

7040973

This Instrument Prepared By:
Sam Bridges, Land Rights Coordinator
Public Works Division - MS#58
City of Gainesville
P. O. Box 490
Gainesville, FL 32602-0490

Tax Parcel 15955-007-000
Section 9, Township 10 South, Range 20 East
105 SE 13 Lane

QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED, executed this _____ day of _____, 2004, by the CITY OF GAINESVILLE, a municipal corporation of the State of Florida, whose mailing address is Post Office Box 490, Gainesville, Florida 32602-0490, Grantor, to ALACHUA HABITAT FOR HUMANITY, INC., a Florida Not-for-Profit Corporation, whose mailing address is Post Office Box 2003, Gainesville, Florida 32602, Grantee:

(Wherever used herein the terms "Grantor" and "Grantee" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

WITNESSETH, That the said Grantor, for and in consideration of the sum of one (\$1.00) dollar and other good and valuable consideration to it in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said Grantee forever, all the right, title, interest, claim and demand which the said Grantor has in and to the following described lot, piece or parcel of land, situated, lying and being in the County of Alachua, State of Florida, to wit:

Legal Description

Lot Seven (7), ALBERT WASHINGTON ESTATES, as per plat thereof recorded in Plat Book "F", Page 47, of the Public Records of Alachua County, Florida.

IN WITNESS WHEREOF, the said Grantor has caused these presents to be executed in its name, affixed its seal the day and year first above written.

Signed, sealed and delivered
in the presence of:

CITY OF GAINESVILLE,
a Municipal Corporation of the State of Florida

Alba J. Hirweise
Witness
Print Name: Debra S. Hirweise

Peggen Hanrahan
PEGGEN HANRAHAN, Mayor

Sharon D. Williams
Witness
Print Name: Sharon D. Williams

Attest:
[Signature]
KURT LANNON, Clerk of the City Commission

STATE OF FLORIDA
COUNTY OF ALACHUA

APPROVED AS TO FORM AND LEGALITY
By: *[Signature]*
Margot J. Ragson, City Atty.
City of Gainesville, Florida
DEC 20 2004

The foregoing instrument was acknowledged before me this 6th day of January, 2004, by PEGGEN HANRAHAN and KURT LANNON, the Mayor and Clerk of the City Commission, respectively, of the CITY OF GAINESVILLE, a Municipal Corporation of the State of Florida, on behalf of the corporation. They are personally known to me or have produced Driver's Licenses as identification and did not take an oath.

Sharon D. Williams
Print Name: Sharon D. Williams
Notary Public, State of Florida
My Commission Expires:





City of Gainesville

Text File

City Hall
200 East University Avenue
Gainesville, Florida 32601

Introduced: 12/13/2004

File Number: 040773

Version: 0

Status: Passed

..Title

Quit Claim Deed to Habitat for Humanity for Tax Parcel #15955-007-000 (B)

..Explanation

On August 10, 1998, the City Commission approved the donation of tax parcel #15955-007-000, located at 105 Southeast 13th Lane, to the Alachua Habitat for Humanity, Inc. (Habitat). The City donated the property to Habitat to develop a residence to assist the City in its continuing efforts to provide affordable homeownership opportunities for low-income families in the Gainesville Community.

On July 14, 1999, the City transferred the property to Habitat via a quit claim deed. The deed contained an automatic reverter clause if Habitat did not adhere to the following: 1) commence and complete the construction of single-family buildings on the property within two years from the date of the deed; and 2) convey the property to a low-income family to own and occupy the property as a principal residence within 90 days after the issuance of the Certificate of Occupancy.

Habitat commenced with the construction of a single-family home on the property within the required time frame for an eligible low-income family. However, the family had to move out of Florida due to a job transfer. Thus, Habitat had to identify another eligible low-income family to complete the home. As a result, there was a delay in completing the construction of the home. The construction of the home was completed in 2003, and the new family is currently living in the home. Habitat is requesting that the City issue a corrective deed to revert the property back to Habitat in order to effectively transfer the property to the new family.

..Fiscal Note

None.

..Recommendation

The City Commission: 1) approve the issuance of a quit claim deed to revert tax parcel #15955-007-000 to Alachua Habitat for Humanity, Inc.; and 2) authorize the Mayor to execute the quit claim deed, to effect the conveyance of this property, subject to approval by the City Attorney.

980287

This Special Warranty Deed Made the

14th day of July, 1999, by

CITY OF GAINESVILLE, a Municipal Corporation
of the State of Florida,

existing under the laws of the State of Florida, and having its
principal place of business at
Post Office Box 490, Gainesville, FL 32602-0490,
hereinafter called the grantor, to

ALACHUA HABITAT FOR HUMANITY, INC., a
Florida Not-for-Profit Corporation,

whose post office address is
Post Office Box 2003, Gainesville, FL 32602,
and whose social security numbers are:
hereinafter called the grantee:

CIRCUIT COURT CLERK
J.K. "Buddy" Irby
ALACHUA COUNTY, FL
Date 09/03/1999 14:10
Document ID 1632727
Book/Page 2252/ 2249

(Whoever 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 grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Alachua County, Florida, viz:

Lot Seven (7), ALBERT WASHINGTON ESTATES, as per plat thereof recorded in Plat Book F, Page 47, of the Public Records of Alachua County, Florida.

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 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 claiming by, through, or under the Grantor; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 1998, and except for covenants, easements and restrictions of record.

The Conveyance herein granted shall automatically revert to Grantor in the following events: 1) the Grantee does not commence and complete the construction of single family buildings on the heretofore described property within two (2) years from date of execution of this Deed; AND 2) unless the Grantee conveys the property described herein to a "low income family," as that term is defined in 24 Code of Federal Regulation Part 92.2 (1996), who uses the property as its principal residence, within ninety (90) days after the issuance of a Certificate of Occupancy on the single-family building constructed thereon by the Grantee.

Property Appraisers Parcel Number(s): 15955-007-000

(Corporate Seal)

In Witness Whereof the grantor has caused these presents to be executed in its name, and its corporate seal to be hereto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

CITY OF GAINESVILLE, a Municipal Corporation of the State of Florida

Signed, sealed and delivered in our presence as witnesses:

Carolyn Waron
Print Witness Name CAROLYN WARON

By: Paula M. Delaney
PAULA M. DELANEY, Mayor

Sharon Lannon
Print Witness Name Sharon Lannon

Attest: Kurt Lannon
KURT LANNON, Clerk of the City Commission

This Instrument Prepared by:
WAYNE P. CASTELLO
ATTORNEY AT LAW
2772 NW 43 STREET, STE W
GAINESVILLE, FLORIDA 32606

This Form Document No. 99-0125
is a legal instrument approved by the City Attorney.
Any deviations from its intended use should be authorized by the City Attorney.

w2.99-222.sd3 - 06/28/99
NO REVIEW OR EXAMINATION OF TITLE TO THE ABOVE-DESCRIBED PROPERTY HAS BEEN MADE BY WAYNE P. CASTELLO AND THE DESCRIPTION WAS DERIVED WITHOUT A SURVEY AND NO OPINION OR REPRESENTATION IS BEING MADE EITHER EXPRESSLY OR IMPLIEDLY BY SUCH INDIVIDUAL AS TO THE ACCURACY OF SAID DESCRIPTION.

↑ Pick up

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me this 14th day of July, 1999, by
PAULA M. DELANEY and KURT LANNON,
the Mayor and Clerk of the City Commission, respectively, of the CITY OF GAINESVILLE, a
Municipal Corporation of the State of Florida, on behalf of the corporation. They are personally known
to me or have produced Driver's Licenses as identification and did not take an oath.

Sharon D. Watson

Notary Public, State of Florida
My Commission expires:
My Commission number:

