

PREPARED BY:

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ALACHUA COUNTY PUBLIC WORKS
REAL PROPERTY DIVISION
5620 NW 120TH LANE
GAINESVILLE, FL 32653
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Tax Parcel No.: 07341-000-000

SPECIAL WARRANTY DEED

This Indenture, made this _____ day of _____, 2017, **Between**

CITY OF GAINESVILLE, a municipal corporation

of the County of Alachua, State of Florida, **Grantor**, and

whose mailing address is 200 East University Avenue, Gainesville, Florida, 32601, and

ALACHUA COUNTY FLORIDA, a political subdivision of the State of Florida, by and

through its BOARD OF COUNTY COMMISSIONERS,

of the County of Alachua, State of Florida, **Grantee**,

whose mailing address is 12 S.E. First Street, Gainesville, Florida, 32601

Witnesseth that the GRANTOR, for and in consideration of the sum of TEN & NO/100 (\$10.00), and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt of which is hereby acknowledged, has granted, bargained and sold to the said GRANTEE and GRANTEE'S successors and assigns forever, the following described land, situate, lying and being in the County of Alachua, State of Florida to wit:

All of Fractional Section 3, Township 11 South, Range 19 East, lying west of the old right-of-way line of Tampa and Jacksonville Railroad, and less twenty acres in the southwest corner of said section, the same being a square with sides of 934 feet, and less that portion of Gainesville Oaks Subdivision recorded in Plat Book "B", pages 43 and 44, of the public records of Alachua County, Florida, lying north of the south line of Poinsettia Avenue, and less also the street designated on said Gainesville Oaks Plat as Beauregarde Avenue, containing 200 acres, more or less.

SUBJECT TO THE FOLLOWING:

Rights-of-Way and Easements of Record.

The property conveyed pursuant to this instrument is not the homestead property of the Grantor.

GRANTOR specially warrants the property conveyed here, and that GRANTOR and GRANTOR'S successors in interest, transferee, assigns, and heirs will forever warrant and defend this property for GRANTEE and the GRANTEE'S successors in interest, transferee, assigns, and heirs, from and against the claims and demands of GRANTOR and all persons claiming by, through, or under GRANTOR, but not against the claims of any others.

The covenants made in this special warranty deed are legally binding on GRANTOR and all who lawfully succeed to GRANTOR'S rights and responsibilities, including GRANTOR'S heirs, personal representatives, successors and assigns. These covenants can be enforced by GRANTEE and all future owners of the property, including GRANTEE'S heirs, personal representatives, successors and assigns.

IN WITNESS WHEREOF, the grantor has hereunto set his hand and seal the day and year first above written.

CITY OF GAINESVILLE, FLORIDA

(Seal)

By: 
Lauren Poe, Mayor

ATTEST


Kurt Lannon, Clerk of the Commission

APPROVED AS TO FORM AND LEGALITY


for CITY OF GAINESVILLE ATTORNEY

At a meeting on the _____ day of _____, 2017,
the Board of County Commissioners authorized the
acceptance of this instrument of conveyance and
authorized the Chair to execute this acceptance.

KEN CORNELL, CHAIR
ALACHUA COUNTY BOARD OF COUNTY COMMISSIONERS

Executed on this _____ day of _____, 2017,

ATTEST:

J. K. "JESS" IRBY
CLERK OF CIRCUIT COURT