

DECLARATION OF UNITY OF TITLE AGREEMENT

The undersigned, John D. Pickett, Authorized Member of Prairie Parking, LLC, being the fee simple owners of the following described real property lying, being and situated in ALACHUA COUNTY, FLORIDA, a political subdivision of the State of Florida, to-wit:

Commence at the Southeast corner of Lot 9 of Palmetto Acres as per plat in Plat Book "D", Page 44 of the Public Records of Alachua County, Florida, and run thence North 64 degrees 30' East, 293.91 feet to the point of beginning; thence continue along the Easterly line of Palmetto Subdivision, a distance of 119.50 feet to the Southerly right of way line of Highway 441; thence continue along the Southerly line of Highway 441 North 51 degrees 02' West, 188.0 feet to a point; thence South 34 degrees 30' 30" West, 108.22 feet to a point; thence South 51 degrees 02' East, 128.0 feet to the point of beginning. Being all In Palmetto Acres Subdivision as per Plat Book "D", Page 44, of the Public Records of Alachua County, Florida.

do hereby make the following declaration of conditions, limitations and restrictions of said lands, hereafter referred to as Declaration of Unity of Title Agreement covering the above described lands.

1. The Property is platted as a portion of the plat of Palmetto Acres as recorded in Plat Book D Page 44 of the Public Records of Alachua County Florida.

2. The aforesaid plot, parcel, or combinations of separate lots be considered unified as an undivided parcel of land for zoning and development purposes.

3. This Declaration of Unity of Title Agreement shall constitute a covenant running with the land, as provided by law, shall be binding upon the undersigned, their heirs, successors, assigns of the owner, all parties claiming thereunder and no portion shall be sold, assigned, transferred, conveyed or devised separately except in its entirety as one plot or parcel until such time as the same may be released, or amended, pursuant to applicable government regulations.

4. The undersigned do further agree that this instrument shall be filed for record in the Public Records of Alachua County, Florida.

5. The undersigned do further acknowledge and affirm that there are no taxes owed to the Alachua County Tax Collector's Office for the above referenced properties. A document from the Alachua County Tax Collector's Office, submitted to the Alachua County Public Works Department, states that no taxes are owed prior to recording this document.

6. The undersigned do further affirm that there is/are no mortgage(s) on the above referenced properties. If a mortgage(s) does exist on any of the above referenced properties, a signed letter has been submitted from the mortgage company(ies) on their letterhead and has been accepted by the Alachua County Property Appraiser's Office before recording this document.

7. We affirm that the above items are true, correct, and executed. If any of the provisions are not completed, this Declaration of Unity of Title Agreement is null and void.

IN WITNESS, WHEREOF, the undersigned has caused this Declaration of Unity of Title Agreement to be executed in appropriate manner and its seal to be affixed this 16 day of Nov, 2022.

Signed, Sealed and Delivered in the presence of:

Kimberly A McGraw
Witness Signature

Kimberly A McGraw
Printed Name

Alyshia Kiser
Witness Signature

Alyshia Kiser
Printed Name

John D. Pickett
Owner Signature

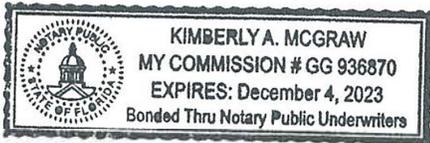
John D. Pickett
Printed Name

Owner Signature

Printed Name

STATE OF FLORIDA
COUNTY OF Alachua

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 16 day of Nov, 2022, by John D Pickett, who is personally known to me or who has produced _____, as identification and who did (did not) take an oath.



Kimberly A McGraw
Signature

Kimberly A McGraw
Print Name

State of Florida
My Commission Expires: _____