

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 10678-010-000
Section 34, Township 9 South, Range 20 East

05041

WARRANTY DEED

THIS WARRANTY DEED, made this 26 day of July, 2005, between the **City of Gainesville, Florida**, a municipal corporation, whose post office address is Post Office Box 490, Gainesville, Florida 32602-0490, hereinafter called the Grantor, and **Edward J. Hicks**, whose post office address is 909 Northeast 24th Terrace, Gainesville, Florida 32641, 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:

DESCRIPTION

Lot 10, of Block E, BOOKER T. WASHINGTON HEIGHTS, a Subdivision as per plat thereof record in Plat Book "C", at Page 89, of the public records of Alachua County, Florida.

Lot 10 containing 2,375 square feet or 0.05 acres, more or less.

THE SUBJECT PROPERTY IS NOT THE HOMESTEAD OF GRANTORS NOR IS IT CONTIGUOUS THERETO.

Subject to Taxes and assessments for 2005 and subsequent years and existing easements and restrictions of record.

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 hand and seal the day and year first above written,

Signed and Sealed in our Presence:

The City of Gainesville, Florida
A Florida Corporation

Alba Henriquez
Witness Signature
Debra Henriquez
Printed Name of Witness

Pegeen Hanrahan
Pegeen Hanrahan, Mayor

ATTEST:

Sharon D. Williams
Witness Signature
Sharon D. Williams
Printed Name of Witness

Kurt M. Lannon
Kurt M. Lannon, Clerk of the Commission

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me this 27 day of July, 2005, by Pegeen Hanrahan and Kurt M. Lannon, the City Mayor and the Clerk of Commission, respectively, of the City of Gainesville, Florida, a municipal corporation, who are personally known to me and duly sworn, and acknowledged that as such officers, and pursuant to authority from said corporation, as its act and deed, and for the uses and purposes set forth and contained in said instrument.

Sharon D. Williams
Notary Public, State of Florida at Large
My Commission Expires:



Approved as to Form and Legality:

Marion J. Redson
Marion J. Redson, City Attorney