

LEGISTAR # 190364B

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

Tax Parcels 13807-000-000 and 13809-001-000
Section 5, Township 10 South, Range 20 East

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made the ___ day of _____, 2019, 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 **Real Estate Acquisition for Children, LLC**, a Florida limited liability company, with a mailing address of 5950 Northwest 1st Place, Suite A, Gainesville, Florida 32607, 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.

Containing 16,450 square feet or 0.38 acres, more or less.

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 2019 and subsequent years.

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:

CITY OF GAINESVILLE, FLORIDA
A Florida Municipal Corporation

Witness
Print Name _____

Lauren Poe, Mayor

Witness
Print Name _____

ATTEST:

Omichele D. Gainey, Clerk of the Commission

**STATE OF FLORIDA
COUNTY OF ALACHUA**

The foregoing instrument was acknowledged before me this ____ day of _____, 2019, by Lauren Poe and Omichele D. Gainey, 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: _____

EXHIBIT A

Tax Parcel # 13809-001-000:

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, consisting of 5,950 square feet or 0.1366 acres more or less. Fee simple title to this property was conveyed to the City by Deed recorded in Official Record Book 4717, Page 1141; and

Tax Parcel # 13807-000-000:

Lot 35, 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, consisting of 10,500 square feet or 0.241 acres more or less. Fee simple title to this property was conveyed to the City by Deed recorded in Official Record Book 1035, Page 799.