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CIRCUIT COURT CLERK
J.K. "Buddy" Irby
ALACHUA COUNTY, FL
Date 09/12/1997 11:24
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Book/Page 2131/ 182

SPECIAL WARRANTY DEED

DTAX 0.70

THIS SPECIAL WARRANTY DEED, made and executed the 4th day of August, A.D., 1997, by the CITY OF GAINESVILLE, Florida, a municipal corporation existing under the laws of the State of Florida, with its post office address at P.O. Box 490, Gainesville, Florida 32602, hereinafter referred to as GRANTOR, to PLEASANT PLACE, INC, a Florida corporation not-for-profit, with its post office address P.O. Box 2341, Gainesville, Florida 32602, hereinafter referred to as 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.)

WITNESSETH: That the GRANTOR for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the GRANTEE, all that certain land situate in Alachua County, to wit:

Lot Sixteen (16) of Block Twenty-five (25) of Brush's Addition to the City of Gainesville, as per plat thereof recorded in Plat Book "A", Page 88, of the Public Records of Alachua County, Florida.

The above described property being the same property as described at Book 2000, Page 1872 in the Official Records of Alachua County, Florida.

SUBJECT TO and together with all easements, restrictions, or claims of record of any nature and subject to taxes for the year 1997 and all subsequent years.

The Conveyance herein granted shall automatically revert to GRANTOR in the following events: 1) the GRANTEE does not commence and complete the rehabilitation of the residential building on the heretofore described property within two (2) years from the date of execution of this Deed; AND 2) the GRANTEE fails to use the property described herein within ninety (90) days after the issuance of a Certificate of Occupancy on the rehabilitated building as a transitional residence to serve homeless, pregnant teens and teenage mothers and their babies in compliance with the requirements of the U.S. Department of Housing and Urban Development Supportive Housing Program (24 CFR Part 583) and the U.S. Department of Housing and Urban Development HOME INVESTMENT PARTNERSHIP PROGRAM (24 CFR Part 92).

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

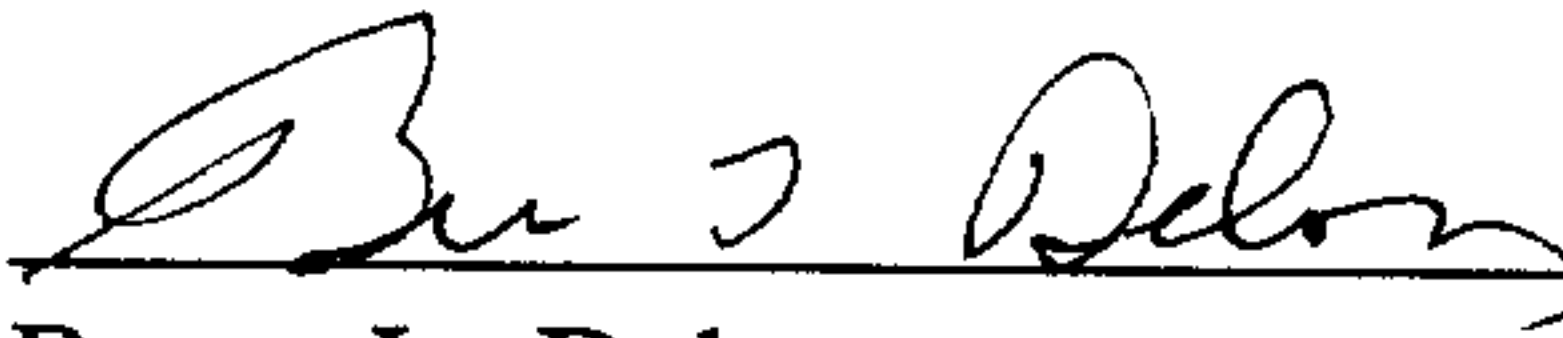
TO HAVE AND TO HOLD the same in fee simple forever.


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.

Pick Up
RETURN TO

IN WITNESS WHEREOF the GRANTOR has caused these presents to be executed in its name, the day and year first above written.

CITY OF GAINESVILLE, FLORIDA

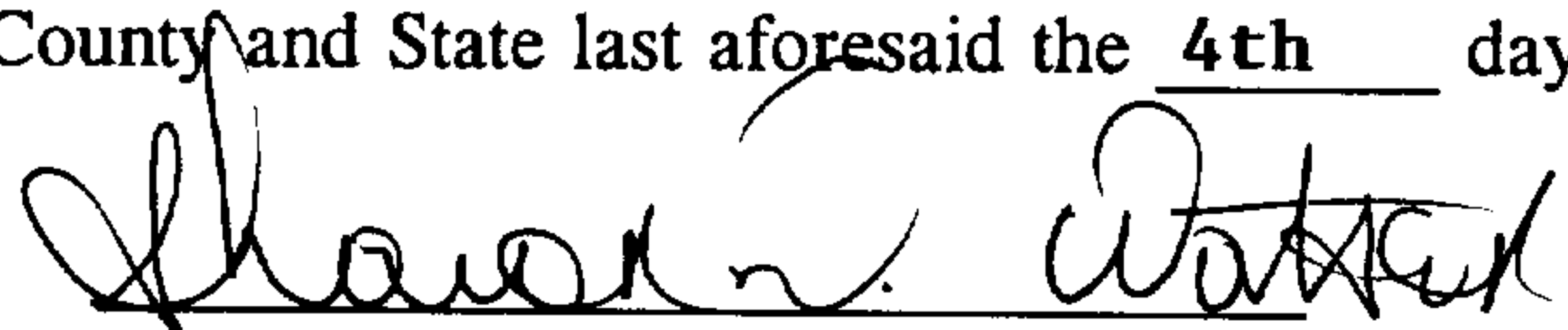

Bruce L. Delaney
Mayor-Commissioner

ATTEST:  (Seal)
Kurt M. Lannon
Clerk of the Commission

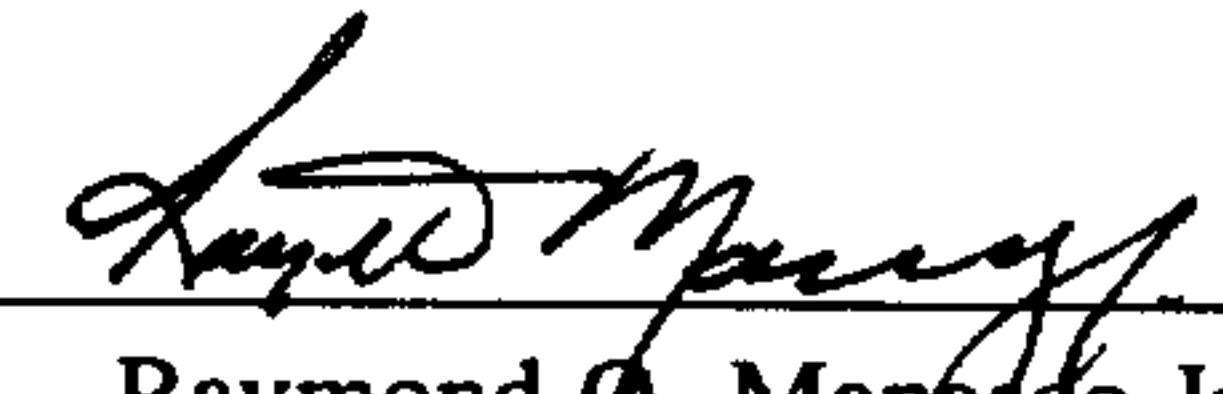
STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me this 4th day of August, 1997, by Bruce L. Delaney and Kurt M. Lannon, the Mayor-Commissioner and Clerk of the Commission, respectively, of the City of Gainesville, Florida, a municipal corporation, who are personally known to me and duly sworn, acknowledged that as such officers, and pursuant to authority from same corporation, they executed the foregoing instrument and affixed the corporate seal all 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.

WITNESS my hand and official seal in the County and State last aforesaid the 4th day of August, 1997.


Notary Public
State of Florida
My Commission Expires:

This Instrument Prepared By:
Dave E. Darty, Agent
City of Gainesville, Florida
6723 Spanish Moss Drive
Keystone Heights, FL 32656

Approved as to Form and Legality
By: 
Raymond O. Manasco Jr.
Utilities Attorney
City of Gainesville, Florida