

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 1871887 5 PGS
2002 OCT 01 02:33 PM BK 2526 PG 560
J. K. "BUDDY" IRBY
CLERK OF CIRCUIT COURT
ALACHUA COUNTY, FLORIDA
CLERK1 Receipt#110635
Doc Stamp-Deed: 2,814.00
By: *Andrea L. Copeland* P.C.

\$ 24.00
2814.00

Return to:
ACAC/RC File # 1094-66812
215 SW 2 Ave
Gainesville, FL 32601

SPECIAL WARRANTY DEED

THIS DEED, made this 19th day of August, 2002, between CSX TRANSPORTATION, INC., a Virginia corporation, whose mailing address is 500 Water Street, Jacksonville, Florida 32202, and whose Tax Identification Number(s) is/are _____ hereinafter called "Grantor", and THE CITY OF GAINESVILLE FLORIDA, a Municipal corporation of the State of Florida, whose mailing address is P.O. Box 490, Gainesville, FL 32602-0490, hereinafter called "Grantee", WITNESSETH:

(Wherever used herein, the terms "Grantor" and "Grantee" may be construed in the singular or plural as the context may require or admit, and for purposes of exceptions, reservations and/or covenants, shall include the heirs, legal representatives and assigns of individuals or the successors and assigns of corporations.)

That Grantor being interested in and desiring to assist in the further development of the City of Gainesville, Florida (City and/or State) for the benefit of the public in general and for the further sum of TWO HUNDRED ONE THOUSAND DOLLARS AND NO/100 (\$201,000.00), and other valuable consideration to it in hand paid by Grantee, the receipt of which is hereby acknowledged, has granted, bargained and sold, and by these presents does GRANT, BARGAIN, SELL and CONVEY unto Grantee, its successors and assigns, those (2) two certain tracts or parcels of land situate, lying and being at Gainesville, County of Alachua, State of Florida, and having a Tax Parcel Identification Numbers of 8198-000-00 and 8198-007-00, individually referred to as "TAX PARCEL 8198-000-000" and TAX PARCEL 8198-007-000 hereinafter designated "the Premises," more particularly described in Exhibit A, attached hereto and incorporated herein, and containing 77.05 acres, more or less.

TOGETHER WITH all buildings, structures and improvements thereon, and all and singular the rights, alleys, ways, waters, privileges, hereditaments and appurtenances to said Premises belonging or in anyway incident or appertaining.

TO HAVE AND TO HOLD the Premises unto Grantee, Grantee's heirs and assigns or successors and assigns, forever.

Grantor hereby WARRANTS that: (a) SUBJECT TO reservations, easements, covenants, restrictions and limitations of record or platted, all existing public utilities and roadways, and all existing encroachments, ways and servitudes, howsoever created, determinable by a proper survey or by an inspection thereof, Grantor will forever defend the Premises unto Grantee against claims of or by Grantor and all other persons lawfully claiming or to claim the same or any part thereof by, through or under Grantor; (b) Grantor will execute such other and further assurances of the same as may be required.

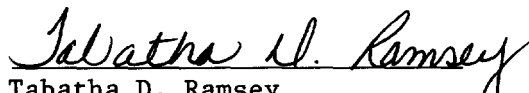
Said covenant(s) shall run with title to the Premises conveyed, and bind upon Grantee, Grantee's heirs, legal representatives and assigns, or corporate successors and assigns, and anyone claiming title to or holding Premises through Grantee.

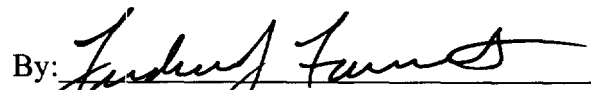
IN WITNESS WHEREOF, CSX TRANSPORTATION, INC., pursuant to due corporate authority, has caused its name to be signed hereto by its officer hereunto duly authorized and its corporate seal, duly attested, to be hereunto affixed.


Signed, sealed and delivered
in the presence of:

CSX TRANSPORTATION, INC.:

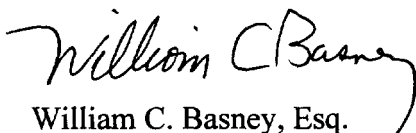

Karen P. Clarke


Tabatha D. Ramsey

By: 
Print Name: Frederick J. Favorite
Print Title: Senior Vice President

Attest:  (SEAL)
Secretary
Print Name: RACHEL E. GEIERSBACH

This instrument prepared by
or under the direction of:


William C. Basney, Esq.
Senior Counsel
CSX Transportation, Inc.
500 Water Street
Jacksonville, Florida 32202

RETURN TO: The City of Gainesville Florida
P.O. Box 490
Gainesville, FL 32602-0490

STATE OF FLORIDA)
) SS.
 COUNTY OF DUVAL)

I, Tabatha Ramsey Notary Public of the State of Florida and the County of Duval, do certify that, on the date below, before me in said County came Frederick J. Favorite, () to me known, and/or () proven by satisfactory current evidence to be the person whose name is subscribed to the above instrument, who, being by me first duly sworn, did make oath, acknowledge and say that: (s)he resides in Jacksonville, Duval County, Florida; (s)he is Senior Vice President, of CSX Transportation, Inc., the corporation described in and which executed said instrument; (s)he is fully informed of the contents of the instrument; (s)he knows the seal of said corporation; the seal affixed to said instrument is such seal; it was so affixed by authority of the Board of Directors of said corporation; (s)he signed his/her name thereto for said corporation pursuant to Board authority; and instrument is the free act and deed of said corporation; and the conveyance herein is not part of a transaction, sale, lease, exchange or other transfer or conveyance of all or substantially all of the property and/or assets of the Grantor.

IN WITNESS WHEREOF, I hereunto set my hand and official seal, this 19th day of August, 200 2.

My commission expires on:

Tabatha Ramsey (SEAL)
 Notary Public
 Print Name: Tabatha Ramsey



Tabatha Ramsey
 My Commission DD036445
 Expires June 25, 2005

EXHIBIT A

Description of property at: Gainesville, County of Alachua, State of Florida
To: The City of Gainesville
CSXT Deed File No.: 2002-3064

TAX PARCEL 8198-000-000

A TRACT OF LAND SITUATED IN THE EAST/ 20F SECTION 27, TOWNSHIP 9 SOUTH, RANGE 20 EAST, ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 27, TOWNSHIP 9 SOUTH, RANGE 20 EAST, AND RUN NORTH 89 DEGREES 25 MINUTES 38 SECONDS WEST, ALONG THE NORTH LINE OF SAID SECTION 27, 360.5', 7 FEET; THENCE RUN SOUTH 35 DEGREES 20 MINUTES 22 SECONDS WEST, 925.98 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF N.E. 39TH. AVENUE AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 35 DEGREES 20 MINUTES 22 SECONDS WEST, 2107.13 FEET TO THE NORTH RIGHT OF WAY LINE OF N.E. 31 ST. AVENUE; THENCE RUN NORTH 89 DEGREES 49 MINUTES 57 SECONDS WEST, ALONG THE NORTH RIGHT OF WAY LINE OF SAID N.E. 31 ST. AVENUE, 632.78 FEET; THENCE RUN NORTH 19 DEGREES 45 MINUTES 22 SECONDS EAST, 200.00 FEET; THENCE RUN NORTH 89 DEGREES 49 MINUTES 57 SECONDS WEST, 200.00 FEET; THENCE RUN NORTH 19 DEGREES 45 MINUTES 22 SECONDS EAST, 2171.95 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF N.E. 39TH. AVENUE, THENCE RUN EASTERLY, ALONG THE SOUTHERLY RIGHT OF WAY LINE OF N.E. 39TH. AVENUE WITH A CURVE CONCAVE SOUTHERLY, SAID CURVE HAVING A CENTRAL ANGLE OF 13 DEGREES 40 MINUTES 22 SECONDS, A RADIUS OF 5679.58 FEET, A LENGTH OF 1355.35 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 67 DEGREES 34 MINUTES 15 SECONDS EAST, 1352.13 FEET TO THE POINT OF BEGINNING.

LESS THAT PARCEL OF LAND CONVEYED TO THE CITY OF GAINESVILLE IN O.R. BOOK 693, PAGE 303 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

ALSO LESS THAT PART CONVEYED TO THE FLORIDA DEPARTMENT OF TRANSPORTATION IN O.R. BOOK 1678, PAGE 1906 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

TAX PARCEL 8198-007-000

SCHEDULE A COMMENCE AT THE NORTHEAST CORNER OF SECTION 27, TOWNSHIP 9 SOUTH, RANGE 20 EAST AND RUN SOUTH 00 DEGREES 13 MINUTES ST, ALONG THE EAST LINE OF SAID SECTION 1110.55 FEET TO THE NORTHWESTERLY RIGHT OF WAY OF STATE ROAD NO. 24 - N.E. WA DO ROAD, THENCE RUN SOUTH 31 DEGREES 02 MINUTES WEST ALONG AID RIGHT OF WAY 178.30 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 31

DEGREES 02 MINUTES WEST ALONG SAID RIGHT OF WAY 1407.41 FEET TO THE INTERSECTION OF THE NORTHWESTERLY RIGHT OF WAY OF STATE ROAD NO. 24 AND THE NORTH RIGHT OF WAY OF N.E. 31ST. AVENUE, THENCE RUN NORTH 89 DEGREES 32 MINUTES WEST LONG THE NORTH RIGHT OF WAY OF N.E. 31ST. AVENUE 1302.14 FEET, THENCE RUN NORTH 35 DEGREES 34 MINUTES 25 SECONDS EAST 2106.91 FEE TO A POINT ON A CURVE, BEING THE SOUTHWESTERLY RIGHT OF WAY O STATE ROAD NO. 232 - N.E. 39TH. AVENUE, BEING CONCAVE TO THE SOUTHWEST HAVING AN INTERNAL ANGLE OF 30 DEGREES 12 MINUTES 28 SECONDS AND A RADIUS OF 5679.58 FEET, THENCE RUN ALONG THE ARC OF SAID CURVE AND SAID RIGHT OF WAY A CHORD BEARING AND DISTANCE OF SOUTH 59 DEGREES 41 MINUTES EAST, 149.40 FEET TO HE P.T. OF SAID CURVE, THENCE RUN SOUTH 58 DEGREES 58 MINUTES EAST ALONG SAID RIGHT OF WAY 755.02 FEET TO THE P.C. OF A CURVE, CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 33.00 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE, A LENGTH OF 51.84 FEET TO HE END OF SAID CURVE, THENCE RUN SOUTH 58 DEGREES 58 MINUTES AST, ALONG SAID RIGHT OF WAY 17.00 FEET TO THE NORTHWESTERLY RIGHT OF WAY OF STATE ROAD NO. 24 - N.E. WALDO ROAD AND THE POINT OF BEGINNING. ALL LYING AND BEING IN SECTION 27, TOWNSHIP 9 SOUTH, RANGE 20 EAST, GAINESVILLE, ALACHUA COUNTY, FLORIDA.

LESS LOTS 12, 13-A, 14, 15, 16, AND 17 OF SEABOARD INDUSTRIAL PARK PER PLAT THEREOF RECORDED IN PLAT BOOK "G", PAGES 73 AND 74, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA;

ALSO LESS THAT PARCEL OF LAND CONVEYED TO THE CITY OF GAINESVILLE IN O.R. BOOK 693, PAGE 303, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

ALSO LESS THAT PART CONVEYED TO THE FLORIDA DEPARTMENT OF TRANSPORTATION IN O.R. BOOK 1678, PAGE 1906 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

BEING a portion of the property acquired by Seaboard Air Line Railroad Company, a predecessor of Grantor, by the following instruments, recorded among the Public Land Records of Alachua County, Florida:

<u>Acquired</u> <u>From</u>	<u>Date of</u> <u>Instrument</u>	<u>Book</u>	<u>Page</u>
Hugh C. Edwards, et ux	10-2-1956	354	451
Hugh Edwards, Inc., et als	12-30-1966	420	190