

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

#-050874

A portion of Tax Parcel 8198-007-000  
Section 27, Township 9 South, Range 20 East

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### SPECIAL WARRANTY DEED

**THIS SPECIAL WARRANTY DEED** made the \_\_\_\_\_ day of \_\_\_\_\_, 2006, 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 **David Van Davis**, whose mailing address is 1407 Northwest 21<sup>st</sup> Avenue, Gainesville, Florida 32605, **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

FOR A POINT OF REFERENCE COMMENCE AT THE SOUTHWEST CORNER OF LOT 12, SEABOARD INDUSTRIAL PARK AS PER THE PLAT THEREOF RECORDED IN PLAT BOOK "G", PAGES 73 & 74; THENCE RUN S 60°28'10" E ALONG THE SOUTH LINE OF SAID LOT 12 A DISTANCE OF 240.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S 60°28'10" E A DISTANCE OF 23 FEET; THENCE RUN N 29°31'50" E A DISTANCE OF 250.00 FEET; THENCE RUN N 60°28'10" W A DISTANCE OF 23 FEET; THENCE RUN S 29°31'50" W A DISTANCE OF 250.00 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINING APPROXIMATELY 5,750 SQUARE FEET OR 0.13 ACRES, MORE OR LESS

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

**GRANTOR** retains onto itself, its successors and assigns, a perpetual drainage and utility easement over, under, upon, and through the North Forty (40) feet of the afore-mentioned property.

**SUBJECT** to valid and enforceable zoning restrictions imposed by governmental authority, valid and enforceable easements and restrictions of record and taxes for 2006 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 convenants 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

*Debra Hineise*  
Print Name Debra Hineise

*Pegee Hanrahan*  
Pegee Hanrahan, City Mayor

*Sharon D. Williams*  
Print Name Sharon D. Williams

APPROVED *[Signature]* TO FORM AND LEGALITY  
By: *[Signature]*  
Marilyn J. Radson, City Atty.  
City of Gainesville, Florida  
FEB 16 2005

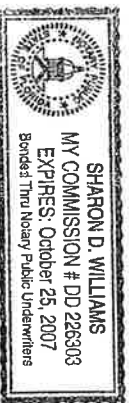
ATTEST:

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

**STATE OF FLORIDA  
COUNTY OF ALACHUA**

The foregoing instrument was acknowledged before me this 24 day of February, 2006, by Pegee Hanrahan and Kurt M. Lannon, the City 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, and acknowledged that as such officers, and pursuant to authority from 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  
Notary Public, State of Florida



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### SPECIAL WARRANTY DEED

**THIS SPECIAL WARRANTY DEED** made the \_\_\_\_\_ day of \_\_\_\_\_, 2006, 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 **Cedora P. Andrews**, as Trustee of the Cedora P. Andrews Revocable Trust dated December 3, 1996, whose mailing address is 2223 Northwest 23<sup>rd</sup> Terrace, Gainesville, Florida 32605-3839, **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

FOR A POINT OF REFERENCE COMMENCE AT THE SOUTHWEST CORNER OF LOT 12, SEABOARD INDUSTRIAL PARK AS PER THE PLAT THEREOF RECORDED IN PLAT BOOK "G", PAGES 73 & 74; THENCE RUN S 60°28'10" E ALONG THE SOUTH LINE OF SAID LOT 12 A DISTANCE OF 240.00 FEET; THENCE CONTINUE S 60°28'10" E A DISTANCE OF 23 FEET; THENCE RUN N 29°31'50" E A DISTANCE OF 250.00 FEET TO THE POINT OF BEGINNING; THENCE RUN N 35°41'41" E A DISTANCE OF 251.45 FEET; THENCE RUN N 57°00'18" E A DISTANCE OF 110.85 FEET; THENCE RUN S 89°16'27" W A DISTANCE OF 127.43 FEET TO A POINT ON A NON TANGENT CURVE CONCAVE TO THE NW AND HAVING A RADIUS OF 473.09 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE A DISTANCE OF 92.07 FEET BEING SUBTENDE BY A CHORD BEARING AND DISTANCE OF S 23°57'20" W, 91.92 FEET; THENCE RUN S 29°31'50" W A DISTANCE OF 192.69 FEET; THENCE RUN S 60°28'10" E A DISTANCE OF 23 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINING APPROXIMATELY 13,868 SQUARE FEET OR 0.32 ACRES, MORE OR LESS.

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

**GRANTOR** retains onto itself, its successors and assigns, a perpetual drainage and utility easement over, under, upon and through the South Twenty-Five (25) feet of the aforementioned property.

**SUBJECT** to valid and enforceable zoning restrictions imposed by governmental authority, valid and enforceable easements and restrictions of record and taxes for 2006 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 convenants 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

*Debra Hinesse*  
Print Name Debra Hinesse

*Pegeen Hanrahan*  
Pegeen Hanrahan, City Mayor

*Sharon D. Williams*  
Print Name Sharon D. Williams

APPROVED AS TO FORM AND LEGALITY  
By: *Marion J. Radson*  
Marion J. Radson, City Atty.  
City of Gainesville, Florida  
FEB 16 2006

ATTEST:

*Kurt M. Lannon*  
Kurt M. Lannon, Clerk of the Commission

STATE OF FLORIDA  
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me this 24 day of February, 2006, by Pegeen Hanrahan and Kurt M. Lannon, the City 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, and acknowledged that as such officers, and pursuant to authority from 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  
Notary Public, State of Florida

