

This Instrument Prepared by:
Sam Bridges, Land Rights Coordinator
City of Gainesville – Public Works #58
Post Office Box 490
Gainesville, Florida 32602-0490

Adjacent Tax Parcel 12517-000-000
Section 4, Township 10 South, Range 20 East

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made the ___ day of _____, 2010, 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 **Mount Olive Primitive Baptist Church, Inc.**, a Florida Non Profit Corporation, whose address is 510 Northeast 15th Street, Gainesville, Florida 32641-1526, 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

Parts of lots 3, 4, and 5 Harris Land as per Plat Book “A” Page 76 Current Public Records of Alachua County, Florida, filed in the office of the County Clerk; more particularly described as follows:

Commence at the Northeast corner of Section 4, Township 10 South, Range 20 East, thence S 0° 51’ 58” E along the east line of said section a distance of 1328.84 feet to a point, thence S 88° 29’ 35” W a distance of 30 feet to the West right-of-way line of N. E. 15th Street and the most Southerly corner of Lot 4, Harris Land, thence continue S 88° 29’ 35” W 256.59 feet to a point, thence N 60° 30’ 54” W a distance of 106.78 feet to the POINT OF BEGINNING, thence continue N 60° 30’ 54” W a distance of 46.40 to a point, thence N 38° 40’ 16” E a distance of 234.94 feet to the Southwest corner of a 40 foot right-of-way as recorded in Deed Book 256, Page 241 of the Public Records of Alachua County, Florida, thence S 60° 30’ 54” E a distance of 46.40 feet to the southeast corner of aforesaid right-of-way, thence S 38° 40’ 16” E a distance of 234.94 feet to the POINT OF BEGINNING, **retaining onto the Seller, its successors or assigns, an overall utility easement.** Said parcel of land contains 0.25 acres more or less.

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 200__ 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.

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

Craig Lowe

Witness Signature

Craig Lowe, Mayor

Print Name Sharon D. Williams

Shane R Young

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

Witness Signature

Print Name Shaneka B. Young

[Signature]

Kurt M. Lannon, Clerk of the Commission

ATTEST:

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me this 21 day of December, 2010, by CRAIG LOWE 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

