

This Instrument Prepared By:
Sam Bridges, Land Rights Coordinator
City of Gainesville – Public Works #58
Post Office Box 490
Gainesville, Florida 32602-0490

Tax Parcel#s 12936 and 12937
Section 5, Township 10 South, Range 20 East
609, 611 & 613 West University Avenue

WARRANTY DEED

This Warranty Deed, made this 40th day of April, 2001, between the City of Gainesville, Florida, a municipal corporation of the state of Florida, its successor and/or assigns, whose post office address is Post Office Box 490, Gainesville, Florida 32602-0490, in the County of Alachua, State of Florida, hereinafter called the Grantor, and Gainesville Community Redevelopment Agency, a public body corporate and politic, whose post office address is 306 Northeast 6th Avenue, Room 125, Gainesville, Florida 32602, hereinafter called the 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, and the successors and assigns of corporations)

Witnesseth, that the said Grantor, for and in consideration of the sum of ten dollars (\$10.00) and other good and valuable consideration to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situated, lying and being in the County of Alachua, State of Florida, to wit:

Parcel No. 1, Tax Parcel 12936-000-000

Commence at the northeast corner of the southwest quarter of Section Five, Township 10 South, Range 20 East, and run thence west 13 feet; Thence run south 42.5 feet to a point being the northeast corner of the property hereby described: From the said point run thence south 180 feet; Thence run west 117 feet; Thence run north 180 feet; Thence run east 117 feet to the point of closing. All lying and being in Alachua County, Florida. LESS that portion of the above described property deeded in the City of Gainesville for street purposes on October 21, 1950, as per Deed Book 287, Page 353, of the Public Records of Alachua County, Florida.

Parcel No. 2, Tax Parcel 12937-000-000

Commence at the northeast corner of the southwest quarter of Section Five, Township 10 South, Range 20 East and run thence south 42.97 feet; Thence run west 39 feet, to a point; Thence run south along the western edge of the right-of-way of Southwest 6th Street, 180 feet to the POINT OF BEGINNING; Thence continue south along the edge of said right-of-way, a distance of 101.57 feet; Thence run west 112.68 feet; Thence run north 102.52 feet; Thence run east 112.68 feet, more or less, to the POINT OF BEGINNING.

Excluding the east fifteen feet of both parcels retained for street right-of-way consisting of 4,2230.55 square feet or 0.1 acres plus or minus.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise pertaining.

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 the said land is free of all encumbrances, except as stated herein.

In Witness Whereof, the said Grantor has hereunto set his/her hand and seal the day and year first above written.

Signed, Sealed and Delivered
In Our Presence:

CITY OF GAINESVILLE
A Florida Municipal Corporation

Sharon D. Williams

Print Name: Sharon D. Williams

Paula M. DeLaney

Paula M. DeLaney, Mayor

Neomia Brown

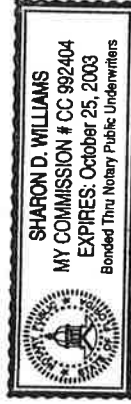
Print Name: Neomia Brown

Kurt McCombs
CLERK OF THE COMMISSION

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me this 10th day of April 2001, by Paula M. DeLaney, as Mayor of the City of Gainesville, a Florida municipal corporation, on behalf of the corporation. She is personally known to me or has produced _____ as identification.

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



Approved as to Form and Legality:

Sharon D. Williams

City Attorney's Office
City of Gainesville, Florida