

This Instrument Prepared By:
Kristie A. Brewer, Land Rights Coordinator
Real Estate Division
Gainesville Regional Utilities
P.O. Box 147117, Sta. A130
Gainesville, FL 32614-7117

A portion of Tax Parcel Nos. 07061-000-000 &
06071-001-000
Section 29, Township 10 South, Range 19 East
Page 1 of 3

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made and executed the ___ of April, 2000, A.D., by the CITY OF GAINESVILLE, FLORIDA, a municipal corporation existing under the laws of the State of Florida, hereinafter referred to as GRANTOR, to J. DOUGLAS LAWRENCE, whose post office address is P.O. Box 116, Gotha, FL 34734, referred to as 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.)

WITNESSETH: That the GRANTOR for and in consideration of the sum of ten dollars, and other good and valuable consideration, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the GRANTEE, all that certain land situate in Alachua County, Florida, to wit:

As described in Exhibit "A" attached hereto and made a part hereof.

SUBJECT TO and together with all easements, restrictions, or claims of record of any nature; and subject to taxes for the year 2000 and all subsequent years.

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, except as set forth herein, that at the time of delivery of this deed, the land was free from all encumbrances made by it, and that it will warrant and defend the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the GRANTOR, but against none other.


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

Signed, sealed and delivered:
in the presence of:

CITY OF GAINESVILLE, FLORIDA


Print Name: Antoinette J. May

Print Name: Neoma Brown

BY: 
Paula M. DeLaney, Mayor

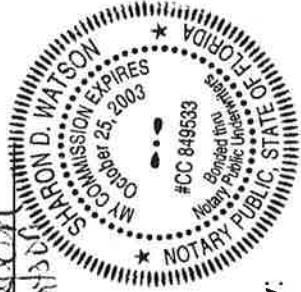
ATTEST: 
Kurt M. Larnich
Clerk of the Commission

STATE OF FLORIDA
COUNTY OF ALACHUA


The foregoing instrument was acknowledged before me this 14th day of April, 2000, by Paula M. DeLaney, and Kurt M. Lannon, the Mayor and Clerk of the Commission, respectively, of the City of Gainesville, Florida, a municipal corporation, who are personally known to me and duly sworn, acknowledged that as such officers, and pursuant to authority from said corporation, they executed the foregoing instrument and affixed the corporate seal all for and on behalf of said corporation, as its act and deed, and for the uses and purposes set forth and contained in said instrument.



Print Name: Sharon D. Watson
Notary Public, State of Florida
Commission No. and Expiration:



Approved as to Form and Legality:

By: 
Raymond O. Manasco, Jr.
Utilities Attorney
City of Gainesville, Florida

Special Warranty Deed to J. Douglas Lawrence
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EXHIBIT "A"

February 5, 1998

Legal Description
For: Gainsville Regional Utilities
Parcel III

A portion of Section 29, Township 10 South, Range 19 East, Alachua County, Florida; being more particularly described as follows:

Commence at the southwest corner of Section 29, Township 10 South, Range 19 East, Alachua County, Florida, and run thence North 00°10'44" West, along the west boundary of said Section 29, a distance of 778.97 feet to a point on the southeasterly right-of-way line of the Gainesville Alachua County Regional Utilities System (abandoned Seaboard Coastline Railroad Right-of-Way); thence North 58°25'53" East, along said southeasterly right-of-way line, 792.65 feet to the northwest corner of Parcel 3 as described in Official Records Book 1251, page 745 et seq. of the Public Records of Alachua County, Florida; thence South 02°46'04" East, along the west line of said Parcel 3, a distance of 463.03 feet to the POINT OF BEGINNING; thence continue South 02°46'04" East, 725.67 feet to the southwest corner of said Parcel 3; thence North 89°28'52" East, along the south line of said Parcel 3 and the south line of Parcel 4 as described in Official Records Book 1251, page 745 et seq. of said Public Records, 420.40 feet to the southeast corner of said Parcel 4; thence North 02°47'04" West, along the east line of said Parcel 4, a distance of 742.29 feet; thence South 87°12'56" West, 419.85 feet to the POINT OF BEGINNING.

Containing 7.08 acres (308,242 square feet), more or less.

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INTER-OFFICE COMMUNICATION
REAL ESTATE DIVISION

CITY OF GAINESVILLE
CITY COMMISSION

2000 APR 1 10 22 AM '00

TO: Honorable Mayor and Members of the City Commission

DATE: April 10, 2000

FROM: Michael L. Kurtz, General Manager

SUBJECT: Disposal of Surplus Property - 9000 blk of SW Archer Road

APPROVED BY

CITY COMMISSION

ON 4/10 2000
Ronda Olson

Recommendation:

The City Commission: 1) approve a Purchase and Sale Agreement with J. Douglas Lawrence for the sale of 7.08 acres, as negotiated by staff; and 2) authorize the Mayor to execute a Special Warranty Deed to J. Douglas Lawrence necessary to complete the transfer of the 7.08 acres, subject to approval as form and legality by the City Attorney.

Explanation:

In 1997 the City purchased a parcel of land totaling 12.64 acres in 9000 blk. of SW Archer Road for the construction of a Power Delivery System (PDS). The amount of land required for the PDS was approximately 3.0 acres, but the owner would only sell the entire parcel. Subsequently, on January 26, 1998 the City Commission declared the remaining 9.61 acres to be surplus and authorized the sale of 2.0 of those acres to Alachua County for the construction of a Fire Station and 1.33 acres for dedication of road right-of-way. At that time the Commission also authorized the General Manager to dispose of the remaining acreage according to GRU Real Property Acquisition and Disposition Guidelines.

The sale to Alachua County was closed on April 28, 1998 and an Invitation to Bid was issued in June of 1998 for the remaining 7.08 surplus acres located directly south of the Fire Station site. Although many inquiries were made on the property, no bids were received at that time. However, GRU has continued to solicit offers via a sign posted on the property advising prospective buyers to contact the Real Estate Division.

In January of this year a written offer was received to purchase the property in accordance with the Invitation to Bid. Subsequently, an appraisal was received and a Purchase and Sale Agreement to sell the remaining back acreage for \$13,000 an acre (8.34% above the appraised value of the property) has been negotiated by staff.