

This Instrument Prepared by:
Kara Brecken, Land Rights Coordinator
City of Gainesville – Public Works #58
Post Office Box 490
Gainesville, Florida 32627

Tax Parcel 11367-000-000
Section 9, Township 10 South, Range 20 East

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made the _____ day of _____, 2019, 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 32627, GRANTOR, to **Ashley P. Reeb**, whose post office address is 1411 Northwest 2nd Street, Gainesville, Florida 32601-4231, 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

See Exhibit "A" attached hereto and made part thereof.

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

Grantor is not reserving any interest in phosphate, minerals, metals or petroleum.

SUBJECT to valid and enforceable zoning restrictions imposed by governmental authority, valid and enforceable easements and restrictions of record and taxes for 2019 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.

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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

Betsy Bepner

Witness

Print Name

Betsy Bepner

Lauren Poe

Lauren Poe, Mayor

Michael Bryant

Witness

Print Name

Michael Bryant

ATTEST:

Marie D. Kesster
Marie D. Kesster
Deputy Clerk

Omichele D. Gainey, Clerk of the Commission

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me this 16 day of December, 2019, by Lauren Poe and Omichele D. Gainey, 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.

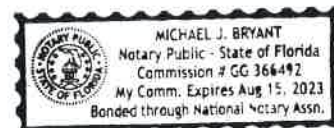
Michael Bryant

Print Name

Michael Bryant

State of Florida

My Commission Expires: Aug 15 2023



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EXHIBIT "A"

Legal Description

Parcel 11367-000-000

Lots Twenty-One (21), Twenty-Two (22), and Twenty-Three (23), Block One (1) NEW GAINESVILLE (W.R. Thomas Replat of Block One (1) and Two (2), New Gainesville) as per plat recorded in Plat Book "C", Page 86, of the Public Records of Alachua County, Florida.

Containing 9,187.5 square feet or 0.21 acres, more or less.

Less and except the South Ten (10) feet for a public utility easement.