

This Special Warranty Deed Made the
14th day of July, 1999, by

980287

CITY OF GAINESVILLE, a Municipal Corporation
of the State of Florida,

CIRCUIT COURT CLERK
J. K. "Buddy" Irby,
ALACHUA COUNTY, FL
Date 09/03/1999 14:10
Document ID 1632727
Book/Page 2252/ 2249

existing under the laws of the State of Florida, and having its
principal place of business at
Post Office Box 490, Gainesville, FL 32602-0490,
hereinafter called the grantor, to

ALACHUA HABITAT FOR HUMANITY, INC., a
Florida Not-for-Profit Corporation,

whose post office address is
Post Office Box 2003, Gainesville, FL 32602,
and whose social security numbers are:
hereinafter called the 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)

Witnesseth: That the grantor, for and in consideration of the sum of \$10.00 and other
valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens,
remises, releases, conveys and confirms unto the grantee, all that certain land situate in Alachua County,
Florida, viz:

Lot Seven (7), ALBERT WASHINGTON ESTATES, as per plat thereof recorded in
Plat Book "F", Page 47, of the Public Records of Alachua County, Florida.

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 that the grantor is lawfully seized of said
land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that
the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims
of all persons claiming by, through, or under the Grantor; and that said land is free of all encumbrances,
except taxes accruing subsequent to December 31, 1998, and except for covenants, easements and
restrictions of record.

The Conveyance herein granted shall automatically revert to Grantor in the following events: 1) the
Grantee does not commence and complete the construction of single family buildings on the
heretofore described property within two (2) years from date of execution of this Deed; AND 2)
unless the Grantee conveys the property described herein to a "low income family," as that term is
defined in 24 Code of Federal Regulation Part 92.2 (1996), who uses the property as its principal
residence, within ninety (90) days after the issuance of a Certificate of Occupancy on the single-
family building constructed thereon by the Grantee.

Property Appraisers Parcel Number(s): 15955-007-000

In Witness Whereof the grantor has caused
these presents to be executed in its name, and its corporate seal to
be hereto affixed, by its proper officers thereunto duly authorized,
the day and year first above written.

(Corporate Seal)

CITY OF GAINESVILLE, a Municipal
Corporation of the State of Florida

Signed, sealed and delivered
in our presence as witnesses:

Carolyn Watson
Print Witness Name CAROLYN WATSON

By: Paula M. Delaney
PAULA M. DELANEY, Mayor

Sharon D. Watson
Print Witness Name Sharon D. Watson

Attest: Kurt Lannon
KURT LANNON, Clerk of the City Commission

This Instrument Prepared by:
WAYNE P. CASTELLO
ATTORNEY AT LAW
2772 NW 43 STREET, STE W
GAINESVILLE, FLORIDA 32606
This Form Document No. P99-0125
is a legal instrument approved by the City Attorney.
Any deviations from its intended use should be
authorized by the City Attorney.

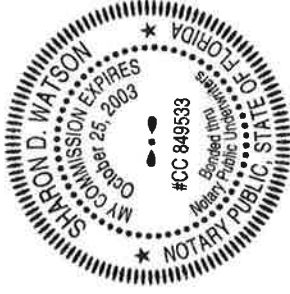
w2.99-222.s43 - 06/28/99
NO REVIEW OR EXAMINATION OF TITLE TO THE ABOVE-DESCRIBED PROPERTY HAS BEEN MADE BY WAYNE P.
CASTELLO AND THE DESCRIPTION WAS DERIVED WITHOUT A SURVEY AND NO OPINION OR REPRESENTATION IS
BEING MADE EITHER EXPRESSLY OR IMPLIEDLY BY SUCH INDIVIDUAL AS TO THE ACCURACY OF SAID
DESCRIPTION.

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me this 14th day of July, 1999, by PAULA M. DELANEY and KURT LANNON, the Mayor and Clerk of the City Commission, respectively, of the CITY OF GAINESVILLE, a Municipal Corporation of the State of Florida, on behalf of the corporation. They are personally known to me or have produced Driver's Licenses as identification and did not take an oath.

Sharon D. Watson

Notary Public, State of Florida
My Commission expires:
My Commission number:



JOHN W. MYERS & ASSOCIATES, P.A.
PROFESSIONAL LAND SURVEYING/CONSTRUCTION SURVEYING

211 S.W. 4TH. AVENUE, P.O. BOX 2536, GAINESVILLE, FLORIDA
 (352) 371-0842 FAX (352) 371-3141 32601

EXHIBIT C

SKETCH & LEGAL DESCRIPTION
 1 of 3

SECTION 14, TOWNSHIP 10 SOUTH, RANGE 19 EAST
ALACHUA COUNTY, FLORIDA

FOR: GAINESVILLE REGIONAL UTILITIES OR Book2252 Page2970

SURVEYOR'S NOTES:

1. THE BEARINGS AS SHOWN HEREON HAVE BEEN BASED FROM A BEARING OF SOUTH 00 DEGREES 41 MINUTES 40 SECONDS EAST, AS GIVEN FOR THE EAST LINE OF SECTION 14, TOWNSHIP 10 SOUTH, RANGE 19 EAST, IN OFFICIAL RECORDS BOOK 2016, PAGES 0872 THROUGH 0875, PARCEL 1, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.
2. THIS OFFICE HAS NOT ABSTRACTED THIS PARCEL OF LAND FOR ANY RECORDED CLAIMS OF TITLE, EASEMENTS OR RESTRICTIONS. THIS SURVEYOR SHALL NOT BE HELD LIABLE FOR THE EXISTENCE OF ANY SUCH CLAIMS.
3. THIS SURVEYOR HAS REVIEWED THE MAPS ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE NATIONAL FLOOD INSURANCE PROGRAM; AND IT HAS BEEN DETERMINED FROM THESE MAPS THAT THIS PROPERTY LIES IN ZONE "C" - AREAS OF MINIMAL FLOODING. COMMUNITY PANEL NO. 120001-0425A, EFFECTIVE DATE: SEPT. 28, 1984.
4. THE SPECIFIC RIGHTS IMPLIED BY THIS SKETCH ARE NOT TRANSFERABLE.
5. USE OF THIS SKETCH FOR PURPOSES OTHER THAN THAT WHICH IT WAS INTENDED WITHOUT WRITTEN VERIFICATION, WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR. NOTHING HEREON SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE THE SKETCH WAS PREPARED FOR.
6. THIS IS NOT A SURVEY, SKETCH TO SHOW LEGAL DESCRIPTION ONLY.

LEGAL DESCRIPTION: PARCEL "A"

A 229 SQUARE FOOT PARCEL OF LAND LYING IN SECTION 14, TOWNSHIP 10 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, BEING A PORTION OF THAT PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 2016, PAGES 872 THROUGH 875 AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE NORTHEAST CORNER OF SECTION 14, TOWNSHIP 10 SOUTH, RANGE 19 EAST; THENCE SOUTH 00 DEGREES 41 MINUTES 40 SECONDS EAST, ALONG THE EAST LINE OF SAID SECTION 14, A DISTANCE OF 1258.47 FEET TO AN INTERSECTION WITH THE CENTERLINE OF STATE ROAD NO. 24 (ARCHER ROAD); THENCE SOUTHWESTERLY, ALONG SAID CENTERLINE, WITH A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 5729.58 FEET, A CENTRAL ANGLE OF 09 DEGREES 10 MINUTES 17 SECONDS, A CHORD BEARING AND DISTANCE OF SOUTH 44 DEGREES 33 MINUTES 11 SECONDS WEST, 916.16 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE, AN ARC DISTANCE OF 917.14 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 39 DEGREES 58 MINUTES 03 SECONDS WEST, A DISTANCE OF 765.29 FEET TO THE POINT OF CURVATURE. SAID CURVE BEING CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 5729.58 FEET, A CENTRAL ANGLE OF 10 DEGREES 48 MINUTES 12 SECONDS, A CHORD BEARING AND DISTANCE OF SOUTH 45 DEGREES 22 MINUTES 03 SECONDS WEST, 1078.72 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE, AN ARC DISTANCE OF 1080.32 FEET; THENCE DEPARTING SAID CENTERLINE OF STATE ROAD NO. 24 (ARCHER ROAD), SOUTH 39 DEGREES 13 MINUTES 45 SECONDS EAST, A DISTANCE OF 78.00 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 24 (ARCHER ROAD) AND THE POINT OF BEGINNING; SAID POINT OF BEGINNING ALSO BEING THE MOST NORTHWESTERLY CORNER OF THAT PROPERTY DESCRIBED AS PARCEL 1, IN OFFICIAL RECORDS BOOK 2016, PAGES 872 THROUGH 875 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 39 DEGREES 20 MINUTES 37 SECONDS EAST, ALONG THE WESTERLY LINE OF SAID PROPERTY DESCRIBED AS PARCEL 1, AND THE EASTERLY LINE OF PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 2134, PAGES 341 THROUGH 343 OF SAID PUBLIC RECORDS, A DISTANCE OF 20.00 FEET; TO AN INTERSECTION WITH A CURVE, SAID CURVE BEING CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 5827.58 FEET, A CENTRAL ANGLE OF 00 DEGREES 06 MINUTES 47 SECONDS, A CHORD BEARING AND DISTANCE OF NORTH 50 DEGREES 42 MINUTES 46 SECONDS EAST, 11.49 FEET; THENCE DEPARTING SAID WESTERLY LINE OF PARCEL 1, AND PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 2134, PAGES 341 THROUGH 343, RUN NORTHEASTERLY ALONG SAID CURVE, AN ARC DISTANCE OF 11.49 FEET TO AN INTERSECTION WITH THE WESTERLY LINE OF PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 1173, PAGES 409 THROUGH 410 OF SAID PUBLIC RECORDS; THENCE NORTH 39 DEGREES 20 MINUTES 37 SECONDS WEST, ALONG SAID WESTERLY LINE OF SAID PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 1173, PAGES 409 THROUGH 410, A DISTANCE OF 20.00 FEET TO AN INTERSECTION WITH SAID SOUTHERLY RIGHT OF WAY OF STATE ROAD NO. 24 (ARCHER ROAD); SAID INTERSECTION LYING IN A CURVE, SAID CURVE BEING CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 5807.58 FEET, A CENTRAL ANGLE OF 00 DEGREES 06 MINUTES 47 SECONDS, A CHORD BEARING AND DISTANCE OF SOUTH 50 DEGREES 42 MINUTES 46 SECONDS WEST, 11.45 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE, AN ARC DISTANCE OF 11.45 FEET (TO THE POINT OF BEGINNING. CONTAINING 229 SQUARE FEET, MORE OR LESS.

NOT VALID WITHOUT THE SIGNATURE AND
 THE ORIGINAL RAISED SEAL OF A FLORIDA
 LICENSED SURVEYOR AND MAPPER

PREPARED BY:

— THIS IS NOT A SURVEY —

DATE SURVEYED: NONE
 DATE DRAWN: 04-01-99
 DRAWN BY: T.D.G.
 CHECKED BY: J.W.M.
 PROJECT NO. M-4022(sonnys)

 PRESIDENT

DATED: 04-01-99 FL. CERT. NO. 3447

PROFESSIONAL LAND SURVEYING/CONSTRUCTION SURVEYING

211 S.W. 4TH AVENUE, P.O. BOX 2536, GAINESVILLE, FLORIDA

(352) 371-0842 FAX (352) 371-3141 32601

SKETCH & LEGAL DESCRIPTION
INSECTION 14, TOWNSHIP 10 SOUTH, RANGE 19 EAST EXHIBIT C
ALACHUA COUNTY, FLORIDA

FOR: GAINESVILLE REGIONAL UTILITIES 2 of 3

OR Book 2252 Page 2971

LEGAL DESCRIPTION: PARCEL "B"

A 660 SQUARE FOOT PARCEL OF LAND LYING IN SECTION 14, TOWNSHIP 10 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, BEING A PORTION OF THAT PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 2016, PAGES 872 THROUGH 875 AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE NORTHEAST CORNER OF SECTION 14, TOWNSHIP 10 SOUTH, RANGE 19 EAST; THENCE SOUTH 00 DEGREES 41 MINUTES 40 SECONDS EAST, ALONG THE EAST LINE OF SAID SECTION 14, A DISTANCE OF 1258.47 FEET TO AN INTERSECTION WITH THE CENTERLINE OF STATE ROAD NO. 24 (ARCHER ROAD); THENCE SOUTHWESTERLY, ALONG SAID CENTERLINE, WITH A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 5729.58 FEET, A CENTRAL ANGLE OF 09 DEGREES 10 MINUTES 17 SECONDS, A CHORD BEARING AND DISTANCE OF SOUTH 44 DEGREES 33 MINUTES 11 SECONDS WEST, 916.16 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE, AN ARC DISTANCE OF 917.14 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 39 DEGREES 58 MINUTES 03 SECONDS WEST, A DISTANCE OF 765.29 FEET TO THE POINT OF CURVATURE, SAID CURVE BEING CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 5729.58 FEET, A CENTRAL ANGLE OF 10 DEGREES 48 MINUTES 12 SECONDS, A CHORD BEARING AND DISTANCE OF SOUTH 45 DEGREES 22 MINUTES 03 SECONDS WEST, 1078.72 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE, AN ARC DISTANCE OF 1080.32 FEET; THENCE DEPARTING SAID CENTERLINE OF STATE ROAD NO. 24 (ARCHER ROAD), SOUTH 39 DEGREES 13 MINUTES 45 SECONDS EAST, A DISTANCE OF 78.00 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 24 (ARCHER ROAD) ALSO BEING THE MOST NORTHWESTERLY CORNER OF THAT PROPERTY DESCRIBED AS PARCEL I, IN OFFICIAL RECORDS BOOK 2016, PAGES 872 THROUGH 875 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THE FOLLOWING 9 COURSES BEING ALONG THE BOUNDARY OF SAID PROPERTY DESCRIBED AS PARCEL I, THENCE SOUTH 39 DEGREES 20 MINUTES 37 SECONDS EAST, ALONG THE WESTERLY LINE OF SAID PROPERTY DESCRIBED AS PARCEL I, A DISTANCE OF 78.13 FEET; THENCE SOUTH 00 DEGREES 57 MINUTES 14 SECONDS EAST, A DISTANCE OF 304.94 FEET; THENCE NORTH 86 DEGREES 29 MINUTES 23 SECONDS EAST, A DISTANCE OF 296.44 FEET; THENCE NORTH 03 DEGREES 30 MINUTES 37 SECONDS WEST, A DISTANCE OF 112.53 FEET; THENCE NORTH 41 DEGREES 22 MINUTES 04 SECONDS WEST, A DISTANCE OF 31.29 FEET; THENCE NORTH 48 DEGREES 37 MINUTES 56 SECONDS EAST, A DISTANCE OF 19.70 FEET; THENCE NORTH 41 DEGREES, 22 MINUTES 04 SECONDS WEST, A DISTANCE OF 56.55 FEET; THENCE SOUTH 48 DEGREES 37 MINUTES 56 SECONDS WEST, A DISTANCE OF 20.12 FEET; THENCE NORTH 41 DEGREES 22 MINUTES 04 SECONDS WEST, A DISTANCE OF 71.45 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE BOUNDARY OF SAID PROPERTY DESCRIBED AS PARCEL I, NORTH 41 DEGREES 22 MINUTES 04 SECONDS WEST A DISTANCE OF 5.00 FEET TO AN INTERSECTION WITH THE SOUTHERLY LINE OF PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 2130, PAGES 863 THROUGH 868 AND OFFICIAL RECORDS BOOK 1610, PAGE 322 OF SAID PUBLIC RECORDS; THENCE SOUTH 48 DEGREES 37 MINUTES 56 SECONDS WEST, ALONG SAID SOUTH LINES, A DISTANCE OF 30.53 FEET; THENCE NORTH 41 DEGREES 22 MINUTES 04 SECONDS WEST, ALONG THE WESTERLY LINE OF SAID PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 2130, PAGES 863 THROUGH 868 AND OFFICIAL RECORDS BOOK 1610, PAGE 322, A DISTANCE OF 122.00 FEET TO AN INTERSECTION WITH THE SOUTHERLY LINE OF PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 1839, PAGE 2733; THENCE DEPARTING SAID BOUNDARY OF PHASE 1, SOUTH 48 DEGREES, 37 MINUTES 56 SECONDS WEST, ALONG THE SOUTHERLY LINE OF SAID PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 1839, PAGE 2733, A DISTANCE OF 4.00 FEET; THENCE DEPARTING SAID SOUTHERLY LINE OF OFFICIAL RECORDS BOOK 1839, PAGE 2733, SOUTH 41 DEGREES 22 MINUTES 04 SECONDS EAST, A DISTANCE OF 127.00 FEET; THENCE NORTH 48 DEGREES 37 MINUTES 56 SECONDS EAST, A DISTANCE OF 34.53 FEET TO THE POINT OF BEGINNING. CONTAINING 660 SQUARE FEET, MORE OR LESS.

POINT OF COMMENCEMENT, N.E. CORNER OF SECTION 14, TOWNSHIP 10 SOUTH, RANGE 19 EAST.

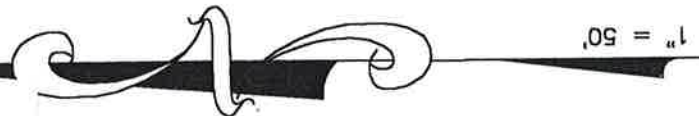
OR Book 2252 Page 2972

S00°41'40"E, 1258.47'

EAST LINE OF SECTION 14-10-19.

EXHIBIT C

3 of 3



DELTA = 091°10'17"
R = 5729.58'
TANGENT = 459.55'
ARC LENGTH = 917.14'
CH.BRG.&DIST.=
S44°33'11"W, 916.16'

STATE ROAD NO. 24
ARCHER ROAD NO. 24
CENTER LINE OF STATE ROAD 24
ARCHER ROAD 765.29'
P.C. S39°58'03"W

DELTA = 10°48'12"
R = 5729.58'
TANGENT = 541.77'
CH.BRG.&DIST. = 1080.32'
S45°22'03"W, 1078.72'

P.O.B. "A" CORNER
P.O.R. BK. 872-875
PAGES 341-343
R=5827.59'
ARC LENGTH=11.49'
DELTA =00°06'47"
TANGENT = 5.75'
CH.BRG.& DIST.=
N50°42'46"E, 11.49'

PARCEL "A"
229± SQ.FT.
S50°42'46"W, 11.45'
DELTA = 5°06'47"
TANGENT = 5.73'
ARC LENGTH = 11.45'
R = 5807.58'

QUIT CLAIM DEC
PARCEL 100± SQ.FT.
DELTA = 1°00'57"14"E
500.5714'

20' WIDE PUBLIC UTILITIES EASEMENT, O.R. BOOK 1173, PAGES 409-410.
"KENNY ROGERS ROASTER"
TAX PARCEL NO. 6804-1

10' WIDE PERPETUAL EASEMENT FOR PUBLIC UTILITIES, O.R. BK. 2130, PGS. EXHIBIT "B", 863 - 868. U-E-73-97
EASEMENT FOR THE INSTALLATION AND MAINTENANCE OF A SANITARY SEWER FORCE MAIN, O.R. BOOK 1610, PG. 322

NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS, AND UTILITY PURPOSES, O.R. BK. 1839, PG. 2733

NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITY PURPOSES, O.R. BOOK 1839, PAGE 2732

- LEGEND:
- CH.BRG. & DIST.=CHORD BEARING & DISTANCE
- O.R. BK. = OFFICIAL RECORDS BOOK
- PG. = PAGE
- P.O.B. = POINT OF BEGINNING
- P.C. = POINT OF CURVATURE
- P.T. = POINT OF TANGENCY

"Sonny's Real Pit Bar B-Q Restaurant"
TAX PARCEL NO. 6804
O.R. BOOK 2016, PAGES 872-875

N86°29'23"E
296.44'

JOHN W. MYERS & ASSOCIATES, P.A.J
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SKETCH & LEGAL DESCRIPTION

IN
SECTION 14, TOWNSHIP 10 SOUTH, RANGE 19 EAST
ALACHUA COUNTY, FLORIDA
FOR: GAINESVILLE REGIONAL UTILITIES

DATE SURVEYED: NONE
DATE DRAWN: 04-01-99
DRAWN BY: T.D.G.
CHECKED BY: J.W.M.
SCALE: 1" = 50'
PROJECT NO.M-4022(sonnys)