

\$090631

This Instrument Prepared by:  
Teresa Osoba, HCD Supervisor  
City of Gainesville – HCD Division #22  
Post Office Box 490  
Gainesville, Florida 32602-0490

Tax Parcel 13317-005-000  
Section 8, Township 10 South, Range 20 East

**SPECIAL WARRANTY DEED**

**THIS SPECIAL WARRANTY DEED** made the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, 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 Joni L. Teerlink, 840 SW 3<sup>rd</sup> Street, 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**

FOR A POINT OF REFERENCE COMMENCE AT THE NORTHEAST CORNER OF LOT 21 (AS MONUMENTED) OF "COLCLOUGH'S ADDITION TO THE CITY OF GAINESVILLE", AS PER PLAT THEREOF RECORDED IN PLAT BOOK "A", PAGE 20 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, THENCE RUN SOUTH 02 DEGREES 41 MINUTES 15 SECONDS EAST, ALONG THE EAST LINE OF SAID LOT 21, FOR 95.27 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 02 DEGREES 41 MINUTES 15 SECONDS EAST, ALONG SAID EAST LINE, FOR 62.70 FEET TO THE NORTH RIGHT OF WAY LINE OF SW DEPOT AVENUE; THENCE RUN SOUTH 76 DEGREES 26 MINUTES 25 SECONDS WEST, ALONG SAID NORTH RIGHT OF WAY LINE, FOR 112.38 FEET; THENCE RUN NORTH 02 DEGREES 43 MINUTES 07 SECONDS EAST, FOR 86.48 FEET; THENCE RUN NORTH 88 DEGREES 39 MINUTES 06 SECONDS EAST, FOR 110.44 FEET TO THE POINT OF BEGINNING.

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

*Containing 8,234 square feet or 0.19 acres, 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.

Signed, sealed & delivered  
In the Presence of:

CITY OF GAINESVILLE, FLORIDA  
A Florida Municipal Corporation

Sharon D. Williams

Pegeen Hanrahan

Print Name Sharon D. Williams

Pegeen Hanrahan, Mayor

Shane K. B. Young  
Print Name Shane K. B. Young

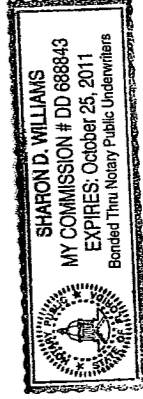
ATTEST:

[Signature]  
Kurt M. Lannon, Clerk of the Commission

STATE OF FLORIDA  
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me this 28 day of December, 2009, by PEGEEN HANRAHAN 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



APPROVED AS TO FORM AND LEGALITY  
BY: [Signature]  
Kurt M. Lannon, Clerk of the Commission  
City of Gainesville, Florida