

7/18/00 Sharon
Jim Vaughan said he would give us a complete copy (more sigs needed,
(Manager) aw

980998
~~991209~~

THE BACK OF THIS DOCUMENT HAS AN ARTIFICIAL WATERMARK PRINTED IN A SPECIAL WRITE IN
HOLD THE DOCUMENT AT A SMALL ANGLE TO SEE THIS SECURITY FEATU

OFFICIAL CHECK

Compass Bank
AMJ Inc of Gainesville

Remittor
AMJ Inc of Gainesville

Pay to the Order of
Wayne P. Costello, Trust Account

City/Location
Gainesville N. Main St. 442

Authorized Signature
Agent for Integrated Payment Systems Inc
Jim K. Sander

Issued By Integrated Payment Systems Inc, Englewood, Colorado
To: Callahan, New York State, Buffalo, NY 10-9672

Date
**July 14 XX200

938563408

COMPASS 5,010 and 50/100ths
BANK

Dollars

\$ **5010.50**

⑆022000868⑆58⑆010775 938563408

THE VARIABLE TONE BACKGROUND AREA OF THIS DOCUMENT CHANGES COLOR GRADUALLY AND SMOOTHLY FROM DARKER TONES AT BOTH TOP AND BOTTOM TO THE LIGHTEST TONE IN THE M

LAW OFFICES
WAYNE P. CASTELLO

TELEPHONE (352) 377-4422
FAX (352) 373-5792

MERIDIEN PLACE
2772 N.W. 43RD STREET, SUITE W
GAINESVILLE, FLORIDA 32606

July 18, 2000

VIA HAND DELIVERY

Mr. Tim Vaughan
Gainesville Community Redevelopment Agency
Thomas Center - 1st Floor - Room 123
Gainesville, FL 32601

Re: Your sale to Gainesville Commerce Center Limited Partnership
Phase 1: Parcel No. 14672 + South 20 feet of Parcel No. 14707
Agreement for Development and Disposition of Property dated 3/19/99
and amended May 4, 2000

Dear Mr. Vaughan:

In connection with your FAX request this afternoon, please find enclosed the following documents, which have been revised on the "Legal Description" to include both easements, to-wit:

1. Special Warranty Deed from City of Gainesville to Gainesville Community Redevelopment Agency, with the correction of "part of" to the tax parcel number.
2. Special Warranty Deed from Gainesville Community Redevelopment Agency to Gainesville Commerce Center Limited Partnership.

If there are any questions, please advise. Thank you for the opportunity of providing this service.

Sincerely,

Wayne P. Castello

WPC:deh
Enclosures
w2.99-384.lt8

This Special Warranty Deed Made the day of _____, 2000, by CITY OF GAINESVILLE, a Municipal Corporation of the State of Florida,

existing under the laws of the State of Florida, and having its principal place of business at Post Office Box 490, Gainesville, FL 32602-0490, hereinafter called the grantor, to

GAINESVILLE COMMUNITY REDEVELOPMENT AGENCY, a public body corporate and politic,

whose post office address is Post Office Box 490, Station 48, Gainesville, FL 32602-0490, and whose federal tax identification number is: 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 grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Alachua County, Florida, viz:

See Exhibit "A" - Legal Description, which is attached hereto and made a part hereof.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anyway appertaining.

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 claiming by, through, or under the Grantor; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 1999, and except for covenants, easements and restrictions of record.

Property Appraisers Parcel Number(s): 14672-000-000 and Part of 14707-000-000

In Witness Whereof the grantor has caused these presents to be executed in its name, and its corporate seal to be hereto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

(Corporate Seal)

CITY OF GAINESVILLE, a Municipal Corporation of the State of Florida

Signed, sealed and delivered in our presence as witnesses:

Carolyn Watson
Print Name CAROLYN WATSON

By: Paula M. Delaney
PAULA M. DELANEY, Mayor

Kurt Lannon
Print Name KURT LANNON

Attest: [Signature]
KURT LANNON, Clerk of the City Commission

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me this 18th day of July, 2000, by PAULA M. DELANEY and KURT LANNON, the Mayor and Clerk of the City Commission, respectively, of the CITY OF GAINESVILLE, a Municipal Corporation of the State of Florida, on behalf of the corporation. They are personally known to me or have produced Driver's Licenses as identification and did not take an oath.

This Instrument Prepared by, and return to:
WAYNE P. CASTELLO
ATTORNEY AT LAW
2772 NW 43 STREET, STE W
GAINESVILLE, FLORIDA 32606

This Form Document No. is a legal instrument approved by the City Attorney. Any deviations from its intended use should be authorized by the City Attorney.

APPROVED AS TO FORM AND LEGALITY
BY: [Signature]
MARION J. RABSON, CITY ATTORNEY
CITY OF GAINESVILLE, FLORIDA
JUL 18 2000

[Signature]
Notary Public, State of Florida
My Commission expires: _____
My Commission number: _____
Debra S. Himeis
Notary Public, State of Florida
Commission No. CC 624207
My Commission Exp. 2/25/2001
Bonded Through Fla. Notary Service & Bonding Co.

EXHIBIT "A" - Legal Description

Block 6, Range 4, LESS the South 85 feet thereof and LESS the North 100 feet of the East 66.67 feet thereof.

ALSO the South 20 feet of Block 6, Range 5.

ALSO the North Half (N 1/2) of Northeast 1st Avenue that lies between Northeast 3rd Street and Northeast 4th Street.

ALSO the South Half (S 1/2) of Northeast 1st Avenue that lies between Northeast 3rd Street and Northeast 4th Street, LESS the East 66.67 feet thereof.

ALSO the South 20 feet of the West Half (W 1/2) of Northeast 4th Street that lies between Northeast 1st Avenue and Northeast 2nd Avenue.

All lying and being in ORIGINAL GAINESVILLE, as per plats recorded in Deed Book "H", Page 383 and Plat Book "A", Page 61, of the Public Records of Alachua County, Florida.

SUBJECT TO that certain Easement reserved by the City of Gainesville, Florida, in Ordinance No. 981438, filed October 8, 1999, in Official Records Book 2257, Pages 2209 through 2214, inclusive, of the Public Records of Alachua County, Florida.

SUBJECT TO that certain Easement reserved by the City of Gainesville, Florida, in Ordinance No. 3183, filed October 19, 1999, in Official Records Book 2259, Pages 833 through 836, inclusive, of the Public Records of Alachua County, Florida.