

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
17-107

Tax Parcel #: 03531-040-000

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made the 24 day of July, 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 **Joseph N. Strickland and Phyllis W. Strickland, husband and wife**, whose post office address is Post Office Box 425, 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:

Lot 40 of Hitchcocks Addition, according to the plat recorded in Plat Book F, Page 18 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.

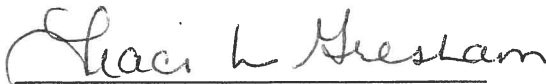
AND the Grantor hereby covenants with said Grantee that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming 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 above written.

Signed, sealed and delivered
in our presence:

Attest:

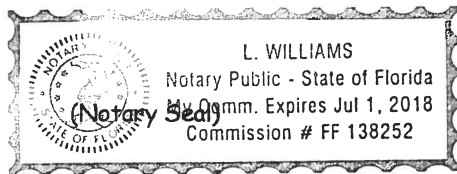
City of Alachua, a municipality within
Alachua County, Florida



Traci L. Gresham, City Manager/City Clerk

By 
Gib Coerper, Mayor

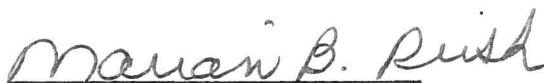
STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me this 24 day of July, 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 Public - State of Florida
Printed Name: L. Williams
My Commission Expires: 7-1-2017

Approved as to form:


Marian Rush, City Attorney

SETTLEMENT STATEMENT

Seller: City of Alachua, a municipality within Alachua County, Florida

Buyer: Joseph N. Strickland and Phyllis M. Strickland, husband and wife

Date: Jul 4 ~~May 11~~, 2017 *J.S.*

PURCHASE PRICE: \$1,400.00

Recording of deed: \$27.00

Doc Stamps on deed: \$ 9.80

Doc/Closing: \$400.00

Amount from Buyer: \$1836.80

Net proceeds to Seller \$1400.

The foregoing disbursements are accepted and approved by the undersigned.

City of Alachua

Joseph N. Strickland
Joseph N. Strickland

Gib Coerper
Gib Coerper, Mayor

Phyllis M. Strickland
Phyllis M. Strickland

W

Bus