

Legislative #

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C-2

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J. K. "BUDDY" IRBY
CLERK OF CIRCUIT COURT
ALACHUA COUNTY, FLORIDA
CLERK13 Receipt#247413
Doc Stamp-Deed: 0.70

This Document Prepared By and Return to:
Lydia M. Quinn, Esq.
Clayton-Johnston, P.A.
111 SE 1st Avenue
Gainesville, Florida 32601



Parcel ID Number: 15686-003-000

Special Warranty Deed

This Indenture, Made this 21 day of July, 2005 AD. Between Affordable Self Storage, Inc., a corporation existing under the laws of the State of Florida of the County of Alachua, State of Florida, grantor, and Ridgway Roof Truss Company, a corporation existing under the laws of the State of Florida whose address is: 1216 S. Main Street, Gainesville, FL 32601

of the County of Alachua, State of Florida, grantee.

Witnesseth that the GRANTOR, for and in consideration of the sum of TEN DOLLARS (\$10) DOLLARS, and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate, lying and being in the County of Alachua, State of Florida to wit:

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 a 4" x 4" concrete monument (no identification) marking the intersection of the South Right-of-Way line of SW 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 N 72°52'06" W along said South R/W line 245.94 feet to a northerly extension of a 6' chain link fence along the West face of a concrete block retaining wall and the POINT OF BEGINNING. Thence run S 12°23'32" W along said northerly extension and along said 6' chain link fence, a distance of 47.62 feet to a Point of Intersection of said fence; thence run N 78°56'40" W along said fence and a westerly extension thereof, 2.41 feet; thence run N 10°26'03" E, 48.04 feet to an iron pipe on said South Right-of-Way line; thence run S 72°52'06" E along said Right-of-Way line, 4.06 feet to the POINT OF BEGINNING.

(Continued on Attached)

Together with all 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 grantor is lawfully seized of said land in fee simple; that grantor has good right and lawful authority to sell and convey said land; that 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 grantor.

In Witness Whereof, the grantor has hereunto set its hand and seal to the effect above written.

Signed, sealed and delivered in our presence:

Affordable Self Storage, Inc.

Ferri L. Haskins
Printed Name: Ferri L. HASKINS
Witness

By: *[Signature]* (Seal)
John M. Pla, President
P.O. Address: 1132 S. Main Street, Gainesville, FL 32601

[Signature]
Printed Name: JEFF DOLLINGER, ESQ.
Witness

P.O. Address: (Corporate Seal)

STATE OF Florida
COUNTY OF Alachua

The foregoing instrument was acknowledged before me this 21st day of July, 2005 by John M. Pla, President of Affordable Self Storage, Inc., a Florida Corporation, on behalf of the corporation he is personally known to me or he has produced his Florida driver's license.



Printed Name: _____
Notary Public
My Commission Expires: _____

EXHIBIT C-2

Special Warranty Deed, Page 2

Parcel ID Number: 15696-003-000

INSTRUMENT # 2150483

2 PAGES

TOGETHER WITH

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 a 4" x 4" concrete monument (no identification) marking the intersection of the South Right-of-Way line of SW 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 N 72°52'06" W along said South R/W line 250.00 feet to an iron pipe; thence run S 10°26'03" W, 149.54 feet to a rebar & cap (LS 3586) marking the POINT OF BEGINNING; thence run N 78°58'01" W along a 6' chain link fence along the North face of a concrete block retaining wall, 9.15 feet to a Point of Intersection of said fence; thence run S 10°40'33" W along said fence, 55.65 feet to a Point of Intersection of said fence; thence run S 79°33'59" E along said fence, 5.96 feet to a Point of Intersection of said fence; thence run S 11°43'35" W along said fence, 4.05 feet; thence run N 79°40'00" W, 10.74 feet to a nail & disk (PLS #4788); thence run N 10°47'40" E, 61.88 feet to a nail & disk (PLS #4788); thence run S 72°54'00" E, 14.00 feet to the POINT OF BEGINNING.

Subject to taxes for 2005 and subsequent years.

Subject to easements and restrictions of record.

The preparer of this instrument was neither furnished with, nor requested to review, an abstract on the described property and therefore expresses no opinion as to condition of title.