

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

Tax Parcel 9229-000-000
Section 31, Township 9 South, Range 20 East

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made the _____ day of _____, 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 **Kevin Daly and Carol Daly**, husband and wife, whose mailing address is 2300 Northwest 23rd Street, 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

THE NORTH FORTY-FIVE (45) FEET OF THE SOUTH SEVENTY-FIVE (75) FEET OF THE EAST ONE HUNDRED TEN AND THIRTY-THREE HUNDREDTHS FEET (110.33) OF THE WEST ONE THOUSAND, SEVEN HUNDRED SEVENTY-SIX AND THIRTY-THREE HUNDREDTHS (1776.33) FEET. ALL BEING AND LYING IN SECTION 31, TOWNSHIP 9 SOUTH, RANGE 20 EAST. RETAINING UNTO THE SELLER A UTILITY EASEMENT OVER THE WEST TEN (10) FEET AND A PUBLIC INGRESS/EGRESS EASEMENT AND PUBLIC ROAD RIGHT OF WAY OVER THE SOUTH TWENTY (20) FEET AND OVER THE EAST FIVE (5) FEET.

*The subject property is not the homestead of the Grantor nor is it contiguous thereto.
Containing 4,964.85 square feet or 0.11 acres, more or less.*

SUBJECT to valid and enforceable zoning restrictions imposed by governmental authority, valid and enforceable easements and restrictions of record and taxes for 2009 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
Print Name Sharon D. Williams

Pegeen Hanrahan
Pegeen Hanrahan, Mayor

Shanika R. Young
Print Name Shanika R. Young

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

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 23 day of February, 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: _____

