

Prepared by and return to:

Philip A. DeLaney
Attorney at Law
Scruggs & Carmichael, P.A.
2234 N.W. 40th Terrace, Suite B
Gainesville, FL 32605
PAD: 15-1643-A

Sales price - \$5,000.00
Recording Fee - \$27.00

_____[Space Above This Line For Recording Data]_____

Warranty Deed

This Warranty Deed made this ____ day of May, 2016 between

City of Gainesville, a municipal corporation,

whose address(es) is(are): c/o Land Rights Coordinator, P.O. Box 490 MS 58, Gainesville, FL 32627-1110,
Grantor, and

Southpark Investment Group, LLC, a Florida limited liability company assigned Document #L14000074323,

whose address(es) is(are): **321 S.W. 13th Street, Gainesville, FL 32601,** Grantee:

(Whenever 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, trusts and trustees)

WITNESSETH, that said Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Alachua County Florida to-wit:

PORTION OF PARCEL 13409-000-000:

A PARCEL OF LAND BEING A PORTION OF LOT 105 AND SOUTHWEST 7TH TERRACE LYING WITHIN O.A. PORTER'S ADDITION TO GAINESVILLE AS RECORDED IN PLAT BOOK "A", PAGE 54 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, BEING SITUATED IN SECTION 5, TOWNSHIP 10 SOUTH, RANGE 20 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SAID LOT 105; THENCE NORTH 90°00'00" EAST ALONG THE NORTH LINE OF SAID LOT 105 AND IT'S EASTERLY EXTENSION THEREOF, A DISTANCE OF 178.00 FEET TO THE EAST RIGHT OF WAY LINE OF SAID SOUTHWEST 7TH TERRACE (33-FOOT RIGHT OF WAY); THENCE SOUTH 1°01'46" EAST ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 14.00 FEET; THENCE SOUTH 22°54'14" WEST ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 109.64 FEET TO THE SOUTHWEST CORNER OF LOT 86 OF SAID PLAT; THENCE DEPARTING SAID EAST RIGHT OF WAY LINE, NORTH 90°00'00" WEST ALONG THE WESTERLY PROJECTION OF THE SOUTH LINE OF SAID LOT 86 , A DISTANCE OF 149.95 FEET TO A POINT ON THE EAST LINE OF PARCEL I AS RECORDED IN OFFICIAL RECORDS BOOK 2433, PAGE 2164 OF SAID PUBLIC RECORDS; THENCE NORTH 5°44'30" EAST ALONG SAID EAST LINE, A DISTANCE OF 81.43 FEET TO THE NORTHERN MOST POINT OF SAID PARCEL I, SAID POINT ALSO LYING ON THE EASTERLY LINE OF LOT 107 OF SAID O.A. PORTER'SOUTH ADDITION; THENCE NORTH 10°22'36" EAST ALONG SAID EAST LINE, A DISTANCE OF 34.54 FEET TO THE POINT OF BEGINNING.

RESERVING UNTO GRANTOR a perpetual subterranean drainage easement under the property described below:

Warranty Deed

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RESERVATION OF DRAINAGE EASEMENT:

A TRACT OF LAND BEING A PORTION OF SOUTHWEST 7TH TERRACE LYING WITHIN MAP OF O.A.PORTER'S ADDITION TO GAINESVILLE, FLA., A SUBDIVISION AS RECORDED IN PLAT BOOK "A", PAGE 54 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, BEING SITUATED IN SECTION 5, TOWNSHIP 10 SOUTH, RANGE 20 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NW CORNER OF LOT 105 OF SAID MAP OF O.A. PORTER'S ADDITION TO GAINESVILLE, FLA; THENCE N90°00'00"E ALONG THE NORTH LINE OF SAID LOT 105 A DISTANCE OF 144.99 FEET TO THE WEST RIGHT OF WAY LINE OF THAT PORTION OF SOUTHWEST 7TH TERRACE VACATED BY CITY OF GAINESVILLE ORDINANCE 150559, AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT; THENCE CONTINUE N90°00'00"E ALONG THE EASTERLY EXTENSION OF THE NORTH LINE OF SAID LOT 105 A DISTANCE OF 33.01 FEET TO THE WEST LINE OF LOT 85 OF SAID PLAT, SAID POINT BEING ON THE EAST RIGHT OF WAY LINE OF SAID SOUTHWEST 7TH TERRACE; THENCE S01°01'46"E ALONG THE WEST LINES OF LOTS 85 AND 86 OF SAID PLAT AND SAID EAST RIGHT OF WAY LINE A DISTANCE OF 14.00 FEET; THENCE S22°54'14"W ALONG THE WEST LINE OF SAID LOT 86 AND SAID EAST RIGHT OF WAY LINE A DISTANCE OF 109.64 FEET TO THE SOUTH LINE OF LOT 86; THENCE N90°00'00"W ALONG THE WESTERLY PROJECTION OF SAID SOUTH LINE A DISTANCE OF 35.82 FEET TO THE WEST RIGHT OF WAY LINE OF SAID SOUTHWEST 7TH TERRACE; THENCE N22°54'14"E ALONG SAID WEST RIGHT OF WAY LINE A DISTANCE OF 116.59 FEET; THEN CONTINUE ALONG SAID WEST RIGHT OF WAY LINE N01°01'46"W A DISTANCE OF 7.60 FEET TO THE POINT OF BEGINNING.

Subject to taxes for 2016 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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 whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2015.

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Warranty Deed

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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:

As to Lauren Poe:

City of Gainesville, a municipal corporation

Devonia L. Andrew
Witness Name: DEVONIA L. ANDREW

By: [Signature]
Lauren Poe, Mayor

Sharon J. Williams
Witness Name: Sharon J. Williams

As to Kurt M. Lannon:

Attest: [Signature]
Kurt M. Lannon, Clerk of Commission

[Signature]
Witness Name: Shaneka Becking

[Signature]
Witness Name: DeAnna Wright

State of Florida
County of Alachua

The foregoing instrument was acknowledged before me this 31 day of May, 2016 by Lauren Poe, Mayor of City of Gainesville, a municipal corporation, on behalf of the corporation. He/she is personally known to me or has produced a driver's license as identification.

[Notary Seal]

Sharon J. Williams
Notary Public

Printed Name: Sharon J. Williams

My Commission Expires: 10/25/19

