

This Instrument Prepared by:  
Kara Brecken, Land Rights Coordinator  
City of Gainesville  
Post Office Box 490, MS # 11  
Gainesville, Florida 32627

Tax Parcel Nos. 11610-000-000 and 11613-000-000  
Section 3, Township 10 South, Range 20 East

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## SPECIAL WARRANTY DEED

**THIS SPECIAL WARRANTY DEED** made this \_\_\_\_ day of \_\_\_\_\_, 2024, 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 200 East University Avenue, Gainesville, Florida 32601, GRANTOR, to **Black on Black Crime Task Force of Gainesville, Alachua County, Inc.**, a Florida not for profit corporation existing under the laws of the State of Florida, whose post office address is Post Office Box 5565, Gainesville, Florida 32601, 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 ("Property"):

### Legal Description

*Lots Eight (8), Nine (9), Ten (10) and Eleven (11) of Block Thirty-Five (35) in NEW GAINESVILLE, according to plat thereof recorded in Plat Book "A", page 65 of the Public Records of Alachua County, Florida.*

*Containing approximately 13,200 square feet or .030 acres more or less.*

### **ALSO**

*Lot Fourteen (14) and the East Twenty (20) feet of Lot Thirteen (13) of Block Thirty-Five (35) in NEW GAINESVILLE, according to plat thereof recorded in Plat Book "A", page 65 of the Public Records of Alachua County, Florida.*

*Containing approximately 9,600 square feet or .022 acres more or less.*

The subject property is not the homestead of the Grantor nor is it contiguous thereto.

**GRANTOR**, for itself and its successors and assigns, forever releases all of Grantor’s interests in any and all phosphates, minerals, metals, and petroleum that are or may be in, on, or under the subject Property pursuant to F.S. 270.11.

**SUBJECT** to valid and enforceable zoning restrictions imposed by governmental authority, valid and enforceable easements and restrictions of record and taxes for 2024 and subsequent years.

In addition, in the event Grantee (or applicable Surety or Mortgagee) fails to use the subject Property for purposes of a school, after school program, or related uses for a period of five (5) years after the date of the recording of this deed, the Grantor shall have the absolute right, but not the obligation, to cause title to the subject Property to revert to Grantor. To exercise its right of reverter, Grantor shall record an Affidavit to that effect in the public records of Alachua County, Florida, on or before five (5) years after the date of the recording of this deed. Within a reasonable time after such recording, Grantee and Grantor shall close on the transfer of the subject Property back to the Grantor. At the closing of the subject Property transferring the Property back to the Grantor, Grantee shall execute a deed to Grantor. If Grantor has not recorded a reverter Affidavit on or before five (5) years after the date of the recording of this deed, then this right of reversion shall expire and the subject Property shall be automatically released of such reversion and Grantor agrees to execute at Grantee’s request a recordable release evidencing the expiration of such right of reversion.

**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

\_\_\_\_\_

By: \_\_\_\_\_

Witness

Harvey L. Ward, Jr., as its Mayor

Print Name \_\_\_\_\_

Address \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Witness

Print Name \_\_\_\_\_

Address \_\_\_\_\_

\_\_\_\_\_

ATTEST:

\_\_\_\_\_  
Kristen J. Bryant, City Clerk

**STATE OF FLORIDA**  
**COUNTY OF ALACHUA**

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization on this \_\_\_\_ day of \_\_\_\_\_, 2024, by Harvey L. Ward, Jr. and Kristen J. Bryant, Mayor and City Clerk, 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: \_\_\_\_\_