

Prepared By & Return To:
Darryl J. Tompkins, P.A.
P.O. Box 519
Alachua, Florida 32616

Parcel ID Number: 03053-001-009

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made and executed as of the 21st day of February, 2018 (the “Effective Date”), by **ALACHUA A ONE, LLC, A FLORIDA LIMITED LIABILITY COMPANY**, whose post office address is 15260 NW 147th Drive, Suite 100, Alachua, Florida 32615 (hereinafter referred to as “Grantor”), to **THE CITY OF ALACHUA, FLORIDA, A FLORIDA MUNICIPALITY**, whose address is Post Office Box 9, Alachua, Florida 32616 (hereinafter referred to as “Grantee”).

WITNESSETH:

That Grantor, its successors and assigns, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt and sufficiency whereof are hereby acknowledged by Grantor, have granted, bargained, sold, aliened, remised, released, conveyed, and confirmed, and do hereby grant, bargain, sell, alien, remise, release, convey, and confirm, to Grantee, and Grantee’s personal representatives, heirs, successors and assigns forever, the following described parcel of real property located in Alachua County, Florida, to-wit:

SEE EXHIBIT “A” ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE (the “Real Property”)

TOGETHER WITH all and singular the rights and appurtenances pertaining to the Real Property, together with every privilege, right, title, interest and estate, reversion, remainder, and easement thereto belonging or in anywise appertaining. Grantor will warrant and defend the property hereby conveyed against the lawful claims and demands of all persons claiming by, through, or under him, but against none other.

TO HAVE AND TO HOLD the same in fee simple forever.

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed and delivered effective as of the Effective Date stated above.

Signed, Sealed and Delivered
In the Presence of:

"GRANTOR"

Alachua A One, LLC, a Florida
Limited Liability Company

Brenda Cowart
Printed Name: Brenda Cowart

By: James W. McCauley
James W. McCauley, Manager

Darryl J. Tompkins
Printed Name: DARRYL J. TOMPKINS

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me this 21st day of February, 2018, by James W. McCauley as Manager of Alachua A One, LLC, a Florida Limited Liability Company, who executed the same on behalf of the Company. He is personally known to me or he has produced his Florida driver's license as identification.

Darryl J. Tompkins
Printed Name: DARRYL J. TOMPKINS
Notary Public, State of Florida
My Commission Expires: 8/20/2018
My Serial Number Is: FF152620

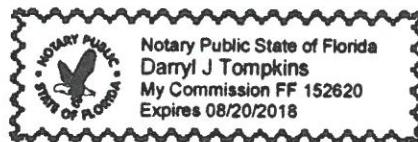


EXHIBIT "A"
LEGAL DESCRIPTION

April 21, 2017

Legal Description

Future 163rd Lane RW

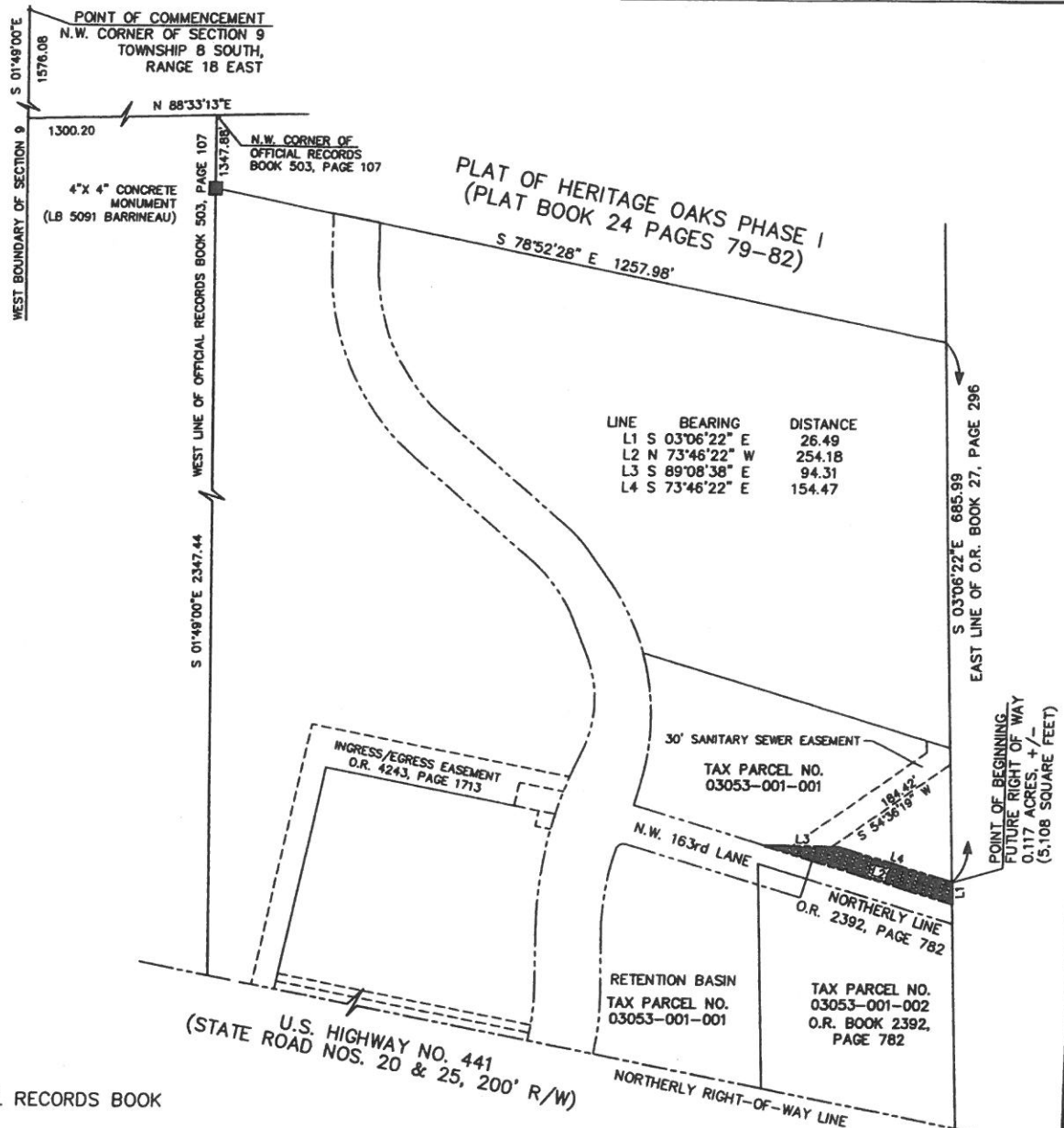
A portion of Fractional Section 9, Township 8 South, Range 18 East, City of Alachua, Alachua County, Florida; being more particularly described as follows:

Commence at the Northwest corner of Fractional Section 9, Township 8 South, Range 18 East, Alachua County, Florida and run thence South 01°49'00" East, along the west boundary of said Section, 1576.08 feet; thence North 88°33'13" East, 1300.20 feet to the Northwest corner of that certain tract of land as described in Official Records Book 503, page 107 of the Public Records of Alachua County, Florida; thence South 01°49'00" East, along the west line of said certain tract of land, 1347.88 feet to a 4" X 4" concrete monument (stamped "LB 5091 BARRINEAU") as depicted on 'Heritage Oaks Phase I', a subdivision as per plat thereof, recorded in Plat Book 24, page 79 of said Public Records; thence South 78°52'28" East, along the south boundary of said Heritage Oaks Phase I, a distance of 1257.98 feet to the southeast corner of said Heritage Oaks Phase I and to a point on the east line of that certain tract of land as described in Official Records Book 27, page 296 of said Public Records; thence South 03°06'22" East, along said east line, 685.99 feet to the Point of Beginning; thence continue South 03°06'22" East, along said east line, 26.49 feet; thence North 73°46'22" West, 254.18 feet; thence South 89°08'38" East, 94.31 feet; thence South 73°46'22" East, 154.47 feet to the Point of Beginning.

Containing 0.117 Acres (5,108 Square Feet), more or less.

AS SHOWN ON THE ATTACHED SKETCH

EXHIBIT "A" SKETCH



ABBREVIATIONS

O.R. = OFFICIAL RECORDS BOOK

THIS IS NOT A BOUNDARY SURVEY

NOT VALID WITHOUT THE SIGNATURE AND
THE ORIGINAL RAISED SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER.

SCALE: 1" = 200'

| DRN. | B.G. | CHKD. | B.G. | SURVEY DATE | DWG COMP | PROJ. NO. | FIELD BK. | PAGE NO. |
|------|------|-------|------|-------------|----------|-----------|-----------|----------|
| | | | | 4/21/2017 | | | | |

LEGAL DESCRIPTION SKETCH OF

A PORTION OF FRACTIONAL SECTION 9

TOWNSHIP 8 SOUTH, RANGE 18 EAST

ALACHUA COUNTY, FLORIDA

SANITARY SEWER EASEMENT

FOR: HIPPI INVESTMENTS, LLC

THIS SKETCH OF LEGAL DESCRIPTION MEETS THE STANDARDS OF PRACTICE
AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND
MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO
SECTION 472.027 (2016), FLORIDA STATUTES.

BY: ROBERT W. GRAVER P.S.M. 4239

Corporate Authorization
No. LB 2389

eda 40 years

eda engineers-surveyors-planners, inc.

LB 2389
2404 N.W. 43rd ST, GAINESVILLE, FLORIDA 32606-6602
TEL: (352) 373-3541 FAX: (352) 373-7249
E-MAIL: mail@edapl.com