

This Instrument Prepared by:
Sam Bridges, Land Rights Coordinator
City of Gainesville – Public Works #58
Post Office Box 490
Gainesville, Florida 32627

Tax Parcels 15709-000-000, 15712-000-000,
15718-003-000, & 15954-007-000
Section 9, Township 10 South, Range 20 East

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made the _____ day of _____, 2018, by the **City of Gainesville, Florida**, a municipal corporation existing under the laws of the State of Florida, with its permanent post office address at Post Office Box 490, Gainesville, Florida 32627, **GRANTOR**, to **Reeb Inc., a foreign profit corporation**, whose post office address is 1411 Northwest 2nd Street, Gainesville, Florida 32601-4231, **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 wherever the context so admits or requires)

WITNESSETH: That Grantor, for and in consideration of the sum of \$1.00 in hand paid by the Grantee, receipt of which is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, all that certain land situate and lying in the County of Alachua, State of Florida, to wit:

Legal Description

See Exhibit "A" attached hereto and made part thereof.

The subject property is not the homestead of the Grantor nor is it contiguous thereto.

SUBJECT to valid and enforceable zoning restrictions imposed by governmental authority, valid and enforceable easements and restrictions of record and taxes for 200_ and 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

Tax Parcels 15709-000-000, 15712-000-000,
15718-003-000, & 15954-007-000
Section 9, Township 10 South, Range 20 East

Page 2

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 hereunto set its hand and seal the day and year first above written.

Signed, sealed & delivered
In the Presence of:

CITY OF GAINESVILLE, FLORIDA
A Florida Municipal Corporation

Sharon D. Williams

Lauren Poe

Witness

Lauren Poe, Mayor

Print Name Sharon D. Williams

APPROVED AS TO FORM AND LEGALITY
By: Sean M. McDermott 3/29/18
Sean M. McDermott
Assistant City Attorney II
City of Gainesville, Florida

Crystal Stone

Witness

Print Name Crystal Stone

ATTEST:

Omichele D. Gainey
Omichele D. Gainey, Clerk of the Commission

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me this 3rd day of April, 2018, by Lauren Poe and Omichele D. Gainey, 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, who acknowledged that as such officers, and pursuant to authority from said corporation, they executed the foregoing instrument and affixed the corporate seal 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.

Sharon D. Williams

Print Name: Sharon D. Williams

State of Florida

My Commission Expires: 10/25/19



Tax Parcels 15709-000-000, 15712-000-000,
15718-003-000, & 15954-007-000
Section 9, Township 10 South, Range 20 East

Page 3

Exhibit "A"

Parcel 15709-000-000

Beginning at the Southwest corner of Lot Ten (10) according to plat of Gregory's Annex to Gainesville, run thence East along First Avenue 100 feet; thence North at right angles to said First Avenue 37 ½ feet; thence West 100 feet to Pearl Street; thence Southwest along Pearl Street 46 feet to Point of Beginning. Lying and being in Gregory's Annex to Gainesville in Section Nine (9), Township Ten (10) South, Range Twenty (20) East, according plat in Plat Book "A", Page 30 of the Public Records of Alachua County, Florida,
Less and except the West twelve (12) feet for right of way, and reserving the East eight (8) feet of the West twenty (20) feet for a tree trimming easement.

And:

Parcel 15712-000-000

The following described parcel located in Section 9, Township 10 South, Range 20 east, Alachua County, Florida:

COMMENCE AT SW CORNER OF LOT 10, RUN EAST 100 FT TO BEGINNING, NORTH 37 ½ FT, EAST 100 FT, SOUTH 28 ½ FT TO FIRST ST. WEST ALONG ST. 100 FT TO BEGINNING, GREGORY'S ANNEX, P.B. "A", PAGE 39.
LESS AND EXCEPT ALL SOVEREIGNTY LANDS.

And:

Parcel 15954-007-000

The East 60 Feet of Lot Seven (7) of Veitch's Addition as per plat thereof in Plat Book "A", Page 90 of the Public Records of Alachua County, Florida.
Less and except the East 10 (ten) feet.

And

Parcel 15718-003-000

The North ¾ of Lot 51 and the North ¾ of the West 25 feet of Lot 50 of Gregory Annex, a subdivision as per plat thereof in Plat Book "A", Page 39 of the Public Records of Alachua County, Florida, as to Tax Parcel 15718-003-000.
Less and except the West 12 (twelve) feet for right of way and reserving the East 8 (eight) feet of the West 20 feet for a tree trimming easement.

RESOLUTION NO. 160525

PASSED December 15, 2016

A Resolution of the City Commission of the City of Gainesville, Florida finding and declaring as surplus certain real property with tax ID numbers as 15709-000-000, 15712-000-000, 15954-007-000 & 15718-003-000 as more fully described herein; waiving the competitive disposition requirements and finding the disposition of the surplus property in a property exchange serves a public purpose; and providing an effective date.

WHEREAS, the City of Gainesville, Florida, adopted Real Estate Policies on April 18, 2013 by Resolution No. 100630 (the "Policies") that govern the disposition of City-owned real property: and

WHEREAS, pursuant to the Policies, prior to disposition of real property, the City Commission must first find and declare that the property is surplus; and

WHEREAS, the Policies define surplus as "property which no longer serves a public purpose, or is in excess of the City's needs, or the sale of which would serve a greater public purpose than the retention of the property.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF GAINESVILLE, FLORIDA, AS FOLLOWS:

Section 1. The City Commission does hereby find and declare as surplus that certain real property, as more fully described in Exhibit "A" attached hereto and incorporated herein by reference (the "Property".)

Section 2. The City Commission hereby waives the competitive disposition requirement in Section V. A. of the Policies and finds that a Public Purpose is served by exchanging the Property for other real property owned by Kirk Reeb, Inc. a.k.a. Kirk P. Reeb that the City needs to acquire for the SE 4th Street Road Improvement Project. This property exchange will avoid

the need for the City to pursue condemnation proceedings to acquire the real property owned by Kirk Reeb, Inc. a.k.a. Kirk P. Reeb.

Section 3. In accordance with the Policies, the Mayor (or in his absence the Mayor Pro-tem) is authorized to execute and the Clerk of the Commission is authorized to attest the necessary deeds to convey the Property and the City Manager, or his designee is authorized to execute all other closing documents and deliver the deeds and other documents at the closing of the property exchange described in Section 2.

Section 4. This Resolution shall become effective immediately upon adoption.

PASSED AND ADOPTED this 15th day of December, 2016.



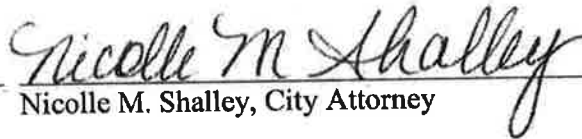
Lauren Poe, Mayor

Approved as to form and legality:

ATTEST:



Kurt Lannon, Clerk of the Commission



Nicolle M. Shalley, City Attorney

Exhibit "A"

Parcel 15709-000-000

Beginning at the Southwest corner of Lot Ten (10) according to plat of Gregory's Annex to Gainesville, run thence East along First Avenue 100 feet; thence North at right angles to said First Avenue 37 ½ feet; thence West 100 feet to Pearl Street; thence Southwest along Pearl Street 46 feet to Point of Beginning. Lying and being in Gregory's Annex to Gainesville in Section Nine (9), Township Ten (10) South, Range Twenty (20) East, according plat in Plat Book "A", Page 30 of the Public Records of Alachua County, Florida,
Less and except the West twelve (12) feet for right of way, and reserving the East eight (8) feet of the West twenty (20) feet for a tree trimming easement.

And:

Parcel 15712-000-000

The following described parcel located in Section 9, Township 10 South, Range 20 east, Alachua County, Florida:
COMMENCE AT SW CORNER OF LOT 10, RUN EAST 100 FT TO BEGINNING, NORTH 37 ½ FT, EAST 100 FT, SOUTH 28 ½ FT TO FIRST ST. WEST ALONG ST. 100 FT TO BEGINNING, GREGORY'S ANNEX, P.B. "A", PAGE 39.
LESS AND EXCEPT ALL SOVEREIGNTY LANDS.

Parcel 15954-007-000

The East 60 Feet of Lot Seven (7) of Veitch's Addition as per plat thereof in Plat Book "A", Page 90 of the Public Records of Alachua County, Florida.
Less and except the East 10 (ten) feet.

Parcel 15718-003-000

The North ¾ of Lot 51 and the North ¾ of the West 25 feet of Lot 50 of Gregory Annex, a subdivision as per plat thereof in Plat Book "A", Page 39 of the Public Records of Alachua County, Florida, as to Tax Parcel 15718-003-000.
Less and except the West 12 (twelve) feet for right of way and reserving the East 8 (eight) feet of the West 20 feet for a tree trimming easement.