

This Instrument Prepared by:
Sean McDermott, Assistant City Attorney
City of Gainesville
Post Office Box 490
Station 46
Gainesville, Florida 32627

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made the 1st day of October, 2019, by the **Gainesville Community Redevelopment Agency**, a body corporate and politic of the State of Florida and designated as Community Redevelopment Agency of the City of Gainesville, Florida, with its post office address at Post Office Box 490, Station 48, Gainesville, Florida 32627, ("Grantor"), to the **City of Gainesville, Florida**, a municipal corporation existing under the laws of the State of Florida, with its post office address at Post Office Box 490, Station 46, Gainesville, Florida 32627, ("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 \$10.00 and other good and valuable consideration 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 following described land situate and lying in the County of Alachua, State of Florida, to wit:

See attached Exhibit "A" for legal description.

SUBJECT to all valid and enforceable reservations, covenants, conditions, restrictions and easements of record, and to all applicable zoning restrictions imposed by governmental authorities, if any.

THE SUBJECT PROPERTY and land contiguous thereto is not the homestead of the Grantor under the laws and constitution of the State of Florida.

TOGETHER with all the tenements, hereditaments, and 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:

Gainesville Community Redevelopment Agency

Print Name _____

Print Name _____

**STATE OF FLORIDA
COUNTY OF ALACHUA**

The foregoing instrument was acknowledged before me this _____ day of _____, 2019, by _____, who is personally known to me or has produced _____ as identification, and who is duly sworn and has acknowledged that as such officer and pursuant to authority from said entity, he/she executed the foregoing instrument on behalf of said entity, as its act and deed, and for the uses and purposes set forth and contained in said instrument.

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

Exhibit "A"

The properties described in the six instruments attached herein as follows:

1. Warranty Deed recorded in Official Records Instrument # 2144865.
2. Warranty Deed recorded in Official Records Instrument # 2398842.
3. Warranty Deed recorded in Official Records Instrument # 2434252.
4. Warranty Deed recorded in Official Records Instrument # 2587600.
5. Warranty Deed recorded in Official Records Instrument # 2958939.
6. Warranty Deed recorded in Official Records Instrument # 2958940.

Recording: \$ 27.00
Doc Stamps: \$ 1,190.00
\$ 1,217.00

THIS INSTRUMENT PREPARED BY:
John H. Haswell, Esquire
Chandler, Lang, Haswell & Cole, P.A.
Post Office Box 23879
Gainesville, Florida 32602

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2144865 3 PGS
2005 JUN 21 04:09 PM BK 3150 PG 956
J. K. "BUDDY" IRBY
CLERK OF CIRCUIT COURT
ALACHUA COUNTY, FLORIDA
CLERK10 Receipt#240769
Doc Stamp-Deed: 1,190.00



WARRANTY DEED

THIS INDENTURE, made this 21st day of June, 2005, between JUDY C. DAEMER, as Trustee of the Judy C. Daemer Revocable Trust, under unrecorded Trust Agreement dated May 22, 2000 (2/3rds interest) and JUDY C. DAEMER, as Successor Trustee of the Charles R. Clark Revocable Trust dated March 11, 1996 (1/3rd interest), whose mailing address is: 1809 SE 10th Terrace, Gainesville, Florida 32641, hereinafter called the "Grantor", and GAINESVILLE COMMUNITY REDEVELOPMENT AGENCY, a public body corporate and politic, existing under the laws of the State of Florida, whose mailing address is: Post Office Box 490, Station 48, Gainesville, Florida 32602-0490, hereinafter called the "Grantee".

WITNESSETH, that said Grantor, for and in consideration of the sum of Ten and No/100 Dollars, and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, and Grantee's heirs and assigns forever the following described land, situate, lying and being in Alachua County, Florida, to-wit:

See attached Exhibit "A" for legal description.

Tax Parcel Number: 11740-000-000.

The property is not the homestead of the Grantor.

SUBJECT TO taxes for 2005 and subsequent years, restrictions and easements of record, all applicable zoning ordinances, and all other governmental statutes, rules and regulations affecting the use of the subject property.

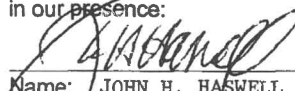
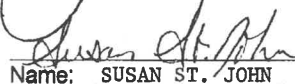
TOGETHER with all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.


TO HAVE AND HOLD the same in fee simple forever.


AND the Grantor hereby covenants with said Grantee that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except as stated herein.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered
in our presence:


Name: JOHN H. HASWELL

Name: SUSAN ST. JOHN

 (SEAL)
JUDY C. DAEMER, as Trustee of the Judy C. Daemer Revocable Trust, under unrecorded Trust Agreement dated May 22, 2000 (2/3rds interest)

 (SEAL)
JUDY C. DAEMER, as Successor Trustee of the Charles R. Clark Revocable Trust dated March 11, 1996 (1/3rd interest)

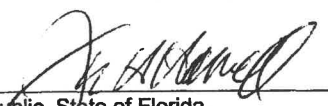
Warranty Deed
Judy C. Daemer, as Trustee, et al/
Gainesville Community Redevelopment Agency
Page 2

STATE OF FLORIDA
COUNTY OF ALACHUA

I HEREBY CERTIFY that the foregoing instrument was sworn to, subscribed and acknowledged before me on this day by **JUDY C. DAEMER, as Trustee of the Judy C. Daemer Revocable Trust, under unrecorded Trust Agreement dated May 22, 2000 (2/3rds interest) and JUDY C. DAEMER, as Successor Trustee of the Charles R. Clark Revocable Trust dated March 11, 1996 (1/3rd interest)**, who is personally known to me or who has produced Florida Driver License as identification and who did (did not) take an oath.

WITNESS my hand and official seal in the County and State last aforesaid, this 21 day of June, 2005.




Notary Public, State of Florida
Print Name:
Commission Expiration Date:
Commission Number:

INSTRUMENT # 2144865
3 PGS

Warranty Deed
Judy C. Daemer, as Trustee, et al/
Gainesville Community Redevelopment Agency

EXHIBIT "A"

THAT PART of Block "F", North of Highway No. 14, Lake Way Groves Subdivision, as per Plat recorded in Plat Book "C", page 14 of the public records of Alachua County, Florida. Said Block "F" lies within the Northeast Quarter of the Southeast Quarter of Section Four, Township Ten South, Range Twenty East.

LESS AND EXCEPT

THAT PART OF Lots 1, 2, and 3, Block F of Lakeway Grove Subdivision, as recorded in Plat Book "C", page 14 of the Public Records of Alachua County, Florida, lying Southerly of and within 42 feet of the Construction Centerline of State Road No. 26, Section 26080-2504, said Construction Centerline being described as follows:

COMMENCE ON the Southerly extension of the East line of Lot 21, Block 20 of New Gainesville, as recorded in Plat Book "A", page 65, of the public records of Alachua County, Florida, at a point 50 feet Southerly from the Southeast Corner of said lot 21; run thence North 88°31'38" East, 48.88 feet; run thence North 01°28'22" West, 4 feet to the Point of Beginning of said Construction Centerline; run thence South 89°01'43" East, 512.94 feet to the end of said Construction Centerline.

ALSO A PARCEL of land in said Lot 1, being more particularly described as follows:

BEGIN AT the intersection of the Westerly right of way line of SE 15th Street, with the proposed Southerly right of way line of State Road No. 26, Section 26080-2504; run thence North 89°01'43" West along said proposed right of way line of said State Road No. 26, a distance of 5 feet; run thence Southeasterly to the said Westerly right of way line of SE 15th Street, at a point 5 feet Southerly from the Point of Beginning; run thence Northerly along said right of way line, a distance of 5 feet to the point of beginning.

CONTAINING IN THE AGGREGATE 370 square feet; more or less, exclusive of existing road right of way.

AS SHOWN in that certain Final Judgment to Quiet Title (Case No. 74-972-CA-C) recorded in Official Records Book 1048, Page 765, of the Public Records of Alachua County, Florida.

18.50
210.00

Prepared by
Virginia McCormac, an employee of
First American Title Insurance Company
2632 Northwest 43rd Street, Building C
Gainesville, Florida 32606
(352)336-0440

Return to: Grantee

File No.: 1094-1809463

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2398842 2 PGS
2008 JAN 15 02:27 PM BK 3731 PG 42
J. K. "BUDDY" IRBY
CLERK OF CIRCUIT COURT
ALACHUA COUNTY, FLORIDA
CLERK25 Receipt#358926
Doc Stamp-Deed: 210.00

WARRANTY DEED



This Indenture made on **January 14, 2008 A.D.**, by

Queen E. Johnson

whose address is: **1415 SE 4th Av, Gainesville, FL 32641**
hereinafter called the "grantor", to

Gainesville Community Redevelopment Agency

whose address is: **P.O. Box 490 Station 48, Gainesville, FL 32602**
hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in **Alachua County, Florida**, to-wit:

The South 70 feet of Lot 36, Block 7, BROWN'S ADDITION TO THE CITY OF GAINESVILLE, as per plats thereof recorded in Plat Book A, page 64, and Deed Book T, page 114 of the Public Records of Alachua County, Florida.

Parcel Identification Number: **13809-001-000**

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

The land is not the homestead of the Grantor under the laws and constitution of the State of Florida and neither the Grantor nor any person(s) for whose support the Grantor is responsible reside on or adjacent to the land.

INSTRUMENT # 2398842

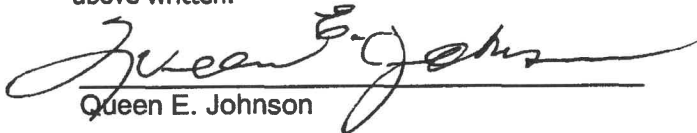
2 PGS

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31st of 2007.

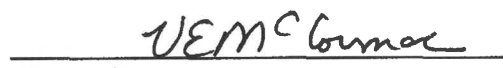
In Witness Whereof, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.


Queen E. Johnson

Signed, sealed and delivered in our presence:


Witness Signature

Print Name: Davonda Brown

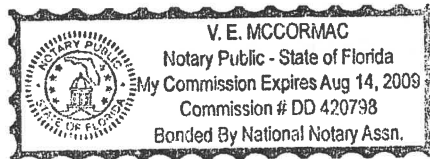

Witness Signature


Print Name: VEM McCormac

State of **FL**

County of **Alachua**

The Foregoing Instrument Was Acknowledged before me on **January 14, 2008**, by **Queen E. Johnson** who is/are personally known to me or who has/have produced a valid driver's license as identification.




NOTARY PUBLIC

V E M C C o r m a c
Notary Print Name
My Commission Expires: _____

18.50
420.00

Prepared by
Virginia McCormac, an employee of
First American Title Insurance Company
2632 Northwest 43rd Street, Building C
Gainesville, Florida 32606
(352)336-0440
File No.: 1094-1915725

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2434252 2 PGS

2008 JUN 11 09:24 AM BK 3797 PG 1152

J. K. "BUDDY" IRBY
CLERK OF CIRCUIT COURT
ALACHUA COUNTY, FLORIDA
CLERK13 Receipt#374858
Doc Stamp-Deed: 420.00

WARRANTY DEED



2434252

This indenture made on **June 09, 2008 A.D.**, by

Peter W. Alcorn

whose address is: **P.O. Box 2633, Gainesville, FL 32602-2633**
hereinafter called the "grantor", to

Gainesville Community Redevelopment Agency, a body corporate and politic of the State of Florida

whose address is: **P. O. Box 490 Station 48, Gainesville, FL 32602**
hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in **Alachua County, Florida**, to-wit:

Parcel 1

Lot Five (5) and the East 27 feet of Lot Six (6), Block 36, of NEW GAINESVILLE, according to plat thereof recorded in Plat Book "A", Page 65 of the Public Records of Alachua County, Florida. Less that portion conveyed by that certain Order of Taking recorded in Book 1034, Page 998.

Parcel 2

Lot Seven (7) and the West 23 feet of Lot Six (6), Block 36 of NEW GAINESVILLE, as per plat thereof recorded in Plat Book "A", Page 65 of the Public Records of Alachua County, Florida.

Parcel Identification Number: **11618-000-000 and 11619-000-000**

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

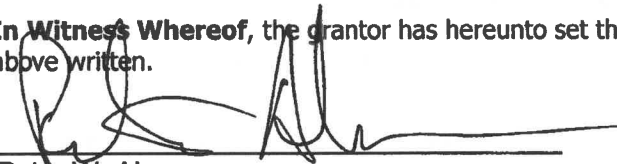
The land is not the homestead of the Grantor under the laws and constitution of the State of Florida and neither the Grantor nor any person(s) for whose support the Grantor is responsible reside on or adjacent to the land.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31st of 2007.

In Witness Whereof, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.


Peter W. Alcorn

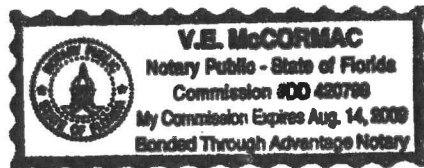
Signed, sealed and delivered in our presence:


Witness Signature Virginia E. McCormac
Print Name: _____


Witness Signature _____
Print Name: Terri N. Carter

State of **FL** County of **Alachua**

The Foregoing Instrument Was Acknowledged before me on **June 09, 2008**, by **Peter W. Alcorn** who is/are personally known to me or who has/have produced a valid driver's license as identification.




NOTARY PUBLIC

Virginia E. McCormac

Notary Print Name _____

My Commission Expires: _____

18.50

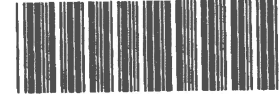
This Instrument Prepared by:
Sam Bridges, Land Rights Coordinator
City of Gainesville – Public Works #58
Post Office Box 490
Gainesville, Florida 32602-0490
Return Original Document to:
FIRST AMERICAN TITLE
WARRENVILLE POST CLOSING
27775 Diehl Rd
Warrenville, IL 60555
Tax Parcel 13912-000-000
Section 5, Township 10 South, Range 20 East

FIRST AMERICAN TITLE
INDEX # 235498

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2587600 2 PGS

Jul 15, 2010 12:20 PM
BOOK 3969 PAGE 637
J. K. IRBY
Clerk Of Circuit Court
Alachua County, Florida
CLERK13 Receipt # 449158

Doc Stamp-Deed: \$245.00



2587600

2 PGS

WARRANTY DEED

THIS WARRANTY DEED, made this 6 day of July, 2010,
between **Joseph Joel M. Buchanan** whose mailing address is 1019 Northwest 6th Avenue,
Gainesville, Florida 32641, hereinafter called the Grantor, and the **Gainesville Community
Redevelopment Agency**, a public body corporate and politic, whose mailing address is Post
Office Box 490, Mail Station 48, Gainesville, Florida 32602-0490, hereinafter called the 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)*

WITNESSETH

That the said GRANTOR, for and in consideration of the sum of ten dollars (\$10.00) and
other good and valuable consideration to said GRANTOR in hand paid by said GRANTEE, the
receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises,
releases, conveys and confirms unto the GRANTEE, all that certain land situated, lying and
being in the County of Alachua, State of Florida, to wit:

DESCRIPTION

**Lot 19 of O.A. PORTER'S SUBDIVISION OF BLOCK 10 OF BROWN'S ADDITION TO
GAINESVILLE as per plat thereof recorded in Plat book "A", Page 74 of the Public
Records of Alachua County, Florida**

Containing 0.15 acres more or less.

THE SUBJECT PROPERTY IS NOT THE HOMESTEAD OF GRANTORS NOR IS IT CONTIGUOUS THERETO.

**Subject to Taxes and assessments for 2010 and subsequent years and existing
easements and restrictions of record.**

Page 2


Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise pertaining.

To Have and To Hold, the same in fee simple forever.

And the GRANTOR hereby covenants with said GRANTEE that the GRANTOR is lawfully seized of said land in fee simple: that the GRANTOR has good right and lawful authority to sell and convey said land; that the GRANTOR hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that the said land is free of all encumbrances, except as stated herein.

In Witness Whereof, the said GRANTOR has hereunto set his hand and seal the day and year first above written,

Signed, Sealed and Delivered
In our Presence:


Witness
Print Name: David D. Woody

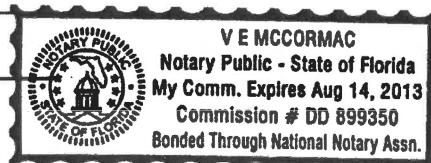

Joseph Joel M. Buchanan

VE McCormac
Witness
Print Name: VE McCormac

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me this 6th day of July, 2010, by Joseph Joel M. Buchanan, who is personally known to me or has produced valid FL driver's license as identification.

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



12.50
567.00

Doc Stamp-Deed: \$567.00



Prepared by and return to:
Raymond M. Ivey, Esq.
Attorney at Law
Scruggs & Carmichael, P.A.
Raymond M. Ivey, Esquire 4041 NW 37th Place, Suite B
Gainesville, FL 32606
352-374-4120 File Number: RMI 15-1561 GCRA

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THIS WARRANTY DEED, made and entered into on this 29th day of October, 2015 between

**SHANNON EVANS, Individually and as Personal Representative of the Estate of
DANIEL P. EVANS, deceased**

whose address is 1732 Chandelier Circle, West, Jacksonville, FL 32225, grantor(s)*, and

**GAINESVILLE COMMUNITY REDEVELOPMENT AGENCY, a body
corporate and politic of the State of Florida and designated as Community
Redevelopment Agency of the City of Gainesville**

whose address is Post Office Box 490, MS 48, Gainesville, FL 32627, grantee(s)*,

WITNESSETH, that said grantor(s), for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor(s) in hand paid by said grantee(s), the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee(s), and grantee's heirs and assigns forever, the following described land, situate, lying and being in Alachua County, Florida, to-wit:

Parcel 1:

A part of the West 152 feet of Lot 107 of "New Gainesville", a subdivision in Section 3, Township 10 South, Range 20 East as per map or plat thereof recorded in Plat Book "A", Page 66, of the Public Records of Alachua County, Florida, more particularly described as follows:

Commence at the Southeast corner of Section 3, Township 10 South, Range 20 East, Alachua County, Florida. Said point also being the Southeast corner of "New Gainesville", as recorded in Plat Book "A", Page 66, of the Public Records of Alachua County, Florida; thence South 89°11'05" West along the South boundary of said Section 3 and South boundary of said "New Gainesville" 1820.93 feet to the Southeast corner of the West 152.00 feet of Lot 107 of the aforesaid "New Gainesville"; thence North 01°07'16" West along the East boundary of the aforesaid West 152.00 feet of Lot 107 a distance of 100.00 feet to a point on the North boundary of the South 100.00 feet of said Lot 107; thence continue North 01°07'16" West along the aforesaid East boundary of the West 152.00 feet of Lot 107 a distance of 258.13 feet to a point on the Southerly right of way line of State Road No. 20 (100 feet wide); thence North 60°54'07" West along said Southerly right of way line 2.04 feet; thence South 03°48'51" West 158.60 feet; thence South 00°13'06" East 101.07 feet to a point on the aforesaid North boundary of the South 100.00 feet of Lot 107; thence North 89°11'05" East along said North boundary 17.00 feet to the Point of Beginning.

Parcel 2:

Commence at the Southwest corner of Lot 107 of New Gainesville, a Subdivision of Section 3, Township 10 South, Range 20 East, as per map of plat thereof recorded in Plat Book "A", Page 66, of the Public Records of Alachua County, Florida, thence run South 89°25'20" East 152 feet; thence run North 0°21'40" East 359.55 feet to the South right-of-way of State Highway No. 20; thence run South 59°30'20" East, along said right-of-way, 97.3 feet and the Point of Beginning; thence run South 22°13'40" West 100 feet; thence run in an Southeasterly direction, parallel to the South right-of-way of State Highway 20, a distance of 14.6 feet; thence run in a Northeasterly direction in a straight line to a point on the South line of said right-of-way; thence run Northwesterly along said South line of said right-of-way a distance of 18 feet to the Point of Beginning.

Parcel 3:

Commence at the Southwest corner of Lot 107 of New Gainesville, a Subdivision of Section 3, Township 10 South, Range 20 East, as per map of plat thereof recorded in Plat Book "A", Page 66, of the Public Records of Alachua County, Florida, thence run South 89°25'20" East 152 feet; thence run North 0°21'40" East 101 feet to the Point of Beginning; thence run North 0°21'40" East 258.55 feet to the South right of way of State Highway No. 20; thence run South 59°30'20" East along said right of way 97.3 feet; thence run South 22°13'40" West 225.87 feet to the Point of Beginning.

SUBJECT TO covenants, conditions, and restrictions of record, if any;
SUBJECT TO taxes subsequent to December 31, 2014;
TAX PARCEL #11344-001-000 & 11342-002-000.

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

WARRANTY DEED - PAGE 2
TAX PARCEL #11344-001-000 & 11342-002-000


AND said grantor(s) does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor(s)" and "Grantee(s)" are used for singular or plural, as context requires.

IN WITNESS WHEREOF, grantor(s) has /have hereunto set grantor(s)'s hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:


 Witness Name: RAYMOND M. IVEY


 SHANNON EVANS, Individually and as
 Personal Representative


 Witness Name: TERRI L. HASKINS

State of Florida
 County of Alachua

The foregoing instrument was acknowledged before me this 29th day of October, 2015 by SHANNON EVANS, Individually and as Personal Representative of the estate of DANIEL P. EVANS, deceased, who ☒ is personally known to me or ☐ has produced a driver's license as identification.

[Notary Seal]


 Notary Public

Printed Name: RAYMOND M. IVEY

My Commission Expires: _____

Doc Stamp-Deed: \$8.70



18-50
18-70

Prepared by and return to:
Raymond M. Ivey, Esq.
Attorney at Law
Scruggs & Carmichael, P.A.
Raymond M. Ivey, Esquire 4041 NW 37th Place, Suite B
Gainesville, FL 32606
352-374-4120 File Number: RMI 15-1561 GCRA

[Space Above This Line For Recording Data]

THIS WARRANTY DEED, made and entered into on this 29th day of **October, 2015** between

THE AMERICAN WAY, LLC, a dissolved Florida Limited Liability Company

whose address is **1732 Chandelier Circle, West, Jacksonville, FL 32225**, grantor(s)*, and

GAINESVILLE COMMUNITY REDEVELOPMENT AGENCY, a body corporate and politic of the State of Florida and designated as Community Redevelopment Agency of the City of Gainesville

whose address is **Post Office Box 490, MS 48, Gainesville, FL 32627**, grantee(s)*,

WITNESSETH, that said grantor(s), for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor(s) in hand paid by said grantee(s), the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee(s), and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Alachua County, Florida**, to-wit:

Parcel 1:

A part of the West 152 feet of Lot 107 of "New Gainesville", a subdivision in Section 3, Township 10 South, Range 20 East as per map or plat thereof recorded in Plat Book "A", Page 66, of the Public Records of Alachua County, Florida, more particularly described as follows:

Commence at the Southeast corner of Section 3, Township 10 South, Range 20 East, Alachua County, Florida. Said point also being the Southeast corner of "New Gainesville", as recorded in Plat Book "A", Page 66, of the Public Records of Alachua County, Florida; thence South 89°11'05" West along the South boundary of said Section 3 and South boundary of said "New Gainesville" 1820.93 feet to the Southeast corner of the West 152.00 feet of Lot 107 of the aforesaid "New Gainesville"; thence North 01°07'16" West along the East boundary of the aforesaid West 152.00 feet of Lot 107 a distance of 100.00 feet to a point on the North boundary of the South 100.00 feet of said Lot 107; thence continue North 01°07'16" West along the aforesaid East boundary of the West 152.00 feet of Lot 107 a distance of 258.13 feet to a point on the Southerly right of way line of State Road No. 20 (100 feet wide); thence North 60°54'07" West along said Southerly right of way line 2.04 feet; thence South 03°48'51" West 158.60 feet; thence South 00°13'06" East 101.07 feet to a point on the aforesaid North boundary of the South 100.00 feet of Lot 107; thence North 89°11'05" East along said North boundary 17.00 feet to the Point of Beginning.

Parcel 2:

Commence at the Southwest corner of Lot 107 of New Gainesville, a Subdivision of Section 3, Township 10 South, Range 20 East, as per map of plat thereof recorded in Plat Book "A", Page 66, of the Public Records of Alachua County, Florida, thence run South 89°25'20" East 152 feet; thence run North 0°21'40" East 359.55 feet to the South right-of-way of State Highway No. 20; thence run South 59°30'20" East, along said right-of-way, 97.3 feet and the Point of Beginning; thence run South 22°13'40" West 100 feet; thence run in an Southeasterly direction, parallel to the South right-of-way of State Highway 20, a distance of 14.6 feet; thence run in a Northeasterly direction in a straight line to a point on the South line of said right-of-way; thence run Northwesterly along said South line of said right-of-way a distance of 18 feet to the Point of Beginning.

Parcel 3:

Commence at the Southwest corner of Lot 107 of New Gainesville, a Subdivision of Section 3, Township 10 South, Range 20 East, as per map of plat thereof recorded in Plat Book "A", Page 66, of the Public Records of Alachua County, Florida, thence run South 89°25'20" East 152 feet; thence run North 0°21'40" East 101 feet to the Point of Beginning; thence run North 0°21'40" East 258.55 feet to the South right of way of State Highway No. 20; thence run South 59°30'20" East along said right of way 97.3 feet; thence run South 22°13'40" West 225.87 feet to the Point of Beginning.

Parcel 4:

A parcel of land in Section 3, Township 10 South, Range 20 East, Alachua County, Florida, lying within Lot 107 of NEW GAINESVILLE, a subdivision as per plat thereof recorded in Plat Book A, Page 66, of the Public Records of Alachua County, Florida, being more particularly described as follows:

Commence at the Southwest corner of Lot 107, of NEW GAINESVILLE, a subdivision as per plat thereof recorded in Plat Book A, Page 66, of the Public Records of Alachua County, Florida; thence S.89 degrees 25'20"E. a distance of 152 feet; thence N.00 degrees 21'40"E. a distance of 101 feet to the Southeast corner of that particular parcel of land as described in Official Records Book 3410, Page 715, of said Public Records, and to the POINT OF BEGINNING of the herein described parcel of land; thence Northeasterly, along the Easterly portion of said parcel of land described in Official Records Book 3410, Page 715, for the following three courses: 1) N.20 degrees 50'44"E. a distance of 125.83 feet; 2) S.60 degrees 41'34"E. a distance of 14.32 feet; 3) N.22 degrees 33'52"E. a distance of 99.77 feet to an intersection with the Southwesterly right-of-way line of County Road No. 20; thence S.60 degrees 55'07"E., along said right-of-way line, a distance of 30.53 feet to the most Northerly portion of the Right-of-Way Survey for Southeast 8th Avenue, Project No. M-3180-92 as prepared by John W. Myers, PLS No. 3447, dated October 22, 1992; thence S.15 degrees 55'07"E., along the Northwesterly line of said SE 8th Avenue, a distance of 35.36 feet; thence S.29 degrees 04'53"W., along said Northwesterly line, a distance of 14.00 feet to the point of curvature of a curve, concave Northwesterly, having a radius of 450.00 feet and a chord bearing and distance of S.41 degrees 08'02"W. 190.22 feet, respectively; thence along said right-of-way and along the arc of said curve, a distance of 191.66 feet to a point which lies S.00 degrees 21'40"W. 1.62 feet from the aforesaid point of beginning; thence N.00 degrees 21'40"E. a distance of 1.62 feet to said POINT OF BEGINNING.

SUBJECT TO covenants, conditions, and restrictions of record, if any;
SUBJECT TO taxes subsequent to December 31, 2014;
TAX PARCEL # 11342-002-000, 11344-001-000 & 11344-002-000.

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

AND said grantor(s) does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor(s)" and "Grantee(s)" are used for singular or plural, as context requires.

IN WITNESS WHEREOF, grantor(s) has /have hereunto set grantor(s)'s hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Raymond M. Ivey
Witness Name: RAYMOND M. IVEY

THE AMERICAN WAY, LLC

By: *Daniel Evans*
DANIEL EVANS, SOLE MEMBER

(Corporate Seal)

Terril L. Haskins
Witness Name: TERRIL HASKINS

State of Florida
County of Alachua

The foregoing instrument was acknowledged before me this 29th day of October, 2015 by DANIEL EVANS, Sole Member of THE AMERICAN WAY, LLC, on behalf of the corporation. He ☒ is personally known to me or ☐ has produced a driver's license as identification.

[Notary Seal]



Raymond M. Ivey
Notary Public

Printed Name: RAYMOND M. IVEY

My Commission Expires: _____