

Legislative #

180081

C-1

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RECORDED IN OFFICIAL RECORDS
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2005 MAY 11 04:16 PM BK 3122 PG 340
J. K. "BUDDY" IRBY
CLERK OF CIRCUIT COURT
ALACHUA COUNTY, FLORIDA
CLERK18 Receipt#235348
Doc Stamp-Deed: 0.70

THIS INSTRUMENT WAS PREPARED BY:
DENISE LOWRY HUTSON, ESQUIRE | DLW
SALTER, FEIBER, MURPHY,
HUTSON & MENET, P.A.
P. O. BOX 357399
GAINESVILLE, FL 32635-7399

WARRANTY DEED
(IND. - IND)
(Statutory Form-Section 689.02 F.S.)



THIS INDENTURE, made the 29 day of April, 2005, between

KARL THE LOSEN, a married man, whose postoffice address is P.O. Box 1309, Gainesville, FL 32602 hereinafter called the grantor, and

RIDGWAY ROOF TRUSS COMPANY, a Florida corporation, whose postoffice address is P.O. Box 1309, Gainesville, FL 32602, hereinafter called the grantee*

WITNESSETH: That said grantor, for and in consideration of the sum of \$10.00, and other good and valuable consideration to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the grantee, and grantee's heirs and assigns forever Grantor's interest in, the following described land situate, lying and being in Alachua County Florida, to wit: .

Property Folio No.: 15640-000-000

See Attached Exhibit "A"

Subject to restrictions, reservations, easements and limitations of record, if any, provided that this shall not serve to reimpose same, zoning ordinances, and taxes for the current year and subsequent years.

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property.

Said grantor does hereby fully warrant the title to said land, and will defend that same against the lawful claims of all persons whomsoever.

*"Grantor" and "grantee" are used for singular or plural, as context requires.

EXHIBIT C-1

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered
in our presence:

Jennifer K. Wroath

Witness #1 Sign Above
Print Name Below
Jennifer K. Wroath

[Signature]

KARL THE LOSEN

Jamie L. Wilson

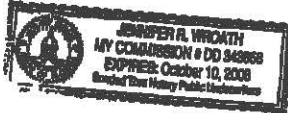
Witness #2 Sign Above
Print Name Below
Jamie L. Wilson

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me this 29 day of April, 2005, by **KARL THE LOSEN** () who is/are personally known to me or () who has produced a current Florida Driver's License as identification.

Jennifer K. Wroath

Notary Sign Above
Print Name Below:



(SEAL)

Notary Public, State of Florida
My Commission Expires:

Exhibit "A"

A parcel of land lying in Fractional Section 8, Township 10 South, Range 20 East in The City of Gainesville, Alachua County, Florida, and being more particularly described as follows:

Commence at the intersection of the South right of way line of S.W. 11th Place (40' r/w) and the West right of way line of State Road No. 329 (South Main Street) 100' r/w and run North 72 deg. 54 min. 00 sec. West along said South right of way line 250.00 feet to the point of beginning; thence run South 10 deg. 20 min. 00 sec. West, 149.40 feet; thence run North 72 deg. 54 min. 00 sec. West, 14.00 feet; thence run South 10 deg. 20 min. 00 sec. West, 62.00 feet; thence run South 79 deg. 40 min. 00 sec. East, 10.00 feet; thence run South 11 deg. 45 min. 00 sec. West, 103.88 feet; thence run North 84 deg. 53 min. 37 sec. West, 295.68 feet to a point on the Easterly right of way line of Seaboard Coast Line Railroad's Spur track; said point being on a curve concave Northeasterly; thence run Northwesterly along said right of way line through a chord bearing a distance of North 12 deg. 37 min. 47 sec. West, 172.83 feet; thence run North 88 deg. 15 min. 25 sec. East, 210.00 feet; thence run North 88 deg. 20 min. 00 sec. East, 22.88 feet; thence run South 72 deg. 54 min. 00 sec. East, 96.13 feet; thence run North 08 deg. 37 min. 00 sec. East, 150.00 feet to the South right of way line of said S.W. 11th Place; thence run South 72 deg. 54 min. 00 sec. East along said right of way line 50.00 feet to the point of beginning.

AND

Commence at the Northeast corner of the Section 8, Township 10 South, Range 20 East as a point of reference; thence run South 1,172 feet; thence run South 43 deg. West, 1,185.5 feet; thence run South 278.5 feet; thence run North 82 deg. West 483.75 feet to the West side of South Main Street; thence run Northerly along Main Street, 655.7 feet; thence run North 72 deg. West, 699.3 feet to the East right of way line of railroad spur track; thence South 1 deg. East along curve 106.5 feet to the Point of Beginning; thence run South 72 deg. East, 157.8 feet to a 40 foot road per Official Records Book 1284, page 927; thence Southerly along said road 129.17 feet; thence South 88 deg. West, 150 feet to railroad right of way; thence Northerly along said right of way, 179.52 feet to the Point of Beginning. See Official Records Book 762, page 382.

AND

That part of the Northeast 1/4 of Section 8, Township 10 South, Range 20 East, Gainesville, Alachua County, Florida, being more particularly described as follows:

Commence at the Northeast corner of said Section 8 for a point of reference; thence South 39 deg. 00 min. 23 sec. West, a distance of 1770.23 feet to an intersection of the centerline of the Seaboard Coastline Railroad with the Northerly prolongation of the Westerly right of way line of State Road No. 329 (South Main Street); thence South 08 deg. 36 min. 51 sec. West along the said Northerly prolongation, a distance of 50.56 feet to an intersection with the Southwesterly right of way line of the said Seaboard Coastline Railroad; thence continue South 08 deg. 36 min. 51 sec. West along the said Westerly right of way line, a distance of 166.0 feet to an intersection with the Department of Transportation additional right of way taken during the construction of said State Road No. 329 (being a permanent reference monument - P.R.M. 2115 as shown by a previous survey by M.K. Flowers and Associates for Duke Lumber and Supply Company, dated December 29, 1977, Project No. 4-77); thence South 69 deg. 25 min. 43 sec. West along the additional right of way line, a distance of 22.66 feet to an intersection with the Northeasterly right of way line of a previously recorded ingress and egress easement to J.C. Ramsey from W.H. Edwards, dated January 6, 1951 and recorded in Deed Book 282, page 384, of the public records of said Alachua County (Southwest 11th Place) being a permanent reference monument (P.R.M. 2115); thence North 72 deg. 54 min. 00 sec. West parallel to the said Seaboard Coastline Railroad centerline and along the said Northeasterly right of way line a distance of 274.13 feet; thence South 17 deg. 06 min. 00 sec. West perpendicular to the said Northeasterly right of way line, a distance of 40.36 feet to an old existing pipe marking the most Northeasterly corner of parcel no. 3 as shown on a survey by the P.C. McGriff Company, dated March 8, 1956 at an intersection with the Southwesterly right of way line of Southwest 11th Place as per found and existing monumentation and the point of beginning; thence South 08 deg. 37 min. 00 sec. West, a distance of 150.0 feet; thence North 72 deg. 54 min. 00 sec. West, a distance of 96.31 feet; thence South 88 deg. 17 min. 00 sec. West, a distance of 82.80 feet; thence North 09 deg. 50 min. 00 sec. West, a distance of 129.17 feet; thence North 16 deg. 39 min. 00 sec. East, a distance of 60.0 feet, more or less to an existing P.K. nail which marks the most Northwesterly corner of said parcel no. 3 at an intersection with the said Southwesterly right of way line of Southwest 11th Place as per found and existing monumentation; thence South 72 deg. 30 min. 00 sec. East along the said Southwesterly right of way line, a distance of 40.02 feet to an old existing pipe; thence South 16 deg. 39 min. 00 sec. West, a distance of 50.25 feet; thence South 09 deg. 50 min. 00 sec. East, a distance of 84.97 feet; thence North 88 deg. 17 min. 00 sec. East, a distance of 54.83 feet; thence South 72 deg. 54 min. 00 sec. East, a distance of 56.33 feet; thence North 08 deg. 37 min. 00 sec. West, a distance of 109.56 feet, more or less to an old existing pipe at an intersection with the said Southwesterly right of way line of Southwest 11th Place as per found and existing monumentation; thence South 73 deg. 12 min. 48 sec. East along the said Southwesterly right of way line, a distance of 40.02 feet to an old existing pipe marking the most Northeasterly corner of said Parcel no. 3 of the McGriff survey and the Point of Beginning.