

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 11124-015-000
Section 3, Township 10 South, Range 20 East

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made the ____ day of _____, 2011, 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 32602-0490, GRANTOR, to **Lamieh Sanford**, 2523 Northeast 3rd Place, Gainesville, Florida 32601, 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

Ward’s Replat of Lot #35, New Gainesville, DB 325, page 489, Lot #3, Block #3, Public Records of Alachua County, Florida.

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

Containing 16,000 square feet, more or less.

SUBJECT to valid and enforceable zoning restrictions imposed by governmental authority, valid and enforceable easements and restrictions of record and taxes for 2010 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 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.

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Signed, sealed & delivered
In the Presence of:

CITY OF GAINESVILLE, FLORIDA
A Florida Municipal Corporation

Sharon D. Williams

Craig Lowe

Craig Lowe, Mayor

Print Name Sharon D. Williams

Shane Ka B. Young

Print Name Shane Ka B. Young

APPROVED AS TO FORM AND LEGALITY

By: Nicolle M. Shalley, Sr. Asst. City Atty.
City of Gainesville, Florida

ATTEST:

Kurt M. Lannon

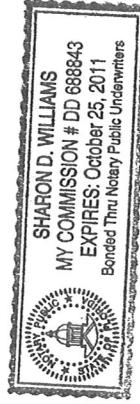
Kurt M. Lannon, Clerk of the Commission

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me this 27 day of June, 2011, by CRAIG LOWE and KURT M. LANNON, 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: 10/25/2011



Search Date: 6/16/2011 at 9:04:57 AM - Data updated: 06/16/11 Parcel: 11124-015-000

Taxpayer:	CITY OF GAINESVILLE
Mailing:	% LAND RIGHTS COORDINATOR PO BOX 490 MS 58 GAINESVILLE, FL 32602
Location:	2523 NE 3RD PL Gainesville
Sec-Twn-Rng:	3-10-20
Use:	SINGLE FAMILY
Tax Jurisdiction:	Gainesville
Area:	NE-3955
Subdivision:	WARDS REPLAT-LOT 35,NEW GAINESVILLE

Legal: WARD RPT LOT 35 DB 325/489 LOT 3 BK 3 OR 973/161

Assessment History

** Exempt Amount and Taxable Value History reflect County Amounts. School Board and City Amounts may differ. **

Year	Use	Land	Building	Misc	Total	SOH Deferred	Assessed	Exempt**	Taxable**	Taxes
2010	SINGLE FAMILY	4500	108400	1300	114200	0	114200	114200	0	0
2009	SINGLE FAMILY	4500	119900	1300	125700	0	125700	125700	0	0
2008	MUNICIPAL	4500	0	0	4500	0	4500	4500	0	0
2007	MUNICIPAL	4500	0	0	4500	0	4500	4500	0	0
2006	MUNICIPAL	4500	0	0	4500	0	4500	4500	0	0
2005	MUNICIPAL	4500	0	0	4500	0	4500	4500	0	0
2004	MUNICIPAL	4500	0	0	4500	0	4500	4500	0	0
2003	MUNICIPAL	4500	0	0	4500	0	4500	4500	0	0
2002	MUNICIPAL	4500	0	0	4500	0	4500	4500	0	0
2001	MUNICIPAL	4500	0	0	4500	0	4500	4500	0	0
2000	MUNICIPAL	4500	0	0	4500	0	4500	4500	0	0
1999	MUNICIPAL	3500	0	0	3500	0	3500	3500	0	0
1998	MUNICIPAL	3500	0	0	3500	0	3500	3500	0	0
1997	MUNICIPAL	3500	0	0	3500	0	3500	3500	0	0
1996	MUNICIPAL	3500	0	0	3500	0	3500	3500	0	0
1995	Vacant	3500	0	0	3500	0	3500	3500	0	0

Land		
Use	Zoning	Acres
MUNICIPALLY OWNED	Res SF 1	0
		2010 Certified Land Value: 4500

Building		
Actual Year Built	Area Type	Square Footage
2008	BASE AREA (BAS)	1237
2008	FINISHED GARAGE (FGR)	460
Use:	FINISHED OPEN PORCH (FOP)	251
Bedrooms:		
Baths:		
Stories:		
Exterior Wall:		
AC:		
Heating:		
		Heated Area: 1237 Total Area: 1948
		2010 Certified Building Value: 108400

Miscellaneous		
Description	Units	
DRIVE/WALK	668	
GAR DR OPN	1	
		2010 Certified Miscellaneous Value: 1300

Permit

County Permit information is supplied by the Alachua County Office of Codes Enforcement. The Alachua County Office of Codes Enforcement and the Property Appraiser's Office assume no liability whatsoever associated with the use or misuse of this public information data and will not be held liable as to the validity, correctness, accuracy, completeness, and / or reliability of this data.

Permit Number	Permit Type	Issue Date	Final Date	Appraisal Date	Comment
08-316	SINGLE FAMILY - DETACHED	02/13/2008	08/27/2008	03/06/2009	3/2 2523 NE 3 PL

WARD'S REPLAT. BOOK 325 PAGE 489
OF LOT 35 NEW GAINESVILLE IN SEC 3 TOWNSHIP 10 SOUTH RANGE 20 EAST

NORTHEAST 5TH AVENUE			
69	100	100	100
100	1	2	3
	BLOCK (1)		
100	4	5	6
NORTHEAST 4TH AVENUE			
50	100	100	100
100	1	2	3
	BLOCK (2)		
100	4	5	6
NORTHEAST 3RD AVENUE			
50	100	100	100
100	1	2	3
	BLOCK (3)		
100	4	5	6
NORTHEAST 25TH STREET.			
60	100	100	100
100	1	2	3
	BLOCK (3)		
100	4	5	6
EAST UNIVERSITY AVENUE			

STATE OF FLORIDA
COUNTY OF ALACHUA
THIS INSTRUMENT FILED AND RECORDED
ON 04/11/11 AT 10:00 AM
BY GEO. E. EVANS, CLERK OF THE CIRCUIT COURT
IN THE PRESENCE OF
J. D. [Signature]
J. D. [Signature]

Spid