

LEGISLATIVE ID

#110817D

RECORDED
DEED RECORDS

1989 AUG 17 P 3 25

CITY OF GAINESVILLE
ALACHUA COUNTY FL

WARRANTY DEED

THIS WARRANTY DEED made the 9th day of August, 1989, by CITY OF GAINESVILLE, FLORIDA, a municipality organized and existing under the laws of the State of Florida, with its permanent post office at Post Office Box 490, Gainesville, Florida 32602, hereinafter called the Grantors, to SANTA FE COMMUNITY COLLEGE ENDOWMENT CORPORATION, a not for profit corporation, with its permanent mailing address at P.O. Box 1530, Gainesville, Florida 32602, hereinafter called the Grantee:

(Wherever used herein the terms "Grantors" 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 Grantors, for and in consideration of the sum of \$1.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee, all that certain land situate in Alachua County, Florida, viz:

A parcel of land located in Section 5, Township 10 South, Range 20 East, more particularly described as follows: COMMENCE at the Southwest corner of said Section 5 having established grid coordinates of North 241011.906 and East 2654890.743 based on North American Datum of 1983, Florida North Zone, Lambert Projection: thence run North 01 degrees, 10 minutes, 47 seconds West along the west line of said Section 5, a distance of 2654.07 feet to the Southwest corner of the Northwest one quarter of said Section 5; thence run North 89 degrees, 42 minutes, 05 seconds East, 2145.13 feet; thence run North 89 degrees, 39 minutes, 30 seconds East, 558.72 feet; thence run North 00 degrees, 47 minutes, 42 seconds West, 713.15 feet to the Point of Beginning; thence continue North 00 degrees, 47 minutes, 42 seconds West 577.60 feet; thence run North 89 degrees, 29 minutes, 24 seconds East, 121.00 feet; thence run South 00 degrees, 47 minutes, 42 seconds East, 576.04 feet; thence run South 88 degrees, 45 minutes, 07 seconds West, 121.00 feet to the Point of Beginning.

SUBJECT to all reservations, conditions, covenants, restrictions and easements of record.

SUBJECT to the restrictive covenant that the property be used only as an educational facility.

Doc. St. Amt. \$1.10
A. Curtis Powers, Clerk of Circuit Court
Alachua County - By *Jan - Swartz*

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88-1745 PG0569

SUBJECT to right of reversion in Grantor if Grantee fails to have a completed and operational educational facility on the property within three (3) years from the date of closing.

SUBJECT to taxes for the year 1989 and subsequent years.

(Grantors warrant that this property is not homestead property)

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 Grantors hereby covenant with said Grantee that the Grantors are lawfully seized of said land in fee simple; that the Grantors have good right and lawful authority to sell and convey said land; that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances.

IN WITNESS WHEREOF, the Grantors have hereunto set their hand and seal the day and year first above written.

CITY OF GAINESVILLE, FLORIDA

WITNESSES:

Judi M. Ferguson

BY: Cynthia Moore Chestnut
Mayor/Commissioner

ATTEST:

Mary Ann B. Frazer

Mary Ann B. Frazer
Clerk of the Commission

STATE OF FLORIDA
COUNTY OF ALACHUA

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared Cynthia Moore Chestnut and Mary Ann B. Frazer, to me known to be the persons designated to execute the foregoing instrument on behalf of the City of Gainesville and who executed the foregoing instrument and

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25-1745-PG0570

Approved as to Form and Correctness
By: Ronald D. Combs
Ronald D. Combs, Asst. City Attorney
City of Gainesville

he acknowledged before me that he executed the same.

WITNESS my hand and official seal in the County and State last
aforesaid this 9th day of August A.D. 1989.

My Commission Expires:

Anna M. Kero
Notary Public, State of Florida

Notary Public, State of Florida
My Commission Expires Nov. 14, 2002

