

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

Tax Parcel 11309-000-000
Section 3, Township 10 South, Range 20 East

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made the ____ day of _____, 2018, 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 **Gainesville Housing Redevelopment Corporation, a Florida non-profit corporation**, whose mailing address is 1900 Southeast 4th Street, Gainesville, Florida 32641, 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

That parcel of land as contained in Official Records Book 3876, Page 128 of the Public Records of Alachua County, Florida, being described as follows:

Commence at the Northeast corner of Lot 94 of NEW GAINESVILLE as per plat recorded in Plat Book A, Page 66, of the Public Records of Alachua County, Florida, thence run West 92 feet to the Point of Beginning; thence continue West 168 feet; thence South 110 feet; thence run East 160 feet; thence South 12 feet; thence run South 66 degrees, 46 minutes East, 3.5 feet; thence run North 3 degrees, 39 minutes East 11.6 feet; thence run North 4 degrees, 58 minutes East 58.8 feet; thence run North 83 degrees, 15 minutes West, 1.7 feet; thence run North 53 feet, more or less to the Point of Beginning.

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

SUBJECT to valid and enforceable zoning restrictions imposed by governmental authority, valid and enforceable easements and restrictions of record and taxes for 2013 and subsequent years.

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

This conveyance is made expressly subject to the Grantor's absolute right, but not obligation, to cause the title to the subject property to revert to the Grantor, if the Grantee does not: 1) complete construction and receive a certificate of occupancy for at least one single family dwelling on the subject property within two years from the date of execution of this deed (the "Completion Date"); or 2) convey the subject property with the constructed dwelling within ninety days of the Completion Date to a person who qualifies as a "first-time homeowner" and "low income family" as those terms are defined in 24 Code of Federal Regulation Part 92, Subpart A, Section 92.2 (2009) and who occupies the dwelling as his/her principal residence within thirty days of the conveyance. To exercise

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its right to the reversionary interest, the Grantor shall record an affidavit to that effect in the public records of Alachua County, Florida on or before the 120th day following the Completion Date (the "Reversion Deadline Date") and upon such recording, title to the Property shall revert to the Grantor as of the date of such recording, but not otherwise. If the Grantor has not recorded such an affidavit on or before the Reversion Deadline Date, then the right of reversion shall automatically become null and void, and the Property shall be automatically released of such reversionary interest. The foregoing provision shall be self-operative. In addition, the Grantor agrees to execute, at the Grantee's request upon complete performance by Grantee, a recordable release evidencing the termination of such right of reversion.

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

Sharon D. Williams

Lauren Poe, Mayor

Witness
Print Name Sharon D. Williams

Shirley E. Young

APPROVED AS TO FORM AND LEGALITY
By: Sean M. McDermott
Assistant City Attorney II
City of Gainesville, Florida

Witness
Print Name Shirley E. Young

ATTEST:

Michelle D. Gainer
Michelle D. Gainer, Clerk of the Commission

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me this 18 day of January, 2018, by Lauren Poe and Michelle Gainer, 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.

Sharon D. Williams

Print Name: Sharon D. Williams
State of Florida
My Commission Expires: 10/25/2019

