

This Instrument Prepared by:  
Sam Bridges, Land Rights Coordinator  
City of Gainesville – Public Works #58  
Post Office Box 490  
Gainesville, Florida 32627

Section 14, Township 10 South, Range 19 East

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## SPECIAL WARRANTY DEED

**THIS SPECIAL WARRANTY DEED** made the \_\_\_ day of \_\_\_\_\_, 2015, 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 32627, GRANTOR, to **Mary Jane Fredrickson as successor trustee of the S. Clark Butler Properties Land Trust, dated December 10, 1998**, whose post office address is Post Office Box 141105, Gainesville, Florida 32614-1105, 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

*See Exhibit “A” attached hereto and made part thereof*

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

*Containing 14,112.0 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 2015\_ and subsequent years.

**TOGETHER** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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**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

\_\_\_\_\_  
Witness  
Print Name \_\_\_\_\_

\_\_\_\_\_  
Edward B. Braddy, Mayor

\_\_\_\_\_  
Witness  
Print Name \_\_\_\_\_

ATTEST:

\_\_\_\_\_  
Kurt M. Lannon, Clerk of the Commission

**STATE OF FLORIDA  
COUNTY OF ALACHUA**

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2015, by Edward B. Braddy 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.

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
State of Florida  
My Commission Expires: \_\_\_\_\_