

**LEGISLATIVE ID**

**#110817C**

THIS INSTRUMENT PREPARED BY AND RETURN TO:  
**JAMES G. LARCHE, JR., ESQUIRE**  
Scruggs & Carmichael, P.A.  
Post Office Box 23109  
Gainesville, Florida 32602-3109

CIRCUIT COURT CLERK  
J.K. "Buddy" Irby  
ALACHUA COUNTY, FL  
Date 12/31/1997 15:53  
Document ID 1507705  
Book/Page 2147/ 1391

Parcel ID # 14492-000-000 and  
14493-000-000

DTAX 0.70

**SPECIAL WARRANTY DEED**

**THIS SPECIAL WARRANTY DEED** made the 30<sup>th</sup> day of December

1997, 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, **GRANTOR**, to **SANTA FE COMMUNITY COLLEGE ENDOWMENT CORPORATION, INC.**, a not for profit corporation, existing under the laws of the State of Florida, with its permanent mailing address at 3000 N.W. 83<sup>rd</sup> Street, Gainesville, Florida 32606 (Attn: W. Harvey Sharron, Jr.), **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 an 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:

See Exhibit "A" attached for legal description of land conveyed by this deed.

Subject to valid and enforceable zoning restrictions imposed by governmental authority, valid and enforceable easements and restrictions of record and taxes for 1997 and subsequent years. The conveyance herein granted shall automatically revert to GRANTOR in the event that the GRANTEE does not commence and complete the construction of an educational facility and/or ancillary facility on the real property described on Exhibit "A" (including, without limiting the generality of the foregoing, parking facilities for educational facilities or ancillary facilities) within fifteen (15) years of the date first above written.

pick-up  
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Grantee, by accepting delivery of this deed, agrees that the real properties described on Exhibit A attached shall be used exclusively to provide and render educational services and/or ancillary services (including, but not limited to, parking facilities for educational facilities and ancillary facilities) and that if the real properties described on Exhibit A attached shall be used for purposes other than those permitted by this sentence, the conveyance herein granted shall revert to Grantor.

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

Debra S. Hirneise  
Print Name: Debra S. Hirneise

BY: Bruce L. Delaney  
Mayor-Commissioner

Carolyn Watson  
Print Name: CAROLYN WATSON

ATTEST:

[Signature]  
Clerk of the Commission

APPROVED AS TO FORM AND LEGALITY  
BY: [Signature]  
RONALD D. COMBS, SR. ASST. CITY ATTORNEY  
CITY OF GAINESVILLE, FLORIDA  
DATE: 11-21-97

STATE OF FLORIDA  
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me this 30th day of December, 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 said 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.

Sharon D. Watson  
Print Name: Sharon D. Watson  
Notary Public, State of Florida

(Notarial Seal)

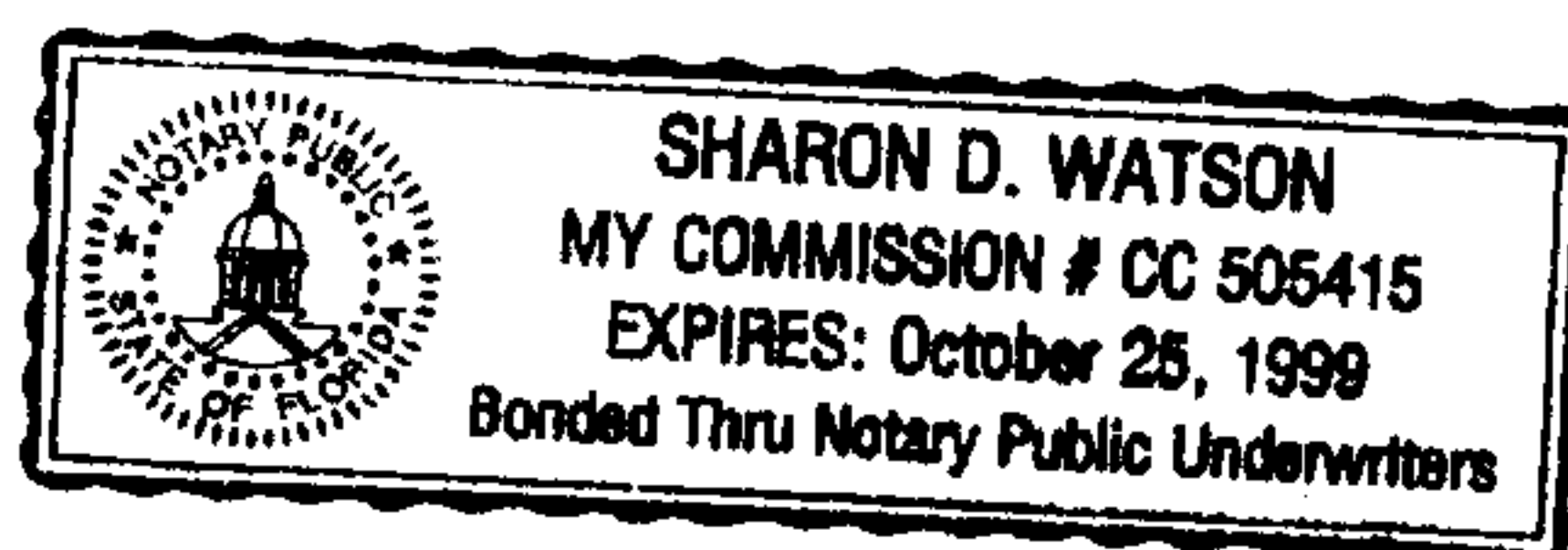


EXHIBIT "A"

Tax Parcel No. 14492-000-000

Block 27, the South 34.5 feet of the North 144.08 feet of East 92 feet of the West 314 feet of Block 27, BRUSH'S ADDITION TO GAINESVILLE, as per plat thereof recorded in Deed Book "O", page 218 of the Public Records of Alachua County, Florida.

AND

Tax Parcel No. 14493-000-000

Beginning at a point 144.08 feet South of the North line of Block 27, BRUSH'S ADD'N TO GAINESVILLE, as shown on map recorded in Plat Book "A", page 88 of the Public Records of Alachua County, Florida, said point being 222 feet East of the West line of said Block; running thence Eastwardly, parallel with the North line of said Block, 92 feet; thence Southwardly, parallel with the West line of said Block 27, 34.5 feet; thence Westwardly, parallel with the first described course, 92 feet; thence Northwardly 34.5 feet to the point of beginning.