

This instrument prepared without benefit of
title search or legal opinion of title by:
Marvin W. Bingham, Jr.
Bingham &
Mikolaitis, P.A.
Post Office Box
1930 Alachua,
Florida 32616

Tax Parcel#: 03549-000-000

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made the day of April, 2017 by City of Alachua, a municipality within Alachua County, Florida, whose post office address is Post Office Box 9, Alachua, Florida 32616, hereinafter called Grantor, to Antioch Missionary Baptist Church of Alachua, Inc., a Florida not-for profit Corporation, whose post office address is Post Office Box 814, Alachua, Florida 32616, hereinafter called Grantee:

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, sell, alien, remise, convey and confirm unto the Grantee all of that certain land situated in Alachua County, Florida, to wit:

Lots 12, Block 4 of Guinn Williams & Reeves subdivision, according to the plat recorded in Plat Book C, Page 79 of the Public Records of Alachua County, Florida.

Grantor is also conveying by this Deed any rights that it would have otherwise retained under Florida Statutes Section 270.11 (1).

SUBJECT TO:

A. Taxes and assessments for the year 2017 and all subsequent years; all applicable governmental, zoning and land use ordinances, restrictions, and prohibitions and other requirements imposed by governmental authority; agreements, easements, liens and encumbrances of record.

B. Restrictions and matters appearing on the plat and/or common to the subdivision.

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 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 claiming by, through or under the said Grantor, but against no others.

IN WITNESS WHEREOF, the said Grantor has hereunto set its hand and seal the day and year first abovescribed.

Signed, sealed and delivered in our presence:

Attest:

City of Alachua, a municipality within Alachua County, Florida

Traci L. Gresham, City Manager/City Clerk

Gib Coerper, Mayor

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me this_ day of March, 2017 by Gib Coerper, Mayor of City of Alachua, a municipality within Alachua County, Florida, on behalf of said municipality, who is personally known to me.

(Notary Seal)

Notary Public - State of Florida

Printed Name:

My Commission Expires:

Approved as to form:

Marian Rush, City Attorney