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INSTRUMENT # 2133129 6 PGS
2005 MAY 11 04:16 PM BK 3122 PG 334
J. K. "BUDDY" IRBY
CLERK OF CIRCUIT COURT
ALACHUA COUNTY, FLORIDA
CLERK18 Receipt#235348
Doc Stamp-Deed: 0.70

THIS INSTRUMENT WAS PREPARED BY:
DENISE LOWRY HUTSON, ESQUIRE /JD
SALTER, FEIBER, MURPHY,
HUTSON & MENET, P.A.
P. O. BOX 357399
GAINESVILLE, FL 32635-7399

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



THIS INDENTURE, made the 29 day of April, 2005, between

KARL THE LOSEN, a married man, 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.: 15684-000-000

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.

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property.

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.

EXHIBIT E

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

Signed, sealed and delivered
in our presence:

Jennifer R. Wroath

Witness #1 Sign Above
Print Name Below
Jennifer R. Wroath

Karl The Loosen

KARL THE LOSEN

Jamie L. Wilson

Witness #2 Sign Above
Print Name Below
Jamie L. Wilson

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me this 29 day of April, 2005, by **KARL THE LOSEN** () who is/are personally known to me or () who has produced a current Florida Driver's License as identification.

Jennifer R. Wroath

Notary Sign Above
Print Name Below:
Jennifer R. Wroath

Notary Public, State of Florida
My Commission Expires:



Exhibit "A"

That part of Fractional Section 8, Township 10 South, Range 20 East, Alachua County, Florida, being more particularly described as follows:

Commence at the northeast corner of said Section 8 for a point of reference and proceed S 39°00'23" W a distance of 1770.23 feet to an intersection of the center line of the Seaboard System Railroad with northerly prolongation of the westerly right of way line of State Road 329 (South Main Street); thence N 72°54'00" W along said Railroad center line a distance of 525.76 feet to an intersection with the northwesterly line of the original Warren Missouri tract as per description recorded in Deed Book 99, Page 294, of the public records of said Alachua County; thence S 53°52'25" W along said northwesterly line a distance of 62.42 feet to an existing rebar (P.L.S. 2115) at the intersection with the southwesterly right of way line of the Seaboard System Railroad main line, also being the most northerly corner of a tract sold by Gainesville Development Company, Inc., to Paul W. Duke and recorded in Official Records book 92, Page 518 and 519, of the said public records and the point of beginning; thence S 53°52'25" W along said northwesterly line of Warren Missouri tract and of said Duke tract, a distance of 30.45 feet to the westernmost corner of said Warren Missouri tract and said Duke tract, also being the most northerly corner of a tract sold by Grover M. Davis and Edythe W. Davis to Paul W. Duke and recorded in Official Record Book 141, Page 124, of said public records; thence S 53°52'25" W along the northwesterly line of the said Duke tract a distance of 156.06 feet to a concrete monument (P.L.S. 2115) at the most westerly corner of said Duke tract and at an intersection with the east right of way line of a Seaboard System Railroad spur track; thence S 00°20'12" E along the westernmost line of said Duke tract and along said easterly right of way line a distance of 30.48 feet to an existing 4-inch by 4-inch concrete monument at the most southwesterly corner of said Duke tract, also being the most northwesterly corner of an ingress and egress easement from W.H. Edwards to J.C. Ramsey, recorded in Deed Book 282, Page 384, of said public records; thence southerly along said easterly right of way line and along the west line of said easement along a curve concave to the east approximated by a chord bearing S 02°28'29" E a distance of 42.63 feet to an existing 1-inch iron pipe at the northwest corner of a tract conveyed by W.E. Cordell and Mary Cordell to Aaron Turner, Jr., and Patricia Turner, recorded in Official Record Book 1284, Page 928, of the said public records; thence along said right of way line and along the west line of said Turner tract along a curve approximated by a chord bearing of S 03°37'54" E a distance of 64.33 feet to an existing 1-inch iron pipe at the northwest corner of a tract conveyed by Joye E. Duke to Karl The Losen, recorded in Official Record Book 1486, Page 900, of said public records; thence along said right of way line and along the west line of said The Losen tract along a curve approximated by a chord bearing S 05°47'09" E a distance of 79.56 feet to an existing ½ -inch iron pipe; thence along said right of way line along said west line along a curve approximated by a chord bearing S 08°09'45" E a distance of 20.42 feet to an existing ½ -inch iron pipe; thence

along said right of way line and along the west line of said The Losen tract along a curve approximated by a chord bearing S 09°32'28" E a distance of 79.60 feet to an existing ½-inch iron pipe at the northwest corner of a tract conveyed by Dorothy Marie Rountree to Karl The Losen, recorded in Official Record Book 1486, Pages 499 and 500 of said public records; thence along said right of way line and along said west line along a curve approximated by a chord bearing S 12°26'15" E and a distance of 172.50 feet to an existing rebar (P.L.S. 3765) at the intersection of the said right of way line with the north line of a tract conveyed by Vego Hair Manufacturing Company to Paul T. Selle and Ann Jane Selle by deed recorded in Official Record Book 677, Page 391, of said public records; thence along said Railroad right of way and along a curve approximated by a chord bearing S 18°48'47" E a distance of 257,873 feet to an existing concrete monument (P.L.S. 3765) at a point of tangency and point of intersection with the east right of way line of a 20.0-foot right of way of that Seaboard System Railroad spur track which was formerly the roadbed of the T and J Railway; thence N 25°31'21" W along the east right of way line of said former T and J Railway a distance of 539.44 feet to a rebar (P.L.S. 2115) placed at a point of curvature of a 1°30' curve, concave in a westerly direction; thence along said right of way line and along said curve through a central angle of 8°42'09" and an arc length of 580.18 feet to a rebar (P.L.S. 2115) placed at a point of tangency; thence N 34°13'30" W along said right of way line a distance of 160.75 feet, more or less, to a rebar (P.L.S. 2115) placed at the intersection with the southerly right of way of line of a 35-foot right of way of the Seaboard System Railroad's main line; thence along said main line right of way and along a 05°30' curve, concave in a northerly direction, through a central angle of 19°50'19", more or less and arc length of 450.84 feet, more or less, to a rebar (P.L.S. 2115) placed at a point of tangency; thence S 72° 54'00" E along said right of way line a distance of 237.67 feet to a rebar (P.L.S. 2115) placed at the point of intersection with the northwesterly line of the aforesaid Warren Missouri lot; thence S 53°52'25" W along said northwesterly line a distance of 18.72 feet to an existing rebar (P.L.S. 2115) at the intersection with a 50.00-foot right of way of said main line track and to the point of beginning; as shown on print of survey dated April 30, 1985, prepared by M.K. Flowers & Associates.

AND

That part of the Northeast 1/4 of Section 8, Township 10 South, Range 20 East, Gainesville, Alachua County, Florida, being more particularly described as follows:

Commence at the Northeast corner of said Section 8 for a point of reference; thence South 39 deg. 00 min. 23 sec. West, a distance of 1770.23 feet to an intersection of the centerline of the Seaboard Coastline Railroad with the Northerly prolongation of the Westerly right of way line of State Road No. 329 (South Main Street); thence South 08 deg. 36 min. 51 sec. West along the said Northerly prolongation, a distance of 50.56 feet to an intersection with the Southwesterly right of way line of the said Seaboard Coastline Railroad; thence continue South 08 deg. 36 min. 51 sec. West

along the said Westerly right of way line, a distance of 166.0 feet to an intersection with the Department of Transportation additional right of way taken during the construction of said State Road No. 329 (being a permanent reference monument - P.R.M. 2115); thence South 69 deg. 25 min. 43 sec. West along the additional right of way line, a distance of 22.66 feet to an intersection with the Northeasterly right of way line of a previously recorded ingress and egress easement to J.C. Ramsey from W.H. Edwards, dated January 6, 1951 and recorded in Deed Book 282, page 384, of the public records of said Alachua County (Southwest 11th Place) being a permanent reference monument (P.R.M. 2115); thence North 72 deg. 54 min. 00 sec. West parallel to the said Seaboard Coastline Railroad centerline and along the said Northeasterly right of way line a distance of 595.63 feet to a permanent reference monument (P.R.M. 2115) marking the point of beginning; from the said point of beginning continue North 72 deg. 54 min. 00 sec. West along the Northeasterly right of way line and parallel to the said Seaboard Coastline Railroad centerline, a distance of 83.67 feet to a permanent reference monument (P.R.M. 2115) at the most Southwesterly corner of the original Paul W. Duke tract, as per description recorded in Official Record Book 141, page 124 of the said public records; thence South 01 deg. 24 min. 59 sec. East along a line that has been referred to as the East right of way line of an abandoned Seaboard Coastline Railroad spur line, a distance of 42.59 feet to an existing pipe at an intersection with the Northwesterly prolongation of the Southwesterly right of way line of said Southwest 11th Place; thence South 72 deg. 55 min. 16 sec. East along said Northwesterly prolongation, a distance of 150.04 feet to an existing pipe; thence North 17 deg. 06 min. 00 sec. East perpendicular to the said Northeasterly right of way line; a distance of 40.33 feet to an intersection with the said Northeasterly right of way line; thence North 72 deg. 54 min. 00 sec. West along the said Northeasterly right of way line and parallel to the said Seaboard Coastline Railroad, a distance of 79.89 feet to the said permanent reference monument and the point of beginning.

AND

All that certain land situate in Fractional Section 8, Township 10 South, Range 20 East, Alachua County, Florida, more fully described as follows:

BEGINNING at northern corner of lands conveyed by Seaboard System Railroad, Inc. to Karl The Losen by deed dated August 15, 1985 and described in Mortgage Deed dated February 11, 1986, recorded in O.R. Book 1616, Page 2764, being 35 ft. southwest of the centerline of Grantor's main line railroad track, also being 20 ft. northeast of the centerline of Grantor's former spur line railroad track; thence in a southwesterly direction perpendicular to the centerline of the former spur line railroad track a distance of 82 ft., more or less, to Grantor's westerly property line; thence with Grantor's westerly property line the following three (3) courses:

- 1- in a southeasterly direction a distance of 160 ft., more or less, to a corner of Grantor's lands,
- 2- in a northeasterly direction a distance of 40 ft. to a corner of Grantor's lands being

20 ft. west of the centerline of the former spur line railroad track, and

3- in a southeasterly direction a distance of 1,405 ft., more or less, to the northwest corner of lands conveyed by Seaboard Coast Line Railroad Company to Marcell A. Hull by deed dated December 18, 1975; thence with the Hull deed in a southeasterly direction a distance of 45 ft., more or less, to Grantor's easterly property line at the northeast corner of the Hull deed; thence with Grantor's easterly property line in a northwesterly direction a distance of 340 ft., more or less, to the southern corner of the Karl The Losen deed; thence with the west lines of the Karl The Losen deed in a northwesterly direction a distance of 1,280 ft., more or less, to the POINT OF BEGINNING;

LESS AND EXCEPT

A tract of land located in Fractional Section 8, Township 10 South, Range 20 East, Alachua County, Florida described as follows:

Commence at the intersection of the North line of the D.L. Clinch Grant with the centerline of State Road Number 329, also known as South Main Street, having a right of way width of 100 feet, said intersection being shown on State road Department Right of Way Map Section 26020-2513, Sheet 4 as Station 114+65.50 for a point of reference; thence run North 18°22'53" East along the centerline of said State Road Number 329, a distance of 329.07 feet; thence run North 85°07'18" West, 379.27 feet to the Easterly right of way line of the Seaboard Coastline Railroad, having a right of way width of 40.00 feet as recorded in Deed Book 41, page 248, of the Public Records of Alachua County, Florida, and the Point of Beginning; thence from the Point of Beginning, continue North 85°07'18" West, 46.42 feet to the intersection with the Westerly right of way of the said railroad; thence run North 25°36'49" West along the said Westerly right of way line, 376.32 feet; thence run South 85°15'00" East 8107 feet to the intersection with the said Easterly right of way line of the Seaboard Coastline Railroad, said intersection being on the arc of a curve concave to the Northeast; thence run along the following courses and distances defining said right of way curve; South 16°38'32" East 11.05 feet; South 17°10'16" East 49.71 feet; South 17°53'48" East, 49.76 feet; South 18°33'03" East, 49.71 feet; South 19°33'03" East, 49.36 feet; and South 22°10'38" East, 48.35 feet to the point of tangency of the said right of way curve; thence run South 25°36'49" East, 21.64 feet; thence run South 25°36'49" East, 81.19 feet to the aforementioned Point of Beginning.

The above-described property contains 0.4247 acres, more or less.