

#061075

This Instrument Prepared by:
Sam Bridges, Land Rights Coordinator
City of Gainesville – Public Works #58
Post Office Box 490
Gainesville, Florida 32602-0490

A portion of Tax Parcel 11344-000-000
Section 3, Township 10 South, Range 20 East

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made the _____ day of _____, 2007, 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 32602-0490, GRANTOR, to **The American Way, LLC**, a Florida limited liability company, whose mailing address is 5745 Southwest 75th Street, Gainesville, Florida 32608, 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 a part hereof.

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

SUBJECT to valid and enforceable zoning restrictions imposed by governmental authority, valid and enforceable easements and restrictions of record and taxes for 2007 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.

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

Debra Hirneise
Print Name Debra Hirneise

Pegeen Hanrahan
Pegeen Hanrahan, City Mayor

Sharon D. Williams
Print Name Sharon D. Williams

APPROVED AS TO FORM AND LEGALITY
By: Nicolle M. Smith 7/17/07
Nicolle M. Smith, Asst. City Atty. II
City of Gainesville, Florida

ATTEST:

[Signature]
Kurt M. Lannon, Clerk of the Commission

**STATE OF FLORIDA
COUNTY OF ALACHUA**

The foregoing instrument was acknowledged before me this 26th day of July, 2007, by Pegeen Hanrahan and Kurt M. Lannon, the City 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, and acknowledged that as such officers, and pursuant to authority from said corporation, as its act and deed, and for the uses and purposes set forth and contained in said instrument.

Debra S. Hirneise
Print Name: Debra S. Hirneise
Notary Public, State of Florida
My Commission Expires:
August 14, 2009

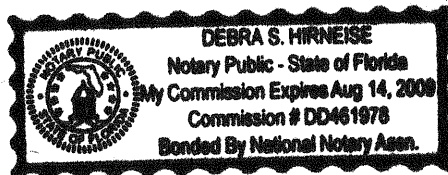


EXHIBIT "A"

PREPARED FOR:

Daniel P. Evans
The Americanway, LLC
Gainesville, Florida

Project No. 17707
June 26, 2007

Real Property Description:

A parcel of land in Section 3, Township 10 South, Range 20 East, Alachua County, Florida lying within Lot 107 of 'New Gainesville,' a subdivision as per plat thereof recorded in Plat Book 'A' Page 66 of the Public Records of Alachua County, Florida, being more particularly described as follows:

Commence at the Southwest corner of Lot 107 of 'New Gainesville,' a subdivision as per plat thereof recorded in Plat Book 'A' Page 66 of the Public Records of Alachua County, Florida; thence South $89^{\circ}25'20''$ East, a distance of 152 feet; thence North $00^{\circ}21'40''$ East, a distance of 101 feet to the Southeast corner of that particular parcel of land as described in Official Records Book 3410 Page 715 of said Public Records and to the Point of Beginning of the herein described parcel of land; thence Northeasterly along the Easterly portion of said parcel of land described in Official Records Book 3410 Page 715 for the following three courses: 1) North $20^{\circ}50'44''$ East, a distance of 125.83 feet; 2) South $60^{\circ}41'34''$ East, a distance of 14.32 feet; 3) North $22^{\circ}33'52''$ East, a distance of 99.77 feet to an intersection with the Southwesterly right-of-way line of County Road No. 20; thence South $60^{\circ}55'07''$ East along said right-of-way line, a distance of 30.53 feet to the most Northerly portion of the Right-of-Way Survey for Southeast 8th Avenue, Project No. M-3180-92 as prepared by John W. Myers, PLS No. 3447, dated Oct. 22, 1992; thence South $15^{\circ}55'07''$ East along the Northwesterly line of said SE 8th Avenue, a distance of 35.36 feet; thence South $29^{\circ}04'53''$ West along said Northwesterly line, a distance of 14.00 feet to the point of curvature of a curve, concave Northwesterly, having a radius of 450.00 feet and a chord bearing and distance of South $41^{\circ}08'02''$ West, 190.22 feet, respectively; thence along said right-of-way and along the arc of said curve, a distance of 191.66 feet to a point which lies South $00^{\circ}21'40''$ West, 1.62 feet from the aforesaid Point of Beginning; thence North $00^{\circ}21'40''$ East, a distance of 1.62 feet to said Point of Beginning.

Containing 8,448 square feet, more or less.

Charles Thomas James

Charles Thomas James
Professional Surveyor and Mapper No. 5612
State of Florida