

Prepared By and Return to
Fee, Yates & Fee, PLLC
400 NW 2nd Street
Okeechobee, Florida 34972

Revised
Exhibit 2
03/07/2023

Parcel ID Number: 3-28-37-35-0050-00290-0040

(FOR RECORDING INFORMATION ONLY)

QUIT CLAIM DEED

THIS QUIT CLAIM DEED made this ____ day of March, 2023, between **WILLIAMSON CATTLE COMPANY, INC., a Florida corporation**, whose mailing address is 9050 NE 12th Drive, Okeechobee, FL 34972, First Party, to **CITY OF OKEECHOBEE, a Florida municipality**, whose mailing address is 55 SE 3rd Avenue, Okeechobee, FL 34974, Second Party.

(Wherever used herein, the terms "First Party" and "Second Party" include singular and plural, and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so requires.)

WITNESSETH:

That the said First Party, for and in consideration of the sum of \$10.00 in hand paid by the said Second Party, the receipt whereof is hereby acknowledged, does hereby remise, release, and quit claim unto the said Second Party forever, all the right, title, interest, claim, and demand which the said First Party has in and to the following described land, situate, lying, and being in the County of **OKEECHOBEE**, State of Florida, to-wit:

SEE EXHIBIT "A" ATTACHED.

This instrument was prepared from information provided by the parties hereto. The parties acknowledge that the preparer does not guarantee marketability of title, accuracy of description, or quantity of land, as a title examination was not requested or performed.

TOGETHER WITH all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

SUBJECT TO restrictions, reservations, and easements of record, if any.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity, and claim whatsoever of the said First Party, either in law or equity, to the only proper use, benefit, and behalf of the said Second Party forever.

IN WITNESS WHEREOF, the said First Party has hereunto set First Party's hand and seal the day and year first above written.

Signed, Sealed and Delivered
in the presence of:

WILLIAMSON CATTLE COMPANY, a Florida
corporation

Signature of Witness

By: Frank W. Williamson, III, President

Printed Name of Witness

Signature of Witness

Printed Name of Witness

STATE OF FLORIDA
COUNTY OF OKEECHOBEE

The foregoing instrument was acknowledged before me by means of () physical presence or ()
online notarization, by me this _____ day of March, 2023, by **FRANK W. WILLIAMSON, III,**
President of WILLIAMSON CATTLE COMPANY, a Florida corporation, ☐ who is personally known
to me; or ☐ who has produced _____ as identification.

NOTARY PUBLIC

My Commission Expires:

(Seal)

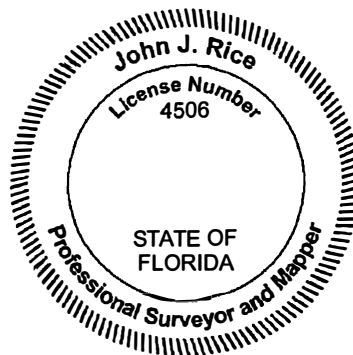
DESCRIPTION:


A PARCEL OF LAND LYING IN A PORTION OF LOT 6, BLOCK 29, FIRST ADDITION TO SOUTH OKEECHOBEE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 17, PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA. SAID PARCEL BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 6; THENCE N89°56'07"W, ALONG THE NORTH RIGHT-OF-WAY LINE OF SW 17TH STREET, A DISTANCE OF 31.00 FEET; THENCE N80°53'51"E, A DISTANCE OF 31.38 FEET TO THE WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 441 (A/K/A PARROTT AVENUE); THENCE S00°07'24"E, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 5.00 FEET TO THE POINT OF BEGINNING.

PROJECT SPECIFIC NOTES:

- 1) THIS DRAWING DOES NOT REPRESENT A BOUNDARY SURVEY. IT IS A SKETCH AND LEGAL DESCRIPTION ONLY.
- 2) THE DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
- 3) BEARINGS SHOWN HEREON ARE BASED ON THE NORTH RIGHT-OF-WAY LINE OF SW 17TH STREET, TAKEN TO BEAR NORTH 89°56'07" WEST.
- 4) NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THIS OFFICE FOR EASEMENTS, DEED RESTRICTIONS, ZONING SETBACKS, RIGHTS-OF-WAY OR ABANDONMENTS.
- 5) THE SURVEY DEPICTED HERE IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- 6) REPRODUCTIONS OF THIS DRAWING ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL OF THE SIGNING SURVEYOR.




JOHN J. RICE, P.S.M.
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE NO. 4506

SKETCH OF DESCRIPTION

PREPARED FOR: **OKEECHOBEE AGRI-CIVIC CENTER**

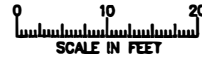
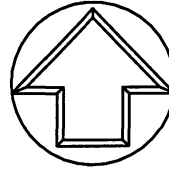
DESCRIPTION	DWG. DATE	BY	CK
PREPARE EXHIBIT	01/08/07	WC	JJR
FB/PG: FILE	SCALE: 1" = 100'		
DWG NO: 20531-FPL	JOB NO: 20531		

**TRADEWINDS SURVEYING
GROUP, LLC.**

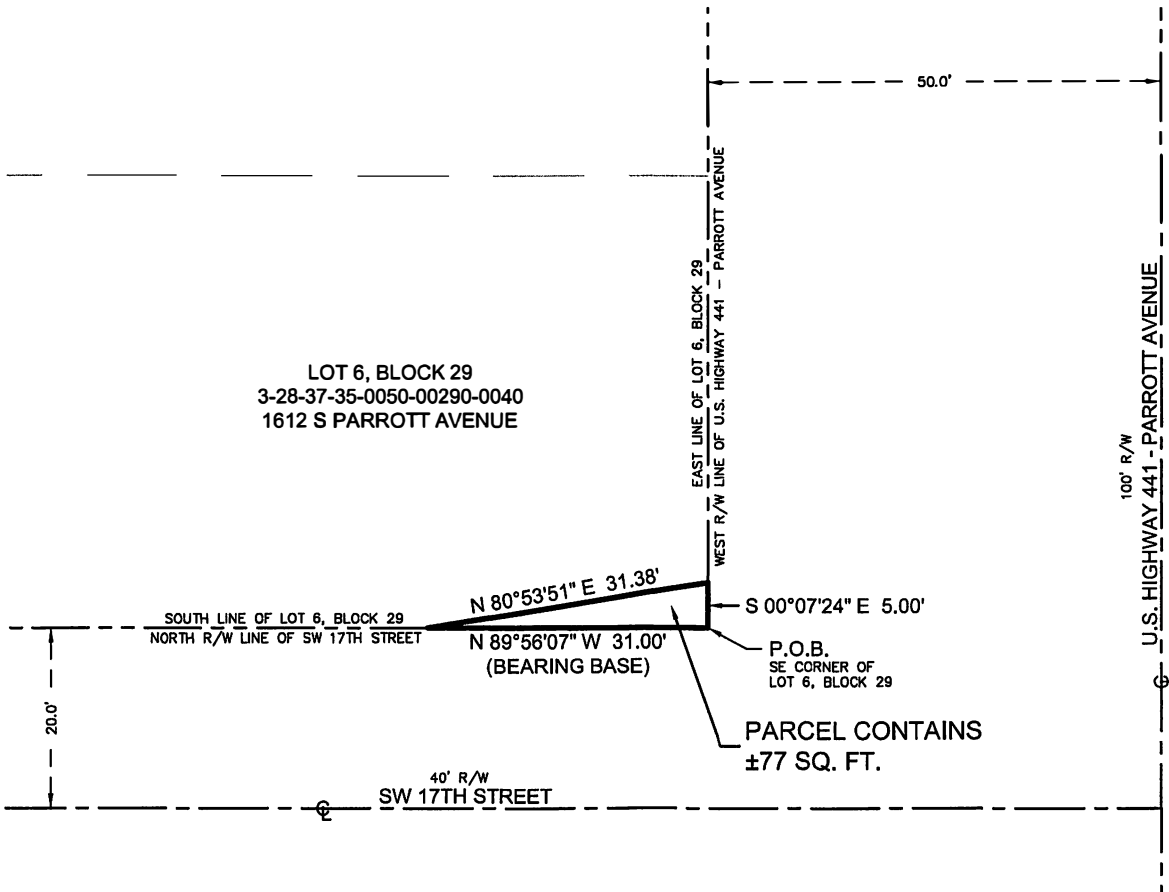
200 SW 3rd Avenue
Okeechobee, FL. 34974
Tel: (863) 763-2887
Fax: (863) 763-4342

LEGEND:
P.O.B. = POINT OF BEGINNING
R/W = RIGHT-OF-WAY
CL = CENTERLINE

NORTH



SCALE IN FEET
MAP SCALE: 1 INCH = 20 FEET
INTENDED DISPLAY SCALE



**SKETCH OF DESCRIPTION
WILLIAMSON CATTLE COMPANY**

PREPARED FOR:

DESCRIPTION	DWG. DATE	BY	CK
PREPARE EXHIBIT	02/08/23	WC	JJR
FB/PG: FILE	SCALE: 1" = 20'		
DWG NO: 20-560-SW SKETCH	JOB NO: 20-560		

**TRADEWINDS SURVEYING
GROUP, LLC.**

200 SW 3rd Avenue
Okeechobee, FL. 34974
Tel: (863) 763-2887
Fax: (863) 763-4342

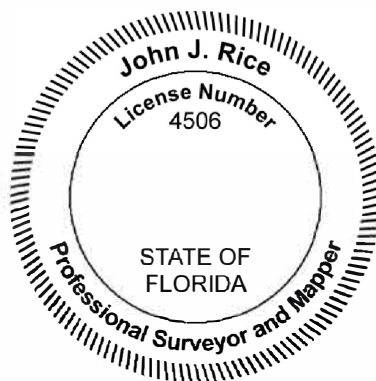
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JOHN J. RICE, P.S.M.
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE NO. 4506

SKETCH OF DESCRIPTION

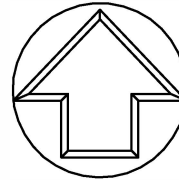
PREPARED FOR: **OKEECHOBEE AGRI-CIVIC CENTER**

DESCRIPTION	DWG. DATE	BY	CK
PREPARE EXHIBIT	01/08/07	WC	JJR
FB/PG: FILE	SCALE: 1" = 100'		
DWG NO: 20531-FPL	JOB NO: 20531		

**TRADEWINDS SURVEYING
GROUP, LLC.**

200 SW 3rd Avenue
Okeechobee, FL. 34974
Tel: (863) 763-2887
Fax: (863) 763-4342

NORTH



LEGEND:

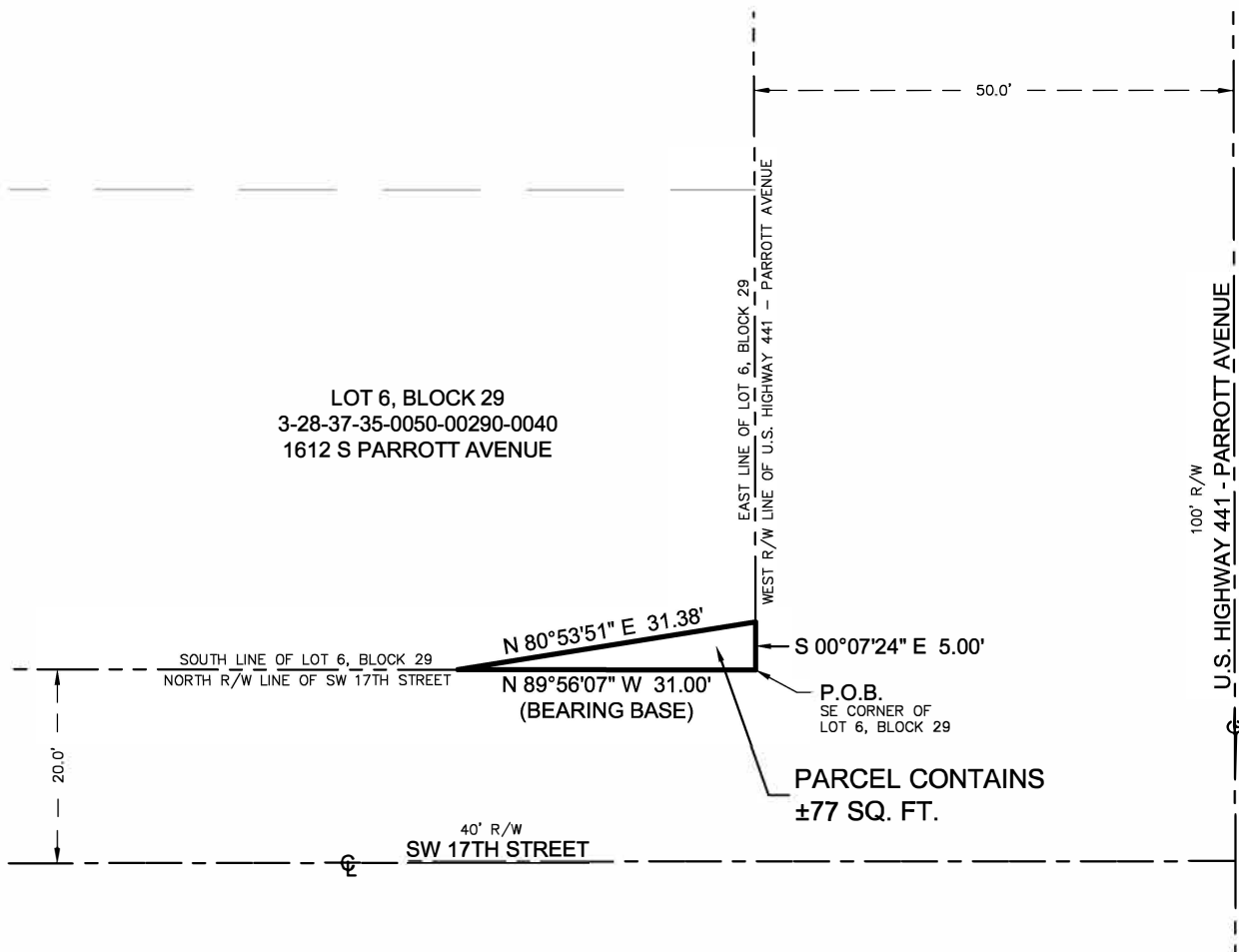
P.O.B. = POINT OF BEGINNING

R/W = RIGHT-OF-WAY

CL = CENTERLINE



SCALE IN FEET
MAP SCALE: 1 INCH = 20 FEET
INTENDED DISPLAY SCALE



**SKETCH OF DESCRIPTION
WILLIAMSON CATTLE COMPANY**

PREPARED FOR:

DESCRIPTION	DWG. DATE	BY	CK
PREPARE EXHIBIT	02/08/23	WC	JJR
FB/PG: FILE	SCALE: 1" = 20'		
DWG NO: 20-560-SW SKETCH	JOB NO: 20-560		

**TRADEWINDS SURVEYING
GROUP, LLC.**

200 SW 3rd Avenue
Okeechobee, FL. 34974
Tel: (863) 763-2887
Fax: (863) 763-4342

FEE, YATES & FEE, PLLC

A Partnership of Professional Corporations

ATTORNEYS AT LAW

SINCE 1905

FEE & FEE, PLLC
FRANK H. FEE, III
FRANK "HANK" FEE, IV
E. CLAYTON YATES, P.A.
E. CLAYTON YATES

426 AVENUE A
FORT PIERCE, FLORIDA 34950
TELEPHONE (772) 461-5020
FACSIMILE (772) 468-8461

400 NW 2ND STREET
OKEECHOBEE, FLORIDA 34972
TELEPHONE (863) 763-3131
FACSIMILE (863) 763-1031

FRED FEE (1888-1939)
FRANK FEE (1913-1983)

PLEASE REPLY TO **OKEECHOBEE**

Writer's Email:
kammons@feeyateslaw.com

Owners and Encumbrance Report (Property Information Report)

Beginning Search Date: December 1, 2020 @ 9:51am	Ending Search Date: February 13, 2023 @ 5:00pm
Warranty Deed to Williamson Cattle Company recorded as Instrument No. 2020011748	

I. The land described in this report is at the ending search date vested in:

WILLIAMSON CATTLE COMPANY, a Florida corporation

II. The land is described as follows:

LOTS 4, 5, 6, 10, 11, AND 12, BLOCK 29, LESS THE NORTH 9 FEET OF SAID LOT 10, AND THE VACATED ALLEY IN THE SOUTH ½ OF BLOCK 29, FIRST ADDITION TO SOUTH OKEECHOBEE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 17, PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA.

III. The following matters were found based upon a search of the public records between the beginning and ending search dates shown above:

1. Notice of Approval of De Minimis Development recorded May 23, 2022 as Instrument No. 2022007117 in the Public Records of Okeechobee County, Florida.
2. Declaration of Easement recorded May 23, 2022 as Instrument No. 2022007118 in the Public Records of Okeechobee County, Florida.
3. Corrective Notice of Commencement recorded November 15, 2022 as Instrument No. 2022014817 in the Public Records of Okeechobee County, Florida.



4. Notice of Commencement recorded February 13, 2023 as Instrument No. 2023001743 in the Public Records of Okeechobee County, Florida.

IV. This report is subject to the following considerations and exceptions:

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, appearing in the public records outside the date range of the each indicated on page one of this report.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary disputes, and any other matters which would be disclosed by an accurate survey and inspection of the premises.
4. Easements or claims of easements not shown by the public records.
5. Taxes or special assessments which are not shown by the public records.
6. Taxes and assessments for the year 2023 and subsequent years.

This report is issued for the exclusive use of: CITY OF OKEECHOBEE at the request of WILLIAMSON CATTLE COMPANY and not as a base for title insurance. This report is not title insurance. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified by name in the property information report as the recipient(s) of the property information report.

Liability under this Owner's and Encumbrance Search is limited to the amount charged.

Respectfully Submitted,



FRANK H. FEE, IV
Attorney at Law

Issued By:

Fee, Yates & Fee, PLLC
400 North West Second Street
Okeechobee, Florida 34972



Notice Of AD Valorem Taxes & Non-AD Valorem Assessments**Bill # R 3156100 2022****R 3-28-37-35-0050-00290-0040****REAL ESTATE Tax/Notice Receipt For OKEECHOBEE County****AD VALOREM TAXES**

TAXING AUTHORITY	MILLAGE RATE	TAX AMOUNT
COUNTY	.00800000	\$1,969.28
SCHOOL-RLE	.00322300	\$899.96
SCHOOL-DISC	.00224800	\$627.71
CITY-OKEECHOBEE	.00689870	\$1,698.18
SOUTH FL. WAT MGMNT	.00019740	\$48.59
SFWM - EVERGLADES	.00003270	\$8.05
CHILDRENS COUNCIL	.00030000	\$73.85
TOTAL AD-VALOREM:		\$5,325.62

NON-AD VALOREM ASSESSMENTS

TAXING AUTHORITY	TAX AMOUNT
TOTAL NON-AD VALOREM:	\$0.00

COMBINED TAXES & ASMTS: \$5,325.62**DISCOUNT: \$0.00****UNPAID BALANCE: \$0.00****Exemptions:****Property Address:****1612 S PARROTT AVE OKEECHOBEE 34974****WILLIAMSON CATTLE COMPANY
9050 NE 12TH DR
OKEECHOBEE , FL 34972 - 0000****1.001 ACRES
FIRST ADDITION TO SOUTH OKEECH
OBEE (PLAT BOOK
1 PAGE 17) LOTS 4, 5, 6, 10, 1
1 AND 12, BLOCK**

FAIR MKT VALUE	\$279,231.00	DIST	50
ASSESS	\$246,160.00	EXEMPT VALUE	\$0.00
TAXABLE VALUE	\$246,160.00		

**** PAID ******Last Payment: 11/30/2022** **Receipt Number: 3001013****Amount Collected: \$5,112.60** **Discount Amount: \$0.00****Tax Roll Property Summary**

Parcel	Roll Type	Year	Original	Gross Tax	Original Assessments	Date Paid	Amount Paid	Total Unpaid
32837350050002900040 R		2022	\$5,325.62	\$0.00		11/30/2022	\$5,112.60	\$0.00



Official Records File#2020011748 Page(s):2
Sharon Robertson, Clerk of the Circuit Court & Comptroller
Okeechobee, FL Recorded 12/1/2020 9:51 AM
Fees: RECORDING \$18.50 D DOCTAX PD \$5,250.00

Prepared by and return to:

FRANK H. FEE, IV
Fee and Fee, PLLC
400 NW 2nd Street
Okeechobee, FL 34972
863-763-3131
File No.: 20-1444

Parcel Identification No. 3-28-37-35-0050-00290-0010

[Space Above This Line For Recording Data]

Re 18.50
DS 5250.00

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 25th day of November, 2020 Between

KARLA H. ROBY and DEBRA S. SALES whose post office address is **1906 SW 5th Avenue, Okeechobee, FL 34974** of the County of **Okeechobee, State of Florida**, grantor*, and **WILLIAMSON CATTLE COMPANY**, a **Florida corporation** whose post office address is **9050 NE 12th Drive, Okeechobee, FL 34972** of the County of **Okeechobee, State of Florida**, grantee*,

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 **Okeechobee County Florida**, to-wit:

Lots 1 to 12, inclusive, Block 29, and the vacated alley located in Block 29, FIRST ADDITION TO SOUTH OKEECHOBEE, according to the plat thereof recorded in Plat Book 1, Page 17, Public Records of Okeechobee County, Florida.

THE PROPERTY DESCRIBED HEREIN DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTORS, NOR IS IT CONTIGUOUS TO THE HOMESTEAD OF THE GRANTORS

Subject to restrictions, reservations and easements of record, if any.

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

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

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: Sharon K. Dufree

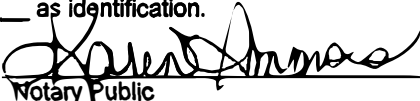
Witness Name: Karin Ammons

Karla H. Roby
KARLA H. ROBY
Debra S. Sales
DEBRA S. SALES

State of Florida
County of Okeechobee

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 25th day of November, 2020 by KARLA H. ROBY and DEBRA S. SALES, who ☒ are personally known or ☐ have produced ID as identification.

[Notary Seal]



Notary Public

Printed Name: Karin Ammons

My Commission Expires: _____



COPY



City of Okeechobee

Notice of Approval of De Minimis Development

The City of Okeechobee General Services Department approves the de minimis development application described below and hereby declares that the two lots created by the proposed de minimis development to be legal lots for purposes of placing or constructing the following project:

Construction of a carwash located in the Heavy Commercial Zoning District addressed as 1612 South Parrott Avenue, Okeechobee, Florida. At this time, there is no proposed use for the portion addressed as 1600 South Parrott Avenue.

The de minimis development conforms to, and is subject to, all applicable laws and ordinances of the City of Okeechobee with respect to division of lands into no more than two parcels as envisioned in Chapter 86 of the City of Okeechobee Code of Ordinances.

Any and all development to a parcel created or altered by a de minimis development is subject to all codes and ordinances of the City of Okeechobee, the Florida Building Code, Ordinance 1125 pertaining to Floodplain regulations, including but not limited to applicable requirements of South Florida Water Management District, FEMA, and Florida Department of Environmental Protection.

Description of Original Parcel

Parcel Owner: Williamson Cattle Company

Parcel Address: 1600 South Parrott Avenue

Parcel Number: 3-28-37-35-0050-00290-0010

Legal Description: See Exhibit A

Description of New or Altered Parcel "A"

Address: 1612 South Parrott Avenue

Parcel Number: 3-28-37-35-0050-00290-0040

Legal Description: See Exhibit A

Description of New or Altered Parcel "B"

Address: 1600 South Parrott Avenue

Parcel Number: 3-28-37-35-0050-00290-0010

Legal Description: See Exhibit A

Patty M. Burnette

Patty Burnette

General Services Coordinator

5-20-22

Date

Gary Ritter

Gary Ritter

City Administrator

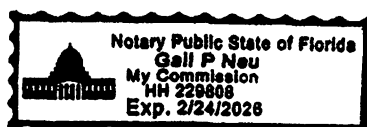
5-20-22

Date

STATE OF FLORIDA

COUNTY OF Okaloosa

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this ^{20th} day of May, 2022, by Gary Ritter & Patty Burnette who is personally known to me or produced identification.



Gail P. Neu
Notary Public Signature

EXHIBIT "A"
SHEET 1 OF 2PARCEL "A" DESCRIPTION:

LOTS 4, 5, 6, 10, 11 AND 12, BLOCK 29, LESS THE NORTH 9.00 FEET OF SAID LOT 10, FIRST ADDITION TO SOUTH OKEECHOBEE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 17, PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA. TOGETHER WITH THAT PORTION OF THE VACATED ALLEY IN THE SOUTH 1/2 OF SAID BLOCK 29.

THE ABOVE DESCRIBED PARCEL CONTAINS 1.00 ACRES, MORE OR LESS.

PARCEL "B" DESCRIPTION:

LOTS 1, 2, 3, 7, 8, 9 AND THE NORTH 9.00 FEET OF LOT 10, BLOCK 29, FIRST ADDITION TO SOUTH OKEECHOBEE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 17, PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA. TOGETHER WITH THAT PORTION OF THE VACATED ALLEY IN THE NORTH 1/2 OF SAID BLOCK 29.

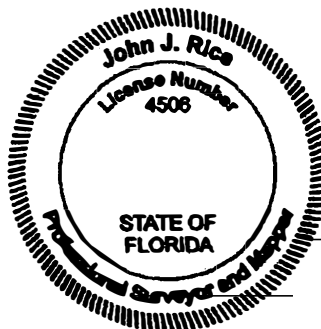
THE ABOVE DESCRIBED PARCEL CONTAINS 1.06 ACRES, MORE OR LESS.

EASEMENT DESCRIPTION:

THE NORTH 9.00 FEET OF LOT 10, BLOCK 29, FIRST ADDITION TO SOUTH OKEECHOBEE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 17, PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA.

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John J. Rice
JOHN J. RICE, P.S.M.
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE NO. 4506

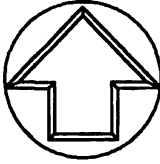
SKETCH OF DESCRIPTION			
PREPARED FOR: WILLIAMSON CATTLE COMPANY			
DESCRIPTION	DWG. DATE	BY	CK
PREPARE EXHIBIT REVISE SKETCH & DESCRIPTIONS	12/11/20 05/04/22	WC WC	JJR JJR
FB/PG: N/A	SCALE: N/A		
DWG NO: 20-560	JOB NO: 20-560		

TRADEWINDS SURVEYING GROUP, LLC.

200 SW 3rd Avenue
Okeechobee, FL 34974
Tel: (863) 763-2887
Fax: (863) 763-4342

EXHIBIT "A"
SHEET 2 OF 2

NORTH

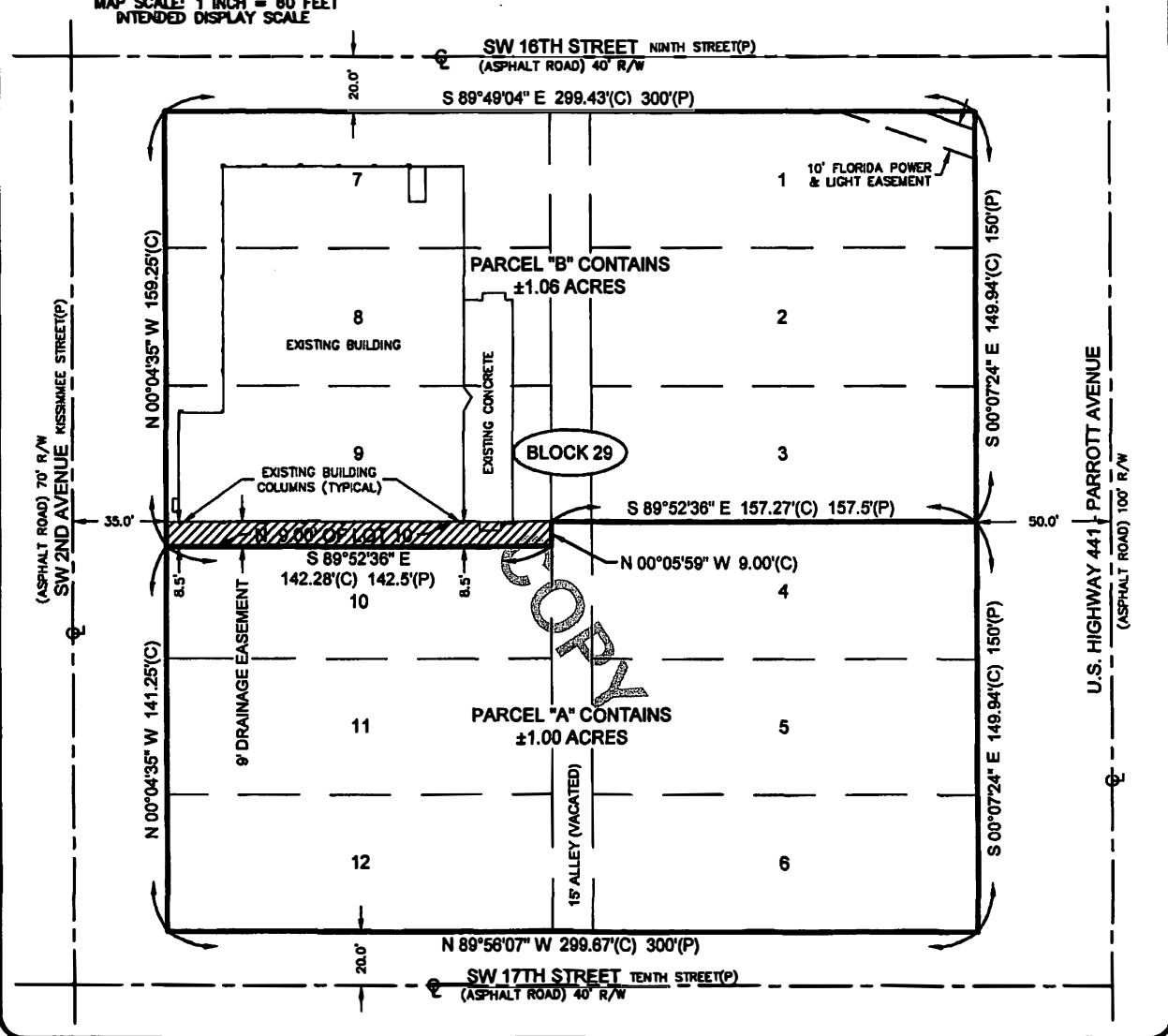


0 30 60
SCALE IN FEET

MAP SCALE: 1 INCH = 60 FEET
INTENDED DISPLAY SCALE

LEGEND:

CL = CENTERLINE
(C) = CALCULATED
(P) = PLAT
R/W = RIGHT-OF-WAY



SKETCH OF DESCRIPTION WILLIAMSON CATTLE COMPANY

PREPARED FOR:

DESCRIPTION	DWG. DATE	BY	CK
PREPARE EXHIBIT	12/11/20	WC	JJR
REVISE SKETCH & DESCRIPTIONS	05/04/22	WC	JJR
FB/PC: N/A	SCALE: 1" = 60'		
DWG NO: 20-560	JOB NO: 20-560		

TRADEWINDS SURVEYING GROUP, LLC.

200 SW 3rd Avenue
Okeechobee, FL 34974
Tel: (863) 763-2887
Fax: (863) 763-4342



This Instrument Prepared by:
Fee, Yates & Fee, PLLC
Frank H. Fee, IV, Esquire
400 NW 2nd Street
Okeechobee, FL 34972

DECLARATION OF EASEMENT

THIS DECLARATION OF EASEMENT ("Declaration") is made effective as of the date of recording by WILLIAMSON CATTLE COMPANY, a Florida for-profit corporation ("WCC").

Article I - Recitals

Recitals. WCC is the owner of real property more particularly described on Exhibit "A". WCC, in furtherance of its plan development of Parcel A as shown on the attached Exhibit "B", desires to impose an easement upon Parcel B as shown on the attached Exhibit "B" for Parcel A's benefit and has recorded this Declaration for that purpose.

Article II - Easement

Drainage Easement. WCC hereby imposes a perpetual easement for drainage over the North 9 feet of Lot 10 of Parcel B for the benefit of Parcel A. The easement for drainage shall include the right of drainage to the retention area and storm drainage within the North 9 feet of Lot 10 of Parcel B, the right to connect to underground water pipes by underground pipes or culverts, to the stormwater system, together with the right for storage of stormwater runoff from Parcel A in the stormwater retention pond facility situated on the North 9 feet of Lot 10 of Parcel B. Each owner shall be responsible for an aliquot portion of the municipal taxes and assessments, if any, assessed to Parcel A on account of the the water retention pond facility. The owner of Parcel A shall be responsible for an aliquot portion the cost of maintenance and repair to the water retention pond facility situated on the North 9 feet of Lot 10 of Parcel B.

Article III – Miscellaneous

A. **Term And Amendment.** This Declaration shall become effective upon its recordation in the Public Records of Okeechobee County, Florida, shall run with the land, regardless whether specifically mentioned in the subsequent deed or conveyance of either Parcel A and Parcel B, and shall be binding on all persons subsequently acquiring either Parcel A and Parcel B and any tenant or licensee. This Declaration may be amended or modified only by an instrument signed by all owners of the parcels described herein. No amendment shall become effective prior to duly executed and acknowledged copy the recorded in the Public Records of Okeechobee County, Florida.

B. **Enforcement.** If any person shall violate or attempt to violate any provision of this Declaration, a parcel owner may seek to enjoin such violation, or to recover damages for such violation. Each owner further acknowledges that a violation may cause another owner to suffer material injury or damage not compensable in money. In such event, the other owner shall be entitled to seek specific performance of the defaulting owner's obligation or an injunction to enjoin any continuing breach or violation. If an owner is found by a court of competent jurisdiction to have breached or violated this Declaration then, in addition to any other relief, such owner shall be liable for all costs and expenses of the enforcement action of the suit including court costs and reasonable attorney's fees (including appeals), incurred by the owner enforcing this Declaration. An owner, at its option, may exercise or resort to any one or more of the remedies contained in this Declaration, or any other rights or remedies to which it may be entitled by law, whether or not set forth herein. All remedies provided herein or by applicable law shall be cumulative and not mutually exclusive.

C. **Notice.** Any notice under this Declaration shall be deemed to have been properly given if mailed to the last known address of the owner of the parcel and to the last address shown for owner in the records of Okeechobee County tax collector, if different. Notice shall be deemed to have been properly delivered if (a) personally delivered, (b) sent via US Postal Service, postage prepaid, certified, return receipt

requested, or (c) sent by nationally recognized, receipted, overnight delivery service such as Federal Express.

D. **Severability.** Invalidation of any term or provision of this Declaration, by judgment or court order, shall not affect any other provision hereof which shall remain in full force and effect.

E. **Interpretation.** Unless the context otherwise requires, the use of the singular shall include the plural and vice versa; the use of one gender or the neuter shall include all genders and the neuter; the term "person" shall mean an individual or a non-individual entity; any reference to "attorneys' fee" shall mean reasonable attorneys fees and costs incurred before, during and after trial litigation, including appellate and bankruptcy proceedings. The headings used herein are for convenience only and shall not be given any weight in interpretation construing the substantive provisions hereof.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed the day and year first above written.

Signed, Sealed and Delivered
in the Presence of:

Hector W. Rucker
Print Name:

WILLIAMSON CATTLE COMPANY, a
Florida corporation

Frank W. Williamson, III
By: FRANK W. WILLIAMSON, III, President

Amy Storey
Print Name:

STATE OF FLORIDA
COUNTY OF OKEECHOBEE

I HEREBY CERTIFY that the foregoing instrument was acknowledged before me by physical presence this 23 day of May, 2022, by FRANK W. WILLIAMSON, as President of WILLIAMSON CATTLE COMPANY, a Florida corporation, who is personally known to me or who provided _____ as identification and who did not take an oath.

 Amy Storey
Notary Public
State of Florida
Comm# HH087761
Expires 2/24/2025

Amy Storey
NOTARY PUBLIC
State of Florida at Large
My Commission Expires:
My Commission No.:

EXHIBIT "A"
SHEET 1 OF 2**PARCEL "A" DESCRIPTION:**

LOTS 4, 5, 6, 10, 11 AND 12, BLOCK 29, LESS THE NORTH 9.00 FEET OF SAID LOT 10, FIRST ADDITION TO SOUTH OKEECHOBEE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 17, PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA. TOGETHER WITH THAT PORTION OF THE VACATED ALLEY IN THE SOUTH 1/2 OF SAID BLOCK 29.

THE ABOVE DESCRIBED PARCEL CONTAINS 1.00 ACRES, MORE OR LESS.

PARCEL "B" DESCRIPTION:

LOTS 1, 2, 3, 7, 8, 9 AND THE NORTH 9.00 FEET OF LOT 10, BLOCK 29, FIRST ADDITION TO SOUTH OKEECHOBEE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 17, PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA. TOGETHER WITH THAT PORTION OF THE VACATED ALLEY IN THE NORTH 1/2 OF SAID BLOCK 29.

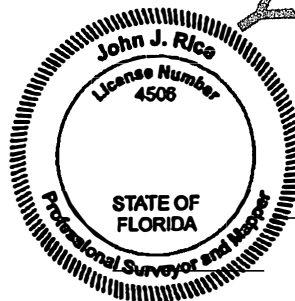
THE ABOVE DESCRIBED PARCEL CONTAINS 1.06 ACRES, MORE OR LESS.

EASEMENT DESCRIPTION:

THE NORTH 9.00 FEET OF LOT 10, BLOCK 29, FIRST ADDITION TO SOUTH OKEECHOBEE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 17, PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA.

PROJECT SPECIFIC NOTES:

- 1) THIS DRAWING DOES NOT REPRESENT A BOUNDARY SURVEY. IT IS A SKETCH AND LEGAL DESCRIPTION ONLY.
- 2) BEARINGS SHOWN HEREON ARE BASED ON THE WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 441 IS TAKEN TO BEAR SOUTH 00°07'24" EAST.
- 3) NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THIS OFFICE FOR EASEMENTS, DEED RESTRICTIONS, ZONING SETBACKS, RIGHTS-OF-WAY OR ABANDONMENTS.
- 4) THE SURVEY DEPICTED HERE IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- 5) REPRODUCTIONS OF THIS DRAWING ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE SIGNING SURVEYOR.

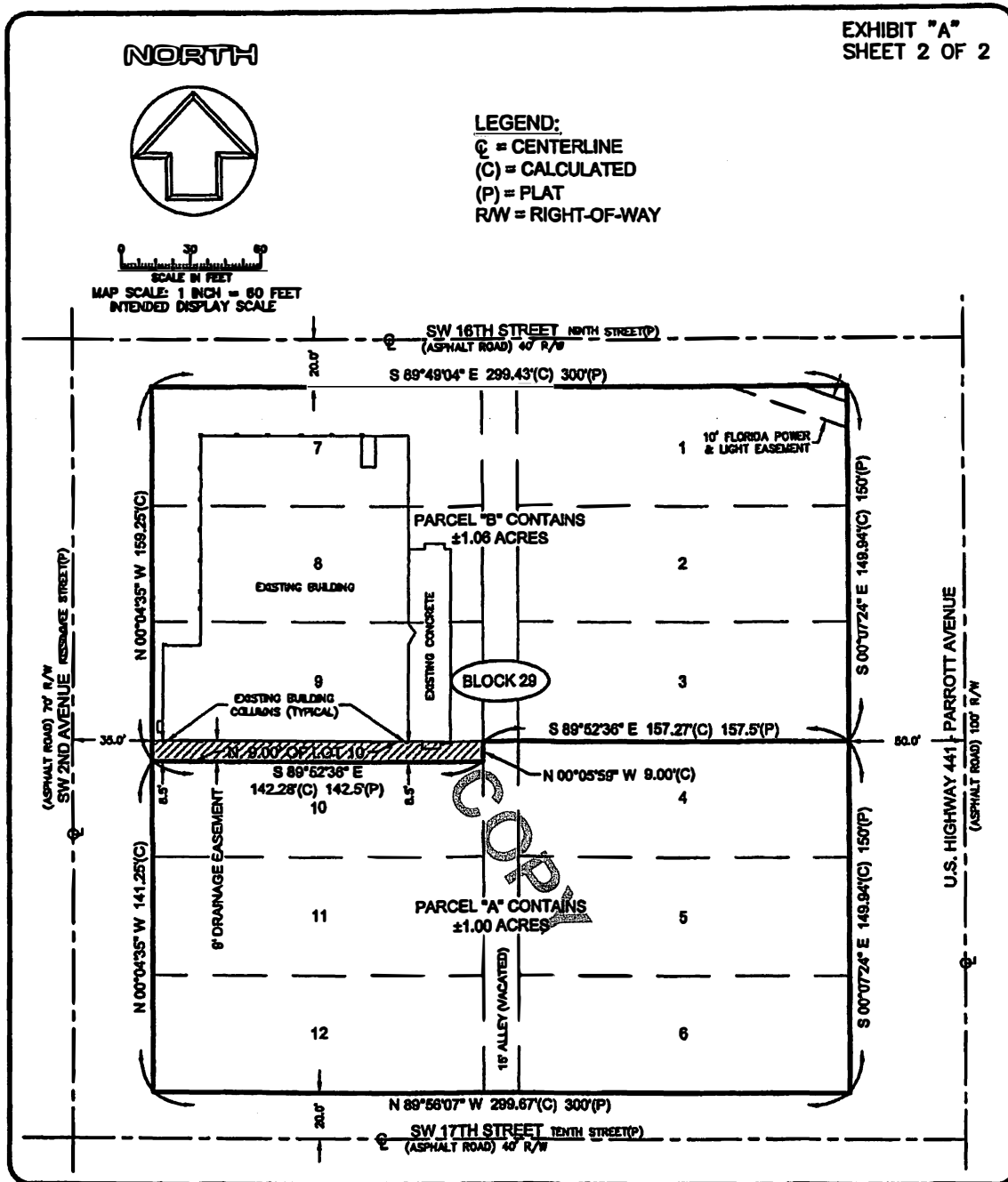


John J. Rice
JOHN J. RICE, P.S.M.
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE NO. 4506

SKETCH OF DESCRIPTION			
PREPARED FOR: WILLIAMSON CATTLE COMPANY			
DESCRIPTION	DWG. DATE	BY	CK
PREPARE EXHIBIT	12/11/20	WC	JJR
REVISE SKETCH & DESCRIPTIONS	05/04/22	WC	JJR
FB/PG: N/A	SCALE: N/A		
DWG NO: 20-560	JOB NO: 20-560		

TRADEWINDS SURVEYING GROUP, LLC.

200 SW 3rd Avenue
Okeechobee, FL 34974
Tel: (863) 763-2887
Fax: (863) 763-4342



SKETCH OF DESCRIPTION			
PREPARED FOR: WILLIAMSON CATTLE COMPANY			
DESCRIPTION	DWG. DATE	BY	CK
PREPARE EXHIBIT	12/11/20	WC	JJR
REVISE SKETCH & DESCRIPTIONS	05/04/22	WC	JJR
FB/PG: N/A	SCALE: 1" = 60'		
DWG NO: 20-560	JOB NO: 20-560		

TRADEWINDS SURVEYING GROUP, LLC.

200 SW 3rd Avenue
 Okeechobee, FL 34974
 Tel: (863) 763-2887
 Fax: (863) 763-4342



Prepared by and return to:
Fee, Yates & Fee, PLLC
Frank H. Fee, III, Esquire
400 N.W. 2nd Street
Okeechobee, FL 34972

Tax Folio No.3-28-37-35-0050-00290-0040

Permit No.

Rec 18.50

CORRECTIVE NOTICE OF COMMENCEMENT

STATE OF FLORIDA

COUNTY OF OKEECHOBEE

The undersigned hereby gives notice that improvement will be made to certain real property and, in accordance with F.S. Chapter 713, the following is provided in this Notice of Commencement:

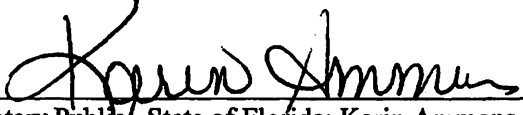
1. Description of the property: Lots 4, 5, 6, 10, 11, and 12, Block 29, Less the North 9 feet of said Lot 10, First Addition to South Okeechobee, and vacated alley in the South ½ of Block 29.
Address: 1612 S Parrott Avenue, Okeechobee, FL 34974
2. General description of improvement: Commercial Building - Carwash
3. Owner: Williamson Cattle Company
9050 NE 12th Drive
Okeechobee, FL 34972
4. Contractor: Abney Building & Consulting, Inc.
207 NE 2nd Street
Okeechobee, FL 34972
5. Surety: None
6. Lender: None
7. Persons within the state of Florida designated by owner on whom notices or other documents may be served as provided by F.S. 713.13(1)(a): NONE.
8. In addition to itself, the owner designates lender to receive a copy of the Lienor's Notice as provided in F.S. 713.13(1)(b).
9. Expiration date of this Notice of Commencement shall be 3 months from the date of recording.

WILLIAMSON CATTLE COMPANY, a Florida corporation


By: Frank W. Williamson, III, President

STATE OF FLORIDA
COUNTY OF OKEECHOBEE

Sworn to and subscribed before me by means of physical presence this 8th day of November, 2022, appeared FRANK W. WILLIAMSON, III, as President of WILLIAMSON CATTLE COMPANY, a Florida corporation, who is personally known to me.


Notary Public- State of Florida: Karin Ammons



Abstractor's Note: This Corrective Notice of Commencement replaces that certain Notice of Commencement recorded as Instrument No. 2022001565 in the public records of Okeechobee County, Florida to correct the parcel number, address, and legal description.

COPY



Official Records File#2022014817 Page(s):2
Jerald D Bryant, Clerk of the Circuit Court & Comptroller
Okeechobee, FL Recorded 11/15/2022 8:54 AM
Fees: RECORDING \$18.50

Prepared by and return to:
Fee, Yates & Fee, PLLC
Frank H. Fee, III, Esquire
400 N.W. 2nd Street
Okeechobee, FL 34972

Tax Folio No.3-28-37-35-0050-00290-0040

Permit No.

Rec 18.50

CORRECTIVE NOTICE OF COMMENCEMENT

STATE OF FLORIDA

COUNTY OF OKEECHOBEE

The undersigned hereby gives notice that improvement will be made to certain real property and, in accordance with F.S. Chapter 713, the following is provided in this Notice of Commencement:

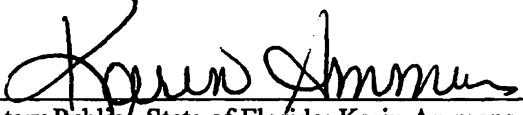
1. Description of the property: Lots 4, 5, 6, 10, 11, and 12, Block 29, Less the North 9 feet of said Lot 10, First Addition to South Okeechobee, and vacated alley in the South ½ of Block 29.
Address: 1612 S Parrott Avenue, Okeechobee, FL 34974
2. General description of improvement: Commercial Building - Carwash
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9050 NE 12th Drive
Okeechobee, FL 34972
4. Contractor: Abney Building & Consulting, Inc.
207 NE 2nd Street
Okeechobee, FL 34972
5. Surety: None
6. Lender: None
7. Persons within the state of Florida designated by owner on whom notices or other documents may be served as provided by F.S. 713.13(1)(a): NONE.
8. In addition to itself, the owner designates lender to receive a copy of the Lienor's Notice as provided in F.S. 713.13(1)(b).
9. Expiration date of this Notice of Commencement shall be 3 months from the date of recording.

WILLIAMSON CATTLE COMPANY, a Florida corporation


By: Frank W. Williamson, III, President

STATE OF FLORIDA
COUNTY OF OKEECHOBEE

Sworn to and subscribed before me by means of physical presence this 8th day of November, 2022, appeared FRANK W. WILLIAMSON, III, as President of WILLIAMSON CATTLE COMPANY, a Florida corporation, who is personally known to me.



Notary Public- State of Florida: Karin Ammons



Abstractor's Note: This Corrective Notice of Commencement replaces that certain Notice of Commencement recorded as Instrument No. 2022001565 in the public records of Okeechobee County, Florida to correct the parcel number, address, and legal description.

COPY



Permit No. _____ Tax ID No. _____

Notice of Commencement

State of Florida, County of Okeechobee

THE UNERSIGNED hereby gives notice that improvements will be made to certain real property, and in accordance with Chapter 713, Florida Statutes, the following information is provided in this Notice of Commencement.

Description of property, legal description of the property, and street address if available:

3-29-37-35-0056-00290-0040 / 1612 S. Parrott Ave.
Okeechobee FL 34974

General description of improvement: Install 80' x 4' retaining wall

Owner information:

Name(s): Williamson Cattle Company

Address: 9050 NE 12th Dr Okeechobee FL 34972

Interest in property: Business

Name/address of Fee Simple Title Holder (if other than owner) _____

Contractor name and address: Williamson Building

Contractor Address: 1501 SE 9th St Okeechobee FL 34974

Phone # 863-532-0027

Surety name and address _____

Name: _____

Phone # _____ Amount of Bond \$ _____

* Please note: A copy of bond MUST be attached when recording.

Lender name and address _____

Name: _____

Phone # _____

Persons within the State of Florida designated by owner upon whom notices or other documents may be served as provided by Section 713.13(1)(a)7, Florida Statutes:

Name and address _____

Phone # _____

In addition to himself, owner designates _____ of _____ to receive a copy of Lienor's notice as provided in Section 713.13(1)(b), Florida Statutes. Phone# _____ of person or entity designated by owner.

Expiration date of notice of commencement: 2/13/24

(The expiration date is one year from date of recording, unless a different date is specified.)

Heather Williamson
 Signature of Owner:

Heather Williamson - Owner
 Type or Print Name of Owner:

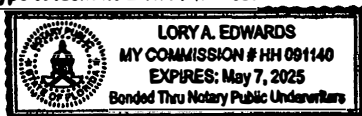
STATE OF FLORIDA
 COUNTY OF Okeechobee

The foregoing instrument was acknowledged before me, by means of ☐ physical presence or ☐ online notarization, this 13 day of February, 2023, by Heather Williamson

Personally known OR produced identification.

(Name of person)

Type of Identification Produced:



Lory A. Edwards
 Signature of Notary (seal)

WARNING TO OWNER:

Any payments made by the owner after the expiration of the Notice of Commencement are considered improper payments under Chapter 713, Part 1, Section 713.13, Florida Statutes, and can result in your paying twice for improvements to your property. A certified copy of the recorded notice must be posted on the construction site. A certified copy must be submitted to the building department before first inspection. If the improvement described in the notice of commencement is not actually commenced within 90 days after the recording thereof, such a notice is void and of no further effect.