

Legislative #

180081F

SPRING  
RETURN TO  
44

Recording \$ 27.00  
Doc Stamps \$ .70  
Intangible Tax \$  
Total \$ 27.70

RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2396755 3 PGS  
2008 JAN 04 04:35 PM BK 3727 PG 431  
J. K. "BUDDY" IRBY  
CLERK OF CIRCUIT COURT  
ALACHUA COUNTY, FLORIDA  
CLERK25 Receipt#357917  
Doc Stamp-Deed: 0.70

THIS INSTRUMENT WAS PREPARED BY:  
DENISE LOWRY HUTSON, ESQUIRE  
SALTER, FEIBER, MURPHY,  
HUTSON & MENET, P.A.  
P. O. BOX 367389  
GAINESVILLE, FL 32636-7389  
05-0865.3

**WARRANTY DEED  
(IND. - IND)  
(Statutory Form-Section 689.02 F.S.)**



THIS INDENTURE, made the 31<sup>st</sup> day of December, 2007, between

KARL THE LOSEN, whose postoffice address is P.O. Box 1309, Gainesville, FL 32602 hereinafter called the grantor, and

RIDGWAY ROOF TRUSS COMPANY, a Florida corporation, whose postoffice address is P.O. Box 1309, Gainesville, FL 32602, hereinafter called the grantee"

**WITNESSETH:** That said grantor, for and in consideration of the sum of \$10.00, and other good and valuable consideration to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the grantee, and grantee's heirs and assigns forever Grantor's interest in, the following described land situate, lying and being in Alachua County Florida, to wit:

Property Folio No.: 16641-001-000

See Attached Exhibit "A"

Subject to restrictions, reservations, easements and limitations of record, if any, provided that this shall not serve to reimpose same, zoning ordinances, and taxes for the current year and subsequent years.

Said grantor does hereby fully warrant the title to said land, and will defend that same against the lawful claims of all persons whomsoever.

\*\*Grantor" and "grantee" are used for singular or plural, as context requires.

WITNESSETH


IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered  
in my presence:

  
\_\_\_\_\_


Witness #1 Sign Above  
Print Name Below

*Dorise L. Hutson*  
\_\_\_\_\_

  
\_\_\_\_\_

Witness #2 Sign Above  
Print Name Below

*Glenda J. Hayden*  
\_\_\_\_\_

  
\_\_\_\_\_

KARL THE LOSEN

STATE OF FLORIDA  
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me this 31<sup>st</sup> day of December, 2007,  
by KARL THE LOSEN () who is/are personally known to me or () who has produced a  
current Florida Driver's License as identification.

  
\_\_\_\_\_

Notary Sign Above  
Print Name Below:

NOTARY PUBLIC STATE OF FLORIDA  
Dorise L. Hutson  
Commission # DD610049  
Expires: DEC. 12, 2010  
BONDED THROUGH ATLANTIC BONDING CO., INC.

Notary Public, State of Florida  
My Commission Expires:

(SEAL)

## EXHIBIT "A"

PARCEL ONE:

A tract of land lying in Section 8, Township 10 South, Range 20 East, Gainesville, Alachua County, Florida, being more particularly described as follows:

Commencing at the Southwest corner of Lot 75 of Peeler's Addition as per plat recorded in Plat Book "A", Page 42 of the Public Records of Alachua County, Florida; thence run S 53°40'00" W, a distance of 121.22' to the Westerly Right-of-Way line (R/W) of an old railroad spur track being a point of curvature of a non-tangent curve concave to the southwest, having a radius of 3799.72' a central angle of 3°00'51", and a chord of 199.87'; bearing N 32°54'33" W; thence northwesterly along said R/W curve, an arc distance of 199.89', thence S 55°17'00" W along said R/W line, a distance of 39.79' to a nail and disk marked PLS 2047 thence N 34°43'00" W along said West R/W line, a distance of 100.00' to the POINT OF BEGINNING; thence continuing N 34°43'00" W along said R/W line, a distance of 384.30' to a concrete monument; thence on the chord of a curved R/W line, (said curve being concave to the Northeast), run N 35°29'37" W, a distance of 95.20' to a concrete monument; thence along the chord of a said curved R/W line, N 30°56'11" W, a distance of 84.76' to a concrete monument; thence S 0°01'40" W, a distance of 98.64' to the East R/W line, of SW 6<sup>th</sup> Street, being the point of curvature of a non-tangent curve, concave to the west, having a radius of 2196.19', a central angle of 10°22'26", and a chord of 397.10' bearing S 10°20'39" E; thence southerly along said R/W curve, an arc distance of 397.64'; thence run N 84°37'24" E; a distance of 247.54' to the POINT OF BEGINNING; said described tract containing 1.403 acres, more or less.

Subject to all easements, reservations, restrictions and rights-of-way of record, if any.