

This Instrument Prepared by:
Sam Bridges, Land Rights Coordinator
City of Gainesville – Public Works #58
Post Office Box 490
Gainesville, Florida 32627

Exhibit “A”

Tax Parcel 7240-045-000
Section 23, Township 10 South, Range 19 East

RIGHT OF WAY WARRANTY DEED

THIS WARRANTY DEED, made this _____ day of _____, 2018, between **James D. Henderson, II and Frederick L. Henderson, as Trustees under the provisions of that certain Trust Agreement dated May 29, 1959, known as “Prairie View Trust”**, whose post office box address is 3501 South Main Street, Gainesville, Florida 32601-9031, hereinafter called the Grantor, and the **City of Gainesville, Florida**, a municipal corporation, whose post office address is Post Office Box 490, Gainesville, Florida 32627, hereinafter called the 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)

WITNESSETH

That the said GRANTOR, for and in consideration of the sum of ten dollars (\$10.00) and other good and valuable consideration to said GRANTOR in hand paid by said GRANTEE, the receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the GRANTEE, all that certain land situated, lying and being in the County of Alachua, State of Florida, to wit:

DESCRIPTION

See Exhibit “A” attached hereto and made part thereof.

THE SUBJECT PROPERTY IS NOT THE HOMESTEAD OF GRANTORS NOR IS IT CONTIGUOUS THERETO.

Subject to Taxes and assessments for 2018 and subsequent years and existing easements and restrictions of record.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise pertaining.

And the GRANTOR hereby covenants with said GRANTEE that the GRANTOR is lawfully seized of said land in fee simple: that the GRANTOR has good right and lawful authority to sell and convey said land; that the GRANTOR hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that the said land is free of all encumbrances, except as stated herein.

To Have and To Hold, the same in fee simple forever.

In Witness Whereof, the said GRANTOR has hereunto set his hand and seal the day and year first above written,

Signed, Sealed and Delivered
In our Presence:

James D. Henderson, II, Trustee

Witness Signature

Witness Signature

Frederick L. Henderson, Trustee

Witness Signature

Witness Signature

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me this _____ day of _____, 2018,
by James D. Henderson, II and Frederick L. Henderson as Trustees of Prairie View Trust, who
are personally known to me or who has produced _____ as
identification.

Notary Public, State of Florida
Print Name: _____
My Commission Expires: