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

Phoenix Subdivision
Thomas Napier Grant, Township 10 South, Range 19 East

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made the 13th day of April, 2005, by **Phoenix Subdivision Owners Association, Inc.**, a Florida non profit corporation, whose mailing address is 502 Northwest 16th Avenue, Suite 1, Gainesville, Florida 32601, **GRANTOR**, to 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, **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:

LAND DESCRIPTION

See Exhibit "A" attached hereto, made a part thereof, and incorporated herein by reference as if fully set forth at this point.

SUBJECT to valid and enforceable zoning restrictions imposed by governmental authority, valid and enforceable easements and restrictions of record and taxes for 2005 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:

Phoenix Subdivision Owners Association, Inc.

Natasha Husein
Print Name Natasha Husein

Rodney Blake III
Rodney Blake III, President

Michelle G. Daniels
Print Name Michelle G. Daniels

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me this 13 day of April, 2005, by Rodney Blake III, President of the Phoenix Subdivision Owners Association, Inc., who is personally known to me or has produced personally known as identification.

Michelle G. Daniels
Notary Public, State of Florida
Print Name: Michelle G. Daniels
My Commission Expires: June 2ND 2006



EXHIBIT "A"

A PARCEL OF LAND BEING A PORTION OF THE COMMON AREA OF PHOENIX SUBDIVISION, A PLANNED UNIT DEVELOPMENT, AS PER THE PLAT THEREOF RECORDED IN PLAT BOOK "J", PAGE 70 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

FOR A POINT OF BEGINNING COMMENCE AT THE SOUTHEAST CORNER OF LOT 83 OF SAID PHOENIX SUBDIVISION AND RUN N 84° 56' 47" E A DISTANCE OF 35.95 FEET TO A POINT ON THE WEST LINE OF LOT 74; THENCE RUN N 5° 07' 52" W ALONG THE WEST LINE OF LOT 74 THROUGH 77 A DISTANCE OF 145.17 FEET TO A POINT ON THE SOUTH LINE OF LOT 78; THENCE RUN S 84° 37' 06" W A DISTANCE OF 17.83 TO THE SOUTHWEST CORNER OF SAID LOT 78; THENCE RUN N 5° 07' 52" W ALONG THE WEST LINE OF LOT 78 A DISTANCE OF 15.34 FEET TO THE SOUTHEAST CORNER OF LOT 79; THENCE RUN S 84° 37' 06" W ALONG THE SOUTH LINE OF LOT 79 A DISTANCE OF 17.90 FEET TO THE NORTHEAST CORNER OF LOT 80; THENCE RUN S 5° 03' 13" E ALONG THE EAST LINE OF LOTS 80 THROUGH 83 A DISTANCE OF 160.31 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINING 5,475 SQUARE FEET OR 0.126 ACRES MORE OR LESS

PHOENIX

Being a portion of Lots 15, 16
Rge. 19 E., Alachua

LOT 15
THOMAS NAPIER GRANT
(DB. I., P. 59)

