#)

Map ID: 205

[Millage:](#) 9001 - UNINCORPORATED

[M.S.T.U.](#)

[PC:](#) 57

Acres: 483.50

[2024 Certified Value](#)

Land Just Value	\$2,119,780		
Buildings	\$0		
Miscellaneous	\$1,200	Impact	
Total Just Value	\$2,120,980	Land Class Value	(\$2,017,506)
Total Assessed Value	\$103,474	Total Class Value	\$102,274
Exemptions	\$0	Ex Codes: 08	\$103,474
Total Taxable	\$103,474		

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$2,119,780	\$0	\$1,200	\$2,120,980	\$103,474	\$0	\$103,474
2023	\$1,817,490	\$0	\$1,200	\$1,818,690	\$104,783	\$0	\$104,783
2022	\$1,913,487	\$0	\$1,200	\$1,914,687	\$80,533	\$0	\$80,533

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
5521/1049	05/2011	07 WARRANTY	8 ALLOCATED	U	V	\$100
5521/1046	05/2011	07 WARRANTY	7 PORTIONUND INT	U	V	\$100
5521/1043	05/2011	07 WARRANTY	0	U	V	\$100
4937/1007	11/2007	06 SPECIAL WARRANTY	8 ALLOCATED	U	V	\$3,600,000
4889/0560	09/2007	07 WARRANTY	8 ALLOCATED	U	V	\$3,096,500
4889/0558	09/2007	77 AFFIDAVIT	0	U	V	\$100
3846/1851	10/2004	07 WARRANTY	2 V-SALES VERIFICATION	Q	V	\$1,702,800
2749/1538	01/2000	05 QUIT CLAIM	8 ALLOCATED	U	V	\$250,000
2749/1536	01/2000	05 QUIT CLAIM	7 PORTIONUND INT	U	V	\$125,000
2486/0599	01/1996	07 WARRANTY	7 PORTIONUND INT	U	V	\$8,000
AG87/0741	02/1988	EI E I	0	U	V	\$6,140
1379/0160	09/1986	07 WARRANTY	0	U	V	\$22,880

[Property Description](#)

SEC 35 TWP 12 RGE 22
NE 1/4 & N 1/2 OF SE 1/4 LYING E OF CTY RD NE 45TH AVE RD

SEC 36 TWP 12 RGE 22
NW 1/4 & W 1/2 OF NE 1/4 & N 1/2 OF SW 1/4 & NW 1/4 OF
SE 1/4

[Land Data - Warning: Verify Zoning](#)

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
5765		.0	.0	A1	249.00	AC							
5218		.0	.0	A1	151.50	AC							
5562		.0	.0	A1	8.00	AC							
9600		.0	.0	A1	75.00	AC							
9994		.0	.0	A1	1.00	UT							

Neighborhood 1111 - AC W OF 315/N OF 316
Mkt: 3 70

[Miscellaneous Improvements](#)

Type	Nbr	Units	Type	Life	Year In	Grade	Length	Width
259 WELL 04-12IN	1.00	UT	99	2018	1	0.0	0.0	

[Appraiser Notes](#)

[Planning and Building](#)
[** Permit Search **](#)

Permit Number	Date Issued	Date Completed	Description

Jimmy H. Cowan, Jr., CFA

Marion County Property Appraiser



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

2025 Property Record Card Real Estate

04772-000-00

Prime Key: 68870

[MAP IT+](#)

Current as of 4/14/2025

[Property Information](#)

MCBRIDE MANAGEMENT - PINE
CHURCH LLC
1553 SE FORT KING ST
OCALA FL 34471-2427

[Taxes / Assessments:](#)

Map ID: 224

[Millage:](#) 9001 - UNINCORPORATED

[M.S.T.U.](#)

[PC:](#) 57

Acres: 7.00

[2024 Certified Value](#)

Land Just Value	\$36,260		
Buildings	\$0		
Miscellaneous	\$0	Impact	
Total Just Value	\$36,260	Land Class Value	(\$35,028)
Total Assessed Value	\$1,232	Total Class Value	\$1,232
Exemptions	\$0	Ex Codes: 08	\$1,232
Total Taxable	\$1,232		

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$36,260	\$0	\$0	\$36,260	\$1,232	\$0	\$1,232
2023	\$31,080	\$0	\$0	\$31,080	\$1,267	\$0	\$1,267
2022	\$33,495	\$0	\$0	\$33,495	\$1,015	\$0	\$1,015

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
5521/1049	05/2011	07 WARRANTY	8 ALLOCATED	U	V	\$100
5521/1046	05/2011	07 WARRANTY	7 PORTIONUND INT	U	V	\$100
5521/1043	05/2011	07 WARRANTY	0	U	V	\$100
4937/1007	11/2007	06 SPECIAL WARRANTY	8 ALLOCATED	U	V	\$3,600,000
4889/0560	09/2007	07 WARRANTY	8 ALLOCATED	U	V	\$3,096,500
4889/0558	09/2007	77 AFFIDAVIT	0	U	V	\$100
4133/0062	08/2005	07 WARRANTY	2 V-SALES VERIFICATION	Q	V	\$63,000
2749/1538	01/2000	05 QUIT CLAIM	8 ALLOCATED	U	V	\$250,000
2749/1536	01/2000	05 QUIT CLAIM	8 ALLOCATED	U	V	\$125,000

[Property Description](#)

SEC 31 TWP 12 RGE 23
W 3 1/2 CHS OF LOT 22

[Land Data - Warning: Verify Zoning](#)

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
5762		231.0	1,320.0	A1	7.00	AC							
9994		.0	.0	A1	1.00	UT							

Neighborhood 1111 - AC W OF 315/N OF 316
Mkt: 3 70

[Miscellaneous Improvements](#)

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
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[Appraiser Notes](#)

USES WITH 03820-000-00

[Planning and Building](#)
[** Permit Search **](#)

Permit Number	Date Issued	Date Completed	Description
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DATE: 05/25/2011 03:45:53 PM

FILE #: 2011047580 OR BK 05521 PGS 1049-1052

This Instrument Prepared By and Return to:
W. James Gooding III, Esquire
Gilligan, King & Gooding, P.A.
1531 SE 36th Avenue
Ocala, FL 34471

REC 35.50

Project: McBride – Estate Planning - Pine Church
Property Appraiser's Parcel ID Nos.: 04772-000-00; 03820-000-00 and 03829-000-00

REC. ~~35.50~~ # 3550
DS. \$.00¹

WARRANTY DEED

THIS INDENTURE, made this May 17, 2011, by Sandy McBride and Robin Smith McBride, husband and wife, whose address is 1553 SE Fort King Street, Ocala, FL 34471 hereinafter called the Grantor, and McBride Management – Pine Church, LLC, a Florida limited liability company, whose address is 1553 SE Fort King Street, Ocala, FL 34471, hereinafter called the Grantee.

WITNESSETH, that Grantor, for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars, and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt of which is hereby acknowledged, has granted, bargained and sold to the Grantee, its successors or assigns forever, the following described land, situate, lying and being in Marion County, Florida, to wit:

See attached Exhibit A.

Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whosoever.

Subject to: (a) taxes for the current year; and (b) easements, limitations, covenants, restrictions and other matters of record, if any, but provided, however, that such reference shall not serve to reimpose same.

¹This is a conveyance of unencumbered property to a limited liability company entirely owned by the current owners of the property being conveyed (or by trusts, all of the beneficial interests of which are owned by the current owners of the property being conveyed) and thus no documentary excises taxes are owed. Although the property is encumbered by a mortgage securing a line of credit, the outstanding balance under the line of credit is zero, and thus no additional documentary excise taxes are owed as a result of the mortgage.

IN WITNESS WHEREOF, the Grantor has signed and sealed these presents the day and year first above written.

Nathan R. Garcia
Witness

Nathan R. Garcia
Print Witness Name

Joyce Arthur
Witness

Joyce Arthur
Print Witness Name

Sandy McBride
Sandy McBride

Nathan R. Garcia
Witness

Nathan R. Garcia
Print Witness Name

Joyce Arthur
Witness

Joyce Arthur
Print Witness Name

Robin Smith McBride
Robin Smith McBride

STATE OF FLORIDA
COUNTY OF MARION

The foregoing instrument was acknowledged before me this May 11, 2011, by Sandy McBride.

Joyce Arthur
Notary Public, State of Florida
Name: Joyce Arthur

(Please print or type)

Commission Number: #DD 857220

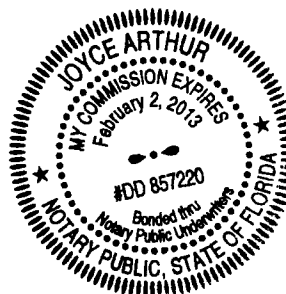
Commission Expires: 2/2/13

Notary: Check one of the following:

☒ Personally known OR

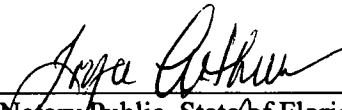
☐ Produced Identification (if this box is checked, fill in blank below).

Type of Identification Produced: _____



STATE OF FLORIDA
COUNTY OF MARION

The foregoing instrument was acknowledged before me this May 11, 2011, by Robin Smith McBride.



Notary Public, State of Florida
Name: Joyce Arthur
(Please print or type)
Commission Number: #DD 857220
Commission Expires: 2/2/13

Notary: Check one of the following:

☒ Personally known OR

☐ Produced Identification (if this box is checked, fill in blank below).

Type of Identification Produced: _____

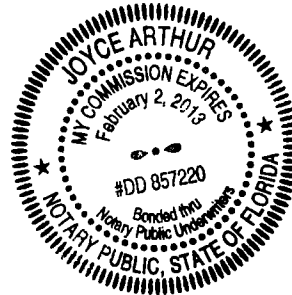


Exhibit "A"

Parcel 1:

The SE 1/4 of the SE 1/4, lying East of NE 45th Avenue Road, of Section 35, Township 12 South, Range 22 East, Marion County, Florida, and the South 1/4 of Section 36, Township 12 South, Range 22 East, Marion County, Florida.

Parcel 2:

West 3 1/2 chains of Government Lot 22, Section 31, Township 12 South, Range 23 East, Marion County, Florida.

Parcel 3:

The NE 1/4 and the North 1/2 of the SE 1/4 of Section 35, Township 12 South, Range 22 East, all lying East of County Road NE 45th Avenue Road, Marion County, Florida.

AND

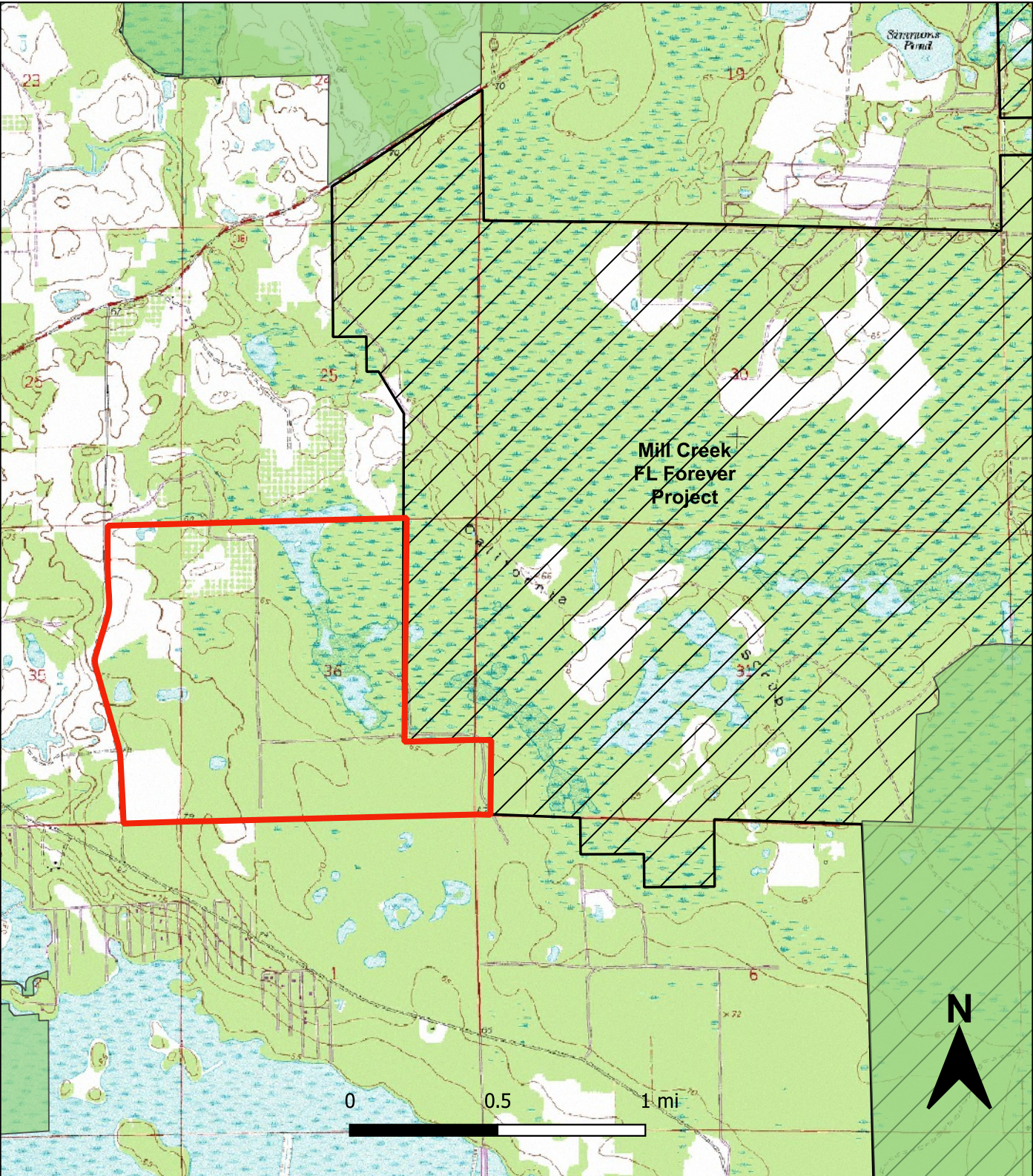
The NW 1/4 and the W 1/2 of the NE 1/4 and the N 1/2 of the SW 1/4 and the NW 1/4 of the SE 1/4 of Section 36, Township 12 South, Range 22 East, Marion County, Florida.

E:\JG\McBride\Estate Planning 2011\Pine Church LLC\Deed No 3 - S&R to MM-Pine Church.doc

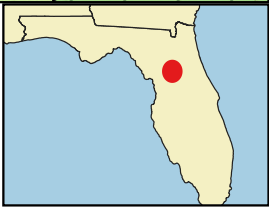
Attachment C

- C.1 Pine Church on USGS Topographic Map
- C.2 Pine Church Tax Parcels on Aerial Photograph
- C.3 Pine Church Boundary on FDOT County General Highway Map
- C.4 Pine Church Cooperative Land Cover Map

C.1. Project Boundary on USGS Topographic Map



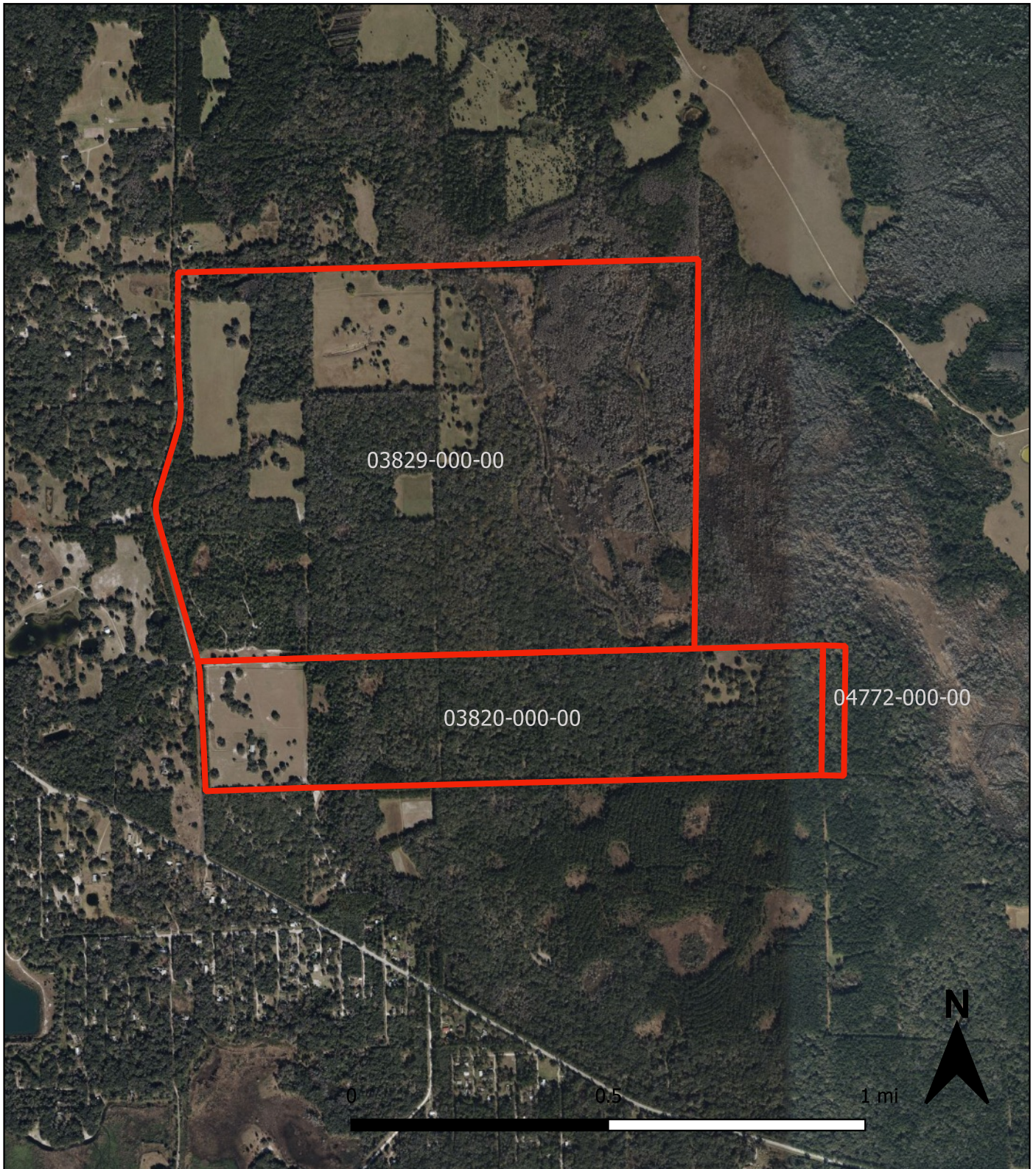
USGS Topographic Survey
Pine Church
Marion County, Florida



- Legend
- Project Boundary
 - FL Forever BOT Project
 - FL Conservation Lands

Keith Fountain Law PLLC
Data:
Parcel Data: FGDL DOR
FL Natural Areas Inventory Dec. 2024:
FL Conservation Lands,
FL Forever BOT Projects
Basemap: USGS Topo, USDA
Projection: EPSG 3087,
NAD83 (Harn) FL GDL Albers

C.2. Tax Parcels on Aerial Photograph



**Aerial Photograph
Pine Church
Marion County, Florida**

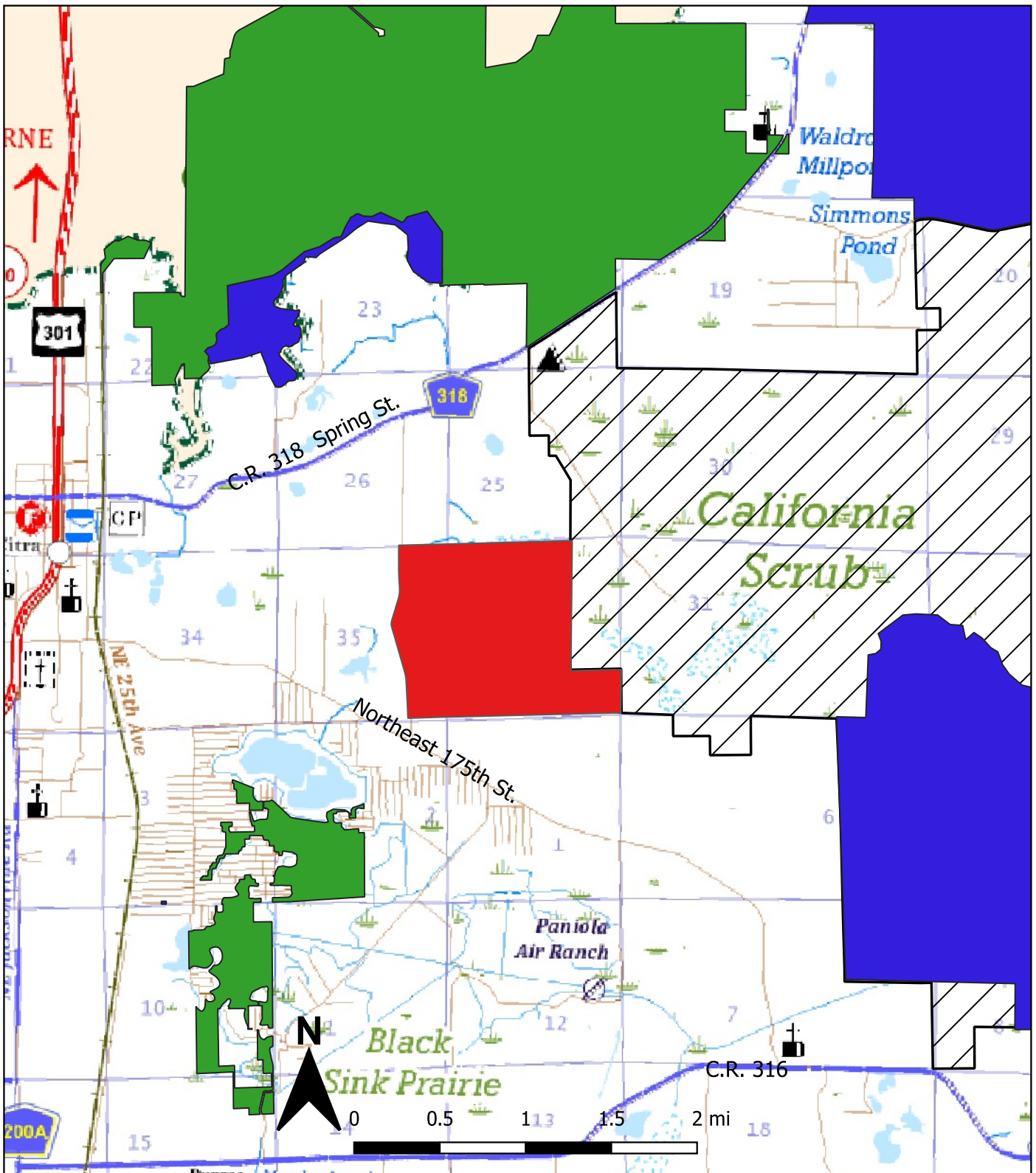
Legend

 Project Tax Parcels



Keith Fountain Law PLLC
Data:
Parcel Data: FGDL DOR
Basemap: Bing Aerial
Projection: EPSG 3087,
NAD83 (Harn) FL GDL Albers

C.3. Project Boundary on FDOT County Highway Map



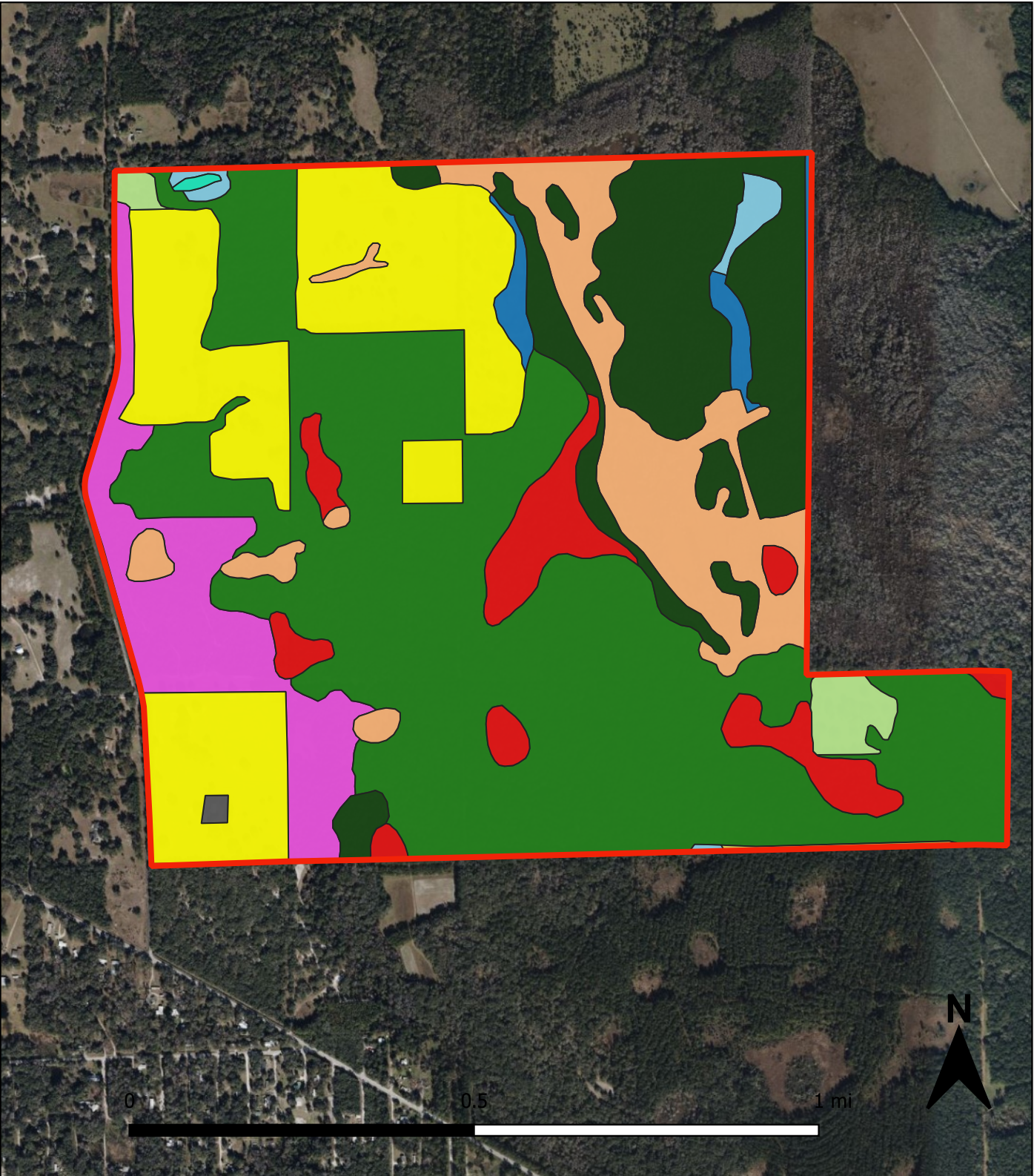
**County Highway Map
Pine Church
Marion County, Florida**

Legend

- Project Boundary
- Florida Forever BOT Projects - FNAI 12/2024
- Florida Conservation Lands - FNAI 12/2024
- Private
- State

Keith Fountain Law PLLC
 Data:
 Parcel Data: FGDL DOR
 FL Natural Areas Inventory 12/2024:
 FL Conservation Lands,
 FL Forever BOT Projects
 Basemap: FL DOT
 Projection: EPSG 3087,
 NAD83 (Harn) FL GDL Albers

C.4. Project Boundary on FNAI Land Cover Map



**FNAI Cooperative Land Cover Map
Pine Church
Marion County, Florida**

Legend

 Project Boundary

Cooperative Land Cover - Site Name (FNAI)

-  Artificial Impoundment/Reservoir
-  Coniferous Plantations
-  Cypress
-  Field Crops
-  Improved Pasture

-  Marshes
-  Mixed Hardwood-Coniferous
-  Mixed Scrub-Shrub Wetland
-  Mixed Wetland Hardwoods
-  Rural Structures
-  Successional Hardwood Forest
-  Wet Prairie



Keith Fountain Law PLLC
Data:
Parcel Data: FGDL DOR
FNAI Cooperative Land Cover:
FL Natural Areas Inventory 3.8
Basemap: Bing Aerial
Projection: EPSG 3087,
NAD83 (Harn) FL GDL Albers