

LEGISLATIVE ID

#110817A

THIS INSTRUMENT PREPARED BY AND RETURN TO:
JAMES G. LARCHE, JR., ESQUIRE
Scruggs & Carmichael, P.A.
Post Office Box 23109
Gainesville, Florida 32602-3109

CIRCUIT COURT CLERK
J.K. "Buddy" Irby
ALACHUA COUNTY, FL
Date 12/31/1997 15:53
Document ID 1507706
Book/Page 2147/ 1394
DTAX 0.70

Parcel ID# 14474-000-000 (Portion of)
and 14490-000-000

SPECIAL WARRANTY DEED

pick up


THIS SPECIAL WARRANTY DEED made the 30th day of December

1997, 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, GRANTOR, to **SANTA FE COMMUNITY COLLEGE ENDOWMENT CORPORATION, INC.**, a not for profit corporation, existing under the laws of the State of Florida, with its permanent mailing address at 3000 N.W. 83rd Street, Gainesville, Florida 32606 (Attn: W. Harvey Sharron, Jr.), 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 an 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:

See Exhibit "A" attached for legal description of land conveyed by this deed.

Subject to valid and enforceable zoning restrictions imposed by governmental authority, valid and enforceable easements and restrictions of record and taxes for 1997 and subsequent years. The conveyance herein granted shall automatically revert to GRANTOR in the event that the GRANTEE does not commence and complete the construction of an educational facility and/or ancillary facility on the real property described on Exhibit "A" (including, without limiting the generality of the foregoing, parking facilities for educational facilities or ancillary facilities) within fifteen (15) years of the date first above written.

Grantee, by accepting delivery of this deed, agrees that the real properties described on Exhibit A attached shall be used exclusively to provide and render educational services and/or ancillary services (including, but not limited to, parking facilities for educational facilities and ancillary facilities) and that if the real properties described on Exhibit A attached shall be used for purposes other than those permitted by this sentence, the conveyance herein granted shall revert to Grantor.

TOGETHER with all the tenements, hereditaments an 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:

Debra S. Hineise
Print Name: Debra S. Hineise

Carolyn Watson
Print Name: CAROLYN WATSON

CITY OF GAINESVILLE, FLORIDA

BY: Bruce L. Delaney
Mayor-Commissioner

ATTEST:
[Signature]
Clerk of the Commission

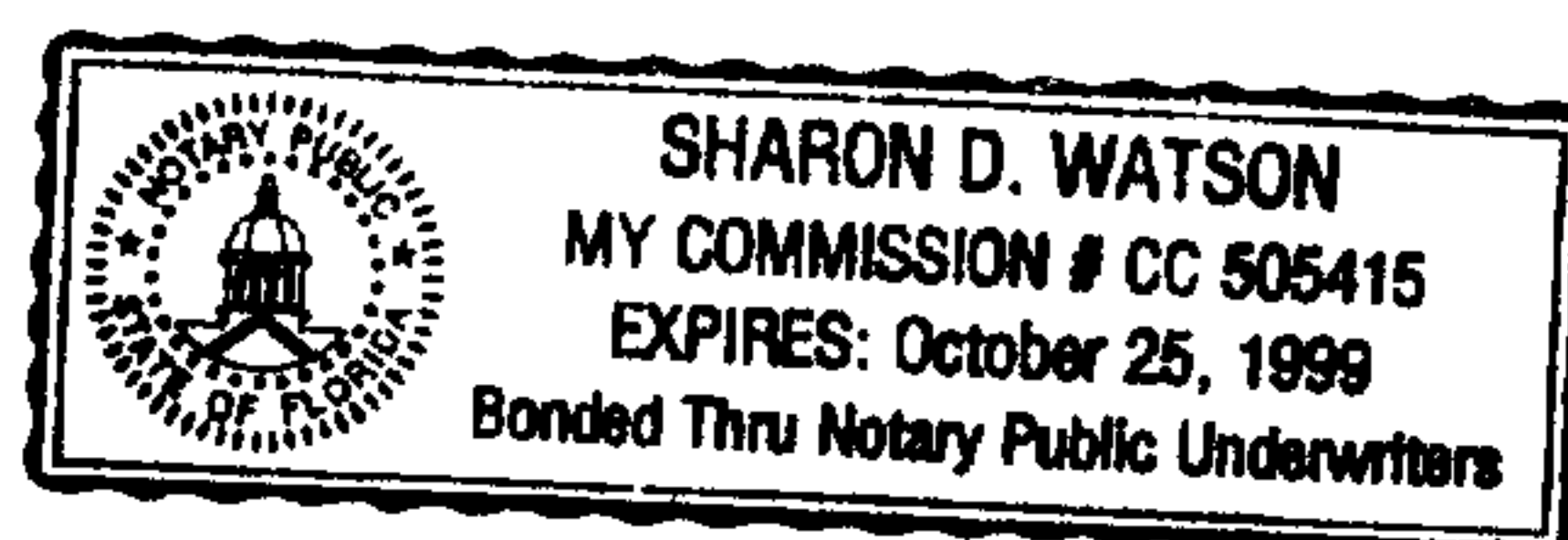
APPROVED AS TO FORM AND LEGALITY
BY: [Signature]
RONALD D. COMBS, SR., ASST. CITY ATTORNEY
CITY OF GAINESVILLE, FLORIDA
DATE: 11.21.97

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me this 30th day of December 1997, by BRUCE L. DELANEY and KURT M. LANNON, the Mayor-Commission and Clerk of the Commission, respectively, of the City of Gainesville, Florida, a municipal corporation, who are personally known to me and duly sworn, acknowledged that as such officers, and pursuant to authority from said corporation, they executed the foregoing instrument and affixed the corporate seal all 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. Watson
Print Name: Sharon D. Watson
Notary Public, State of Florida

(Notarial Seal)



SKETCH & LEGAL DESCRIPTION

PAGE 1 OF 2
Portion of
(Tax Parcel)
No. 14474

IN

SECTION 5, TOWNSHIP 10 SOUTH, RANGE 20 EAST CITY OF GAINESVILLE

ALACHUA COUNTY, FLORIDA

LEGEND:

- () = PLAT OR DEED MEASUREMENT
- F.M. = FIELD MEASUREMENT
- A/C = AIR CONDITIONER
- C/S = CONCRETE SLAB
- R/W = RIGHT OF WAY
- P.C. = POINT OF CURVATURE
- P.R.C. = POINT OF REVERSE CURVATURE
- P.R.M. = PERMANENT REFERENCE MONUMENT
- ⊙ = WOOD LIGHT POLE
- ⊠ = WATER METER
- ⊞ = WATER VALVE
- OE— = OVERHEAD ELECTRIC LINE
- = GUY ANCHOR
- P— = STREET SIGN

LINE TABLE		
LINE	LENGTH	BEARING
L1	8.08	N78°27'11"W
L2	7.74	N88°05'54"W
L3	7.72	N89°18'33"W
L4	3.04	N00°30'42"E
L5	2.87	N00°16'41"E
L6	7.73	S88°58'49"E

LEGAL DESCRIPTION: PARCEL "A"

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:

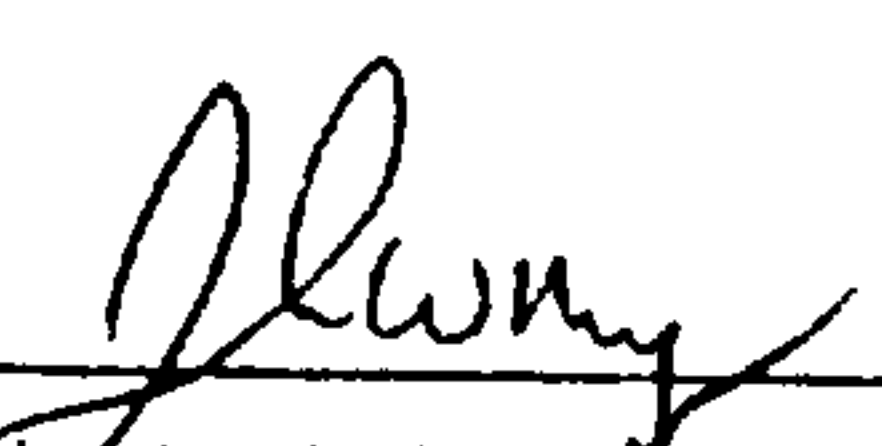
FOR A POINT OF BEGINNING COMMENCE AT A IRON PIPE LOCATED AT THE NORTHEAST CORNER OF LOT 6, BLOCK 26, PLAT OF BLOCK NO. 16, 22, 23, 25, 26, & 27, BRUSH'S ADDITION TO GAINESVILLE, AS RECORDED IN PLAT BOOK "A", PAGE 88 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 00 DEGREES 30 MINUTES 42 SECONDS 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 DEGREES 09 MINUTES 10 SECONDS WEST, A DISTANCE OF 119.31 FEET TO A #5 REBAR & CAP LB3759; THENCE NORTH 78 DEGREES 27 MINUTES 11 SECONDS WEST, A DISTANCE OF 8.08 FEET TO A #5 REBAR & CAP LB3759; THENCE NORTH 89 DEGREES 09 MINUTES 10 SECONDS WEST, A DISTANCE OF 15.20 FEET TO A #5 REBAR & CAP LB3759 ; THENCE NORTH 00 DEGREES 33 MINUTES 50 SECONDS 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 DEGREES 18 MINUTES 33 SECONDS EAST, A DISTANCE OF 142.29 FEET TO CLOSE ON THE POINT OF BEGINNING. CONTAINING 0.54 ACRES, MORE OR LESS.

SURVEYOR'S NOTES:

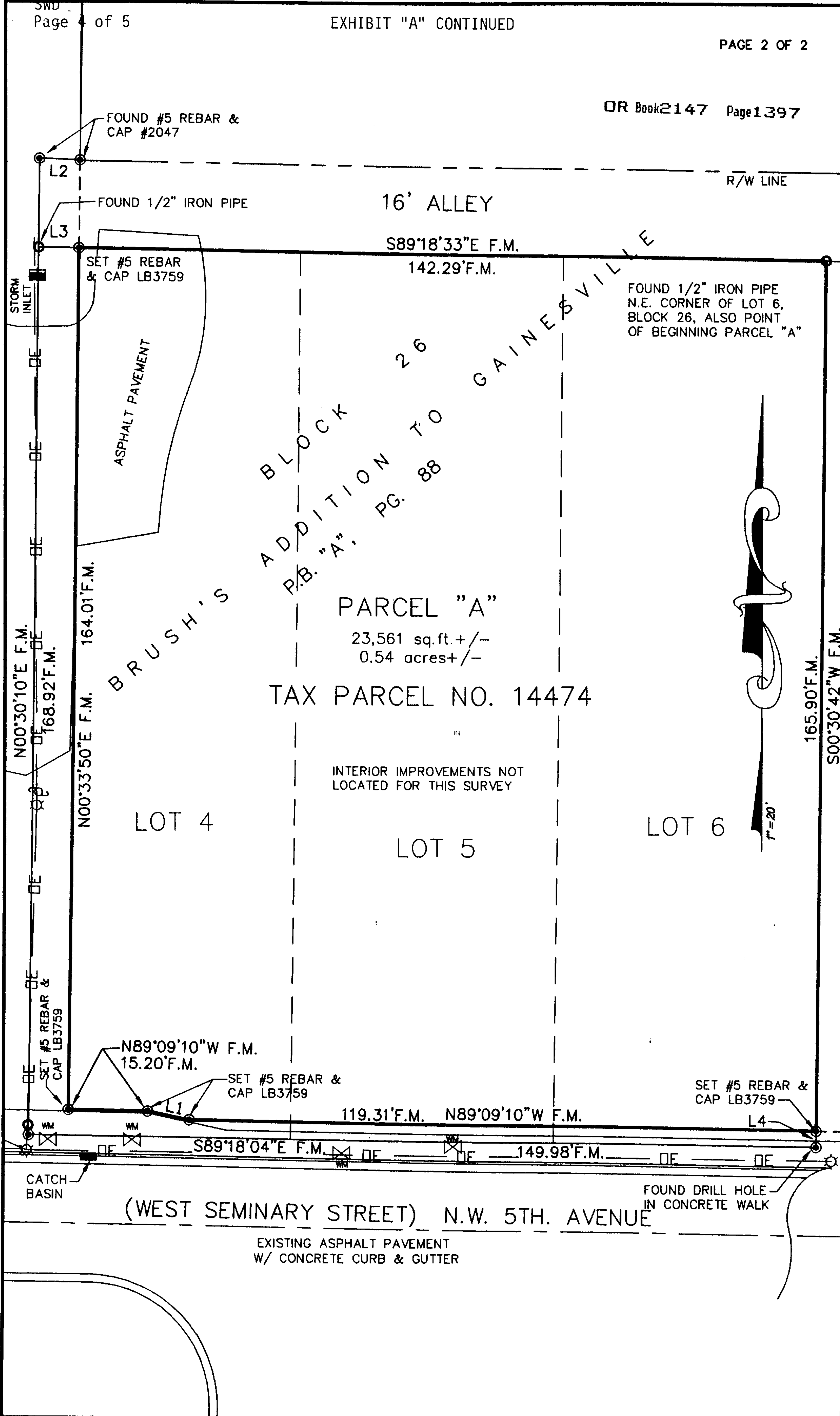
1. THE BEARINGS AS SHOWN HEREON HAVE BEEN PROJECTED FROM A BEARING OF SOUTH 00 DEGREES 30 MINUTES 42 SECONDS WEST AS ASSUMED FOR THE EAST LINE OF LOT 6, BLOCK 26, BRUSH'S ADDITION TO GAINESVILLE, PLAT BOOK "A", PAGE 88.
2. THIS OFFICE HAS NOT ABSTRACTED THIS PARCEL OF LAND FOR ANY RECORDED CLAIMS OF TITLE, EASEMENTS OR RESTRICTIONS. THE ABSENCE OR PRESENCE OF ANY SUCH CLAIMS ARE NOT CERTIFIED TO HEREON.
3. THIS SURVEYOR HAS REVIEWED THE MAPS ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE NATIONAL FLOOD INSURANCE PROGRAM; AND IT HAS BEEN DETERMINED FROM THESE MAPS THAT THIS PROPERTY LIES IN ZONE "C"; AREAS OF MINIMAL FLOODING. COMMUNITY PANEL NO. 125107-0008B, MAP REVISED: JANUARY 19, 1983.
4. USE OF THIS SKETCH FOR PURPOSES OTHER THAN THAT WHICH IT WAS INTENDED, WITHOUT WRITTEN VERIFICATION, WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR. NOTHING HEREON SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE THE SKETCH WAS PREPARED FOR.

NOT VALID UNLESS EMBOSSED
WITH SURVEYOR'S SEAL.

DATE DRAWN : 11-19-97
DRAWN BY: J.W.M./T.D.G.
CHECKED BY: J.W.M.
SCALE: 1" = 20'
PROJECT NO. M-4200-97


JOHN W. MYERS, PRESIDENT
DATE SIGNED: 11/21/97
FLORIDA REGISTRATION NO. 3447
FLORIDA CORPORATION NO. LB3759

OR Book 2147 Page 1397



FOUND #5 REBAR & CAP #2047

L2

FOUND 1/2" IRON PIPE

16' ALLEY

R/W LINE

L3

SET #5 REBAR & CAP LB3759

S89°18'33"E F.M. 142.29' F.M.

FOUND 1/2" IRON PIPE N.E. CORNER OF LOT 6, BLOCK 26, ALSO POINT OF BEGINNING PARCEL "A"

ASPHALT PAVEMENT

BLOCK 26 ADDITION TO BRUSH'S P.B. "A", PG. 88 GAINESVILLE

PARCEL "A"

23,561 sq. ft. +/-
0.54 acres +/-

TAX PARCEL NO. 14474

INTERIOR IMPROVEMENTS NOT LOCATED FOR THIS SURVEY

LOT 4

LOT 5

LOT 6

1"=20'

N00°30'10"E F.M. 168.92' F.M.

N00°33'50"E F.M. 164.01' F.M.

N89°09'10"W F.M. 15.20' F.M.

SET #5 REBAR & CAP LB3759

119.31' F.M. N89°09'10"W F.M.

SET #5 REBAR & CAP LB3759

L4

S89°18'04"E F.M. 149.98' F.M.

CATCH BASIN

FOUND DRILL HOLE IN CONCRETE WALK

(WEST SEMINARY STREET) N.W. 5TH AVENUE

EXISTING ASPHALT PAVEMENT W/ CONCRETE CURB & GUTTER

165.90' F.M.

S00°30'42"W F.M.

EXHIBIT "A" CONTINUED

Tax Parcel No. 14490-000-000

The East 61 feet to the West 231 feet of the North 100 feet of Block 27, BRUSH ADDITION TO GAINESVILLE, FLORIDA, the same lying in the North Half (N 1/2) of Block 27, BRUSH'S ADD'N 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.