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ALACHUA HABITAT FOR HUMANITY
2317 SW 13th STREET * GAINESVILLE, FLORIDA 32608
PHONE: (352) 378-4663 FAX: (352) 371-5871

October 27, 2004

Mr. James Hencin
Block Grant Director
City of Gainesville
300 NE 6th Ave., Rm. 231
Gainesville, FL 32601

Dear Mr. Hencin:

On September 3, 1999 the City of Gainesville transferred property at 105 SE 13th Lane (Tax Parcel #15955-007-000) to Alachua Habitat using a Special Warranty Deed. Habitat has built a home on that property for the benefit of a very low-income family in our community. In preparation to transfer that home to the Habitat family, our agent identified a clause stipulating that the property would "automatically revert to Grantor [the City of Gainesville] in the following events: 1) the Grantee [Alachua Habitat] does not commence and complete the construction of single family buildings on the heretofore described property within (2) years from date of execution . . .".

We commenced construction within the required time frame for Habitat partner family, Barbara Warrick. However, relatively soon thereafter, due to a job transfer, Ms. Warrick and her family moved out of Florida. Because Habitat only builds homes with the participation of the family that will live in it, until another family could be identified for that particular home work on the site halted. The site was selected again in 2002 and the home was started and completed in 2003 for another very low-income family, Sheila McCray and her son, Ward. The completion, for the reason stated, was not prior to the expiration of the above mentioned clause.

Since the property was conveyed to Alachua Habitat before the tenure of the current Habitat administration, the terms of the Special Warranty Deed were not realized until now.

Alachua Habitat requests that the City of Gainesville extend the terms of the Special Warranty Deed through December 31, 2004, to allow Alachua Habitat transfer the property for the original purpose of providing a single family residence to a low-income family in Gainesville, Florida. Ms. McCray does meet the income requirements as defined in 24 Code of the Federal Regulation Part 92.2 (1996) and will use this home as her primary residence. She has occupied the home since its completion in November, 2003.

We appreciate your time and consideration. Should you have any questions regarding this matter, please contact me at 378-4663.

Sincerely,

David G. Feather, Executive Director
Alachua Habitat for Humanity, Inc.

This Instrument Prepared By:
Sam Bridges, Land Rights Coordinator
Public Works Division – MS#58
of Gainesville
P.O. Box 490
Gainesville, FL 32602-0490

Tax Parcel 15955-007-000
Section 9, Township 10 South, Range 20 East

QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED, executed this _____ day of _____, 2004, by the CITY OF GAINESVILLE, a municipal corporation of the State of Florida, having its principal place of business at Post Office Box 490, Gainesville, Florida 32602-0490, Grantor, to ALACHUA HABITAT FOR HUMANITY, INC. a Florida Not-for-Profit Corporation, whose post office address is Post Office Box 2003, Gainesville, Florida 32602, Grantee:

(Wherever used herein the terms "Grantor" and "Grantee" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

WITNESSETH, That the said Grantor, for and in consideration of the sum of one (\$1.00) dollar and other good and valuable consideration to it in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said Grantee forever, all the right, title, interest, claim and demand which the said Grantor has in and to the following described lot, piece or parcel of land, situated, lying and being in the County of Alachua, State of Florida, to wit:

Legal Description

Lot Seven (7), ALBERT WASHINGTON ESTATES, as per plat thereof recorded in Plat Book "F", Page 47, of the Public Records of Alachua County, Florida.

IN WITNESS WHEREOF, the said Grantor has caused these presents to be executed in its name, affixed its seal the day and year first above written.

Signed, sealed and delivered
in the presence of:

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

Witness
Print Name: _____

PEGEEN HANRAHAN, Mayor

Witness
Print Name: _____

Attest: _____
KURT LANNON, Clerk of the City Commission

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me this _____ day of _____, 2004, by PEGEEN HANRAHAN 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.

Print Name: _____
Notary Public, State of Florida
My Commission Expires: