

LEGISLATIVE ID

#110817F

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January 10, 2011

Office of the City Attorney
City of Gainesville
P.O. Box 490
Gainesville, FL 32602-0409

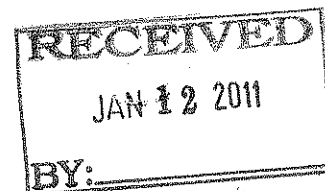
Re: Santa Fe College Downtown Campus

To whom it may concern:

During the acquisition of land for the development of the downtown campus of Santa Fe College, Santa Fe College Foundation, Inc. (formerly Santa Fe Community College Endowment Corporation, Inc.) acquired four parcels of property from the City of Gainesville. In doing some work for Santa Fe College Foundation, Inc. regarding their downtown campus, it has been discovered that the right of reversion contained in the deeds from the City of Gainesville to Santa Fe has never been released and the properties are now being used as a campus and adjacent parking. I have enclosed a quit claim deed that will release the right of reversion contained in the deeds for the four properties. Please let me know if you need anything additional from my office or if I may be of assistance in any way.

Yours truly,


Kelley D. Jones



This Instrument Prepared By:
Record & Return To:
Kelley D. Jones, Esq.
1701 NW 80th Blvd., Suite 102
Gainesville, Florida 32606

QUIT CLAIM DEED

THIS QUITCLAIM DEED made this ____ day of _____, 20____, by and between CITY OF GAINESVILLE, FLORIDA, a municipal corporation existing under the laws of the State of Florida, with its permanent post address is Post Office Box 490, Gainesville, FL 32602, hereinafter called the Grantor(s), to SANTA FE COLLEGE FOUNDATION, INC., a Florida not for profit corporation, whose post address is 3000 NW 83rd Street, Gainesville, FL 32606 hereinafter called the Grantee(s);

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim unto the said Grantee, all the right, title and interest, claim and demand which the said Grantor has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Alachua, State of Florida, to wit:

LEGAL DESCRIPTION SET FORTH ON ATTACHED EXHIBIT "A"

THIS QUIT CLAIM DEED IS BEING EXECUTED AND RECORDED TO RELEASE THE RIGHT OF REVERSION RETAINED BY THE GRANTOR IN DEEDS RECORDED IN O.R. BOOK 2147, PAGE 1391 (Parcel I); O.R. BOOK 1745, PAGE 569 (Parcel II); O.R. BOOK 2147, PAGE 1399 (Parcel III) AND O.R. BOOK 2147, PAGE 1394, (Parcel IV), ALL OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

TO HAVE AND TO HOLD, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered
in our presence as witnesses:

CITY OF GAINESVILLE, FLORIDA

Print: _____

BY: _____

TITLE: _____

Print: _____

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me this ____ day of _____,
20__ by _____, in his/her capacity as _____
_____ of the City of Gainesville, Florida, who is personally known to me or who has provided _____
_____ as identification
and who did take an oath:

Notary Public, State of Florida

This instrument prepared by Kelley D. Jones, Attorney at Law, 1701 NW 80th Blvd., Suite 102, Gainesville, Florida 32606. Title to the lands described herein has not been examined by me and no warranty or other representation is made and no opinion (either express or implied) is given as to the marketability or condition of the title to the subject property, the quantity of lands included thereto, the location of the boundaries thereof, or the existence of liens, unpaid taxes or encumbrances.

EXHIBIT "A"

PARCEL I

Tax Parcel No. 14492-000-000

Block 27, The South 34.5 feet of the North 144.08 feet of the East 92 feet of the West 314 feet of Block 27, BRUSH'S ADDITION TO GAINESVILLE, as per plat thereof recorded in Deed Book "O", Page 218, of the Public Records of Alachua County, Florida.

AND

Tax Parcel No. 14493-000-000

Beginning at a point 144.08 feet South of the North line of Block 27, BRUSH'S ADDITION TO GAINESVILLE, as shown on map recorded in Plat Book "A", Page 88, of the Public Records of Alachua County, Florida, said point being 222 feet East of the West line of said Block; running thence Eastwardly, parallel with the North line of said Block, 92 feet; thence Southwardly, parallel with the West line of said Block 27, 34.5 feet; thence Westwardly, parallel with the first described course, 92 feet; thence Northwardly 34.5 feet to the point of beginning.

PARCEL II

Tax Parcel No. 14497-000-000

A parcel of land located in Section 5, Township 10 South, Range 20 East, more particularly described as follows:

COMMENCE at the Southwest corner of said Section 5 having established grid coordinates of North 241011.906 and East 2654890.743 based on North American Datum of 1983, Florida North Zone, Lambert Projection: thence run North 01°10' 47" West along the West line of said Section 5, a distance of 2654.07 feet to the Southwest corner of the Northwest one quarter of said Section 5; thence run North 89° 42' 05" East, 2145.13 feet; thence run North 89° 39' 30" East, 558.72 feet; thence run North 00°47' 42" West, 713.15 feet to the Point of Beginning; thence continue North 00° 47' 42" West 577.60 feet; thence run North 89°29' 24" East, 121.00 feet; thence run South 00° 47' 42" East, 576.04 feet; thence run South 88° 45' 07" West, 121.00 feet to the Point of Beginning.

PARCEL III

A 411 square foot parcel of land lying in Block 27, BRUSH'S ADDITION TO GAINESVILLE, FLORIDA, Plat Book "A", Page 88, of the Public Records of Alachua County, Florida. Being more particularly described as follows:

For a point of beginning commence at a 1/2" iron pipe located at the Southeast corner of Parcel I, as described in Official Records Book 1845, Page 2656, of the Public Records of Alachua County, Florida; thence North 88° 58' 49" West, a distance of 53.23 feet to a #5 rebar & cap LB3759; thence South 00° 33' 54" West, a distance of 4.46 feet to a 2" iron pipe; thence South 88° 56' 18" East, a distance of 91.54 feet to a #5 rebar & cap LB3759; thence North 00° 29' 40" East, a distance of 4.53 feet; thence North 88° 59' 24" West, a distance of 38.31 feet to close on the point of beginning. Containing 411 square feet, more or less.

PARCEL IV

Tax Parcel No. 14474-000-000 (portion of)

A portion of that property described in Official Records Book 1200, Page 334, of the Public Records of Alachua County, Florida, and being more particularly described as follows:

For a point of beginning commence at an iron pipe located at the Northeast corner of Lot 6, Block 26, Plat of Block NO. 16, 22, 23, 25, 26 & 27, BRUSH'S ADDITION TO GAINESVILLE, as recorded in Plat Book "A", page 88, of the Public Records of Alachua County, Florida; thence South 00° 30' 42" West, along the East line of said Lot 6, Block 26, a distance of 165.90 feet to a #5 rebar & cap LB3759; thence North 89° 09' 10" West, a distance of 119.31 feet to a #5 rebar & cap LB3759; thence North 78° 27' 11" West, a distance of 8.08 feet to a #5 rebar & cap LB3759; thence North 89° 09' 10" West, a distance of 15.20 feet to a #5 rebar & cap LB3759; thence North 00° 33' 50" East, a distance of 164.01 feet to a #5 rebar & cap LB3759 and an intersection with the North line of Lot 4, Block 26; thence South 89° 18' 33" East, a distance of 142.29 feet to close on the point of beginning. Containing 0.54 acres, more or less.

Tax Parcel No. 14490-000-000

The East 61 feet to the West 231 feet of the North 100 feet of Block 27, BRUSH'S ADDITION TO GAINESVILLE, FLORIDA, the same lying in the North half (N 1/2) of Block 27, BRUSH'S ADDITION TO GAINESVILLE, as per map recorded in Plat Book "A", page 88, of the Public Records of Alachua County, Florida, and being the East 61 feet of the lot described in the Deed from Parthenia Metts to R.E. Daniels, dated July 21, 1945 and recorded in Deed Book 213, Page 74, of the Public Records of Alachua County, Florida.