

#060934
060394

This Instrument Prepared by:
Teresa Osoba, HCD Supervisor
City of Gainesville – HCD Division #22
Post Office Box 490
Gainesville, Florida 32602-0490

Tax Parcel 11120-001-000
Section 3, Township 10 South, Range 20 East

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made the 2nd day of November, 2009, by the **City of Gainesville, Florida**, a municipal corporation existing under the laws of the State of Florida, with its permanent post office address at Post Office Box 490, Gainesville, Florida 32602-0490, GRANTOR, to **Danielle Brightmon**, 2406 NE 6th Avenue, Gainesville, Florida 32641, GRANTEE:

(Wherever used herein the terms “Grantor” and “Grantee” include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations wherever the context so admits or requires)

WITNESSETH: That Grantor, for and in consideration of the sum of \$1.00 in hand paid by the Grantee, receipt of which is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, all that certain land situate and lying in the County of Alachua, State of Florida, to wit:

Legal Description

Lot 1, Block 1, of Wards Replat of Lots 29, 30, and 36 of New Gainesville as recorded in Deed Book 278, Page 267 of the Public Records of Alachua County, Florida; LESS the westerly 10 feet thereof sold to the City of Gainesville as recorded in Official Records Book 795, Page 386, Public Records of Alachua County, Florida; ALSO LESS right-of-way of State Road S-329-A as recorded in Deed Book 362, Page 196, Public Records of Alachua County, Florida.

Retaining onto the GRANTOR:

A Public Utility Easement over the Northerly Fifteen (15.0) feet and the Easterly Fifteen (15.0) feet of the above described property.

ALSO

A Public Ingress/Egress Easement over the easterly Five (5.0) feet of the Westerly Fifteen (15.0) feet of Lot 1, Block 1, of Wards Replat of Lots 29, 30, and 36 of New Gainesville as recorded in Deed Book 278, Page 267 of the Public Records of Alachua County, Florida.

The subject property is not the homestead of the Grantor nor is it contiguous thereto.

SUBJECT to valid and enforceable zoning restrictions imposed by governmental authority, valid and enforceable easements and restrictions of record and taxes for 2010 and subsequent years.

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

TO HAVE AND TO HOLD, the same in fee simple forever.

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AND the Grantor hereby covenants with said Grantee, except as set forth herein, that at the time of delivery of this deed the land was free from all encumbrances made by it, and that it will warrant and defend the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the 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 & delivered
In the Presence of:

CITY OF GAINESVILLE, FLORIDA
A Florida Municipal Corporation

Sharon D. Williams
Print Name Sharon D. Williams

Pegeen Hanrahan
Pegeen Hanrahan, Mayor

Devon L. Andrew
Print Name DEVON L. ANDREW

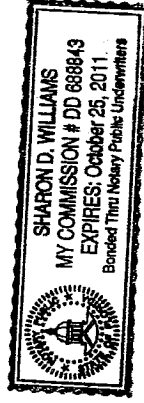
ATTEST:

[Signature]
Kurt M. Lannon, Clerk of the Commission

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me this 4 day of November, 2009, by PEGEEN HANRAHAN and KURT M. LANNON, Mayor and Clerk of the Commission, respectively, of the City of Gainesville, Florida, a municipal corporation, who are personally known to me and duly sworn, who acknowledged that as such officers, and pursuant to authority from said corporation, they executed the foregoing instrument and affixed the corporate seal for and on behalf of said corporation, as its act and deed, and for the uses and purposes set forth and contained in said instrument.

Sharon D. Williams
Print Name: Sharon D. Williams
State of Florida
My Commission Expires: 10/25/2011



APPROVED AS TO FORM AND LEGALITY
By: Nicole M. Shalley
Nicole M. Shalley, Sr. Asst. City Atty.
City of Gainesville, Florida