

**EXHIBIT D**

This instrument prepared by:  
Charles Brecken, PSM  
Public Works Department  
5620 NW 120 Lane  
Gainesville, FL 32653

Tax Parcels 08192-009-000 and 08192-010-000  
ALACHUA COUNTY, FLORIDA

**COUNTY DEED  
PURSUANT TO §125.411, F.S.**

**THIS DEED**, made this \_\_\_\_ day of \_\_\_\_\_, A.D., 2020, by **ALACHUA COUNTY, FLORIDA**, a charter county and political subdivision of the State of Florida, by its Board of County Commissioners, party of the first part, and \_\_\_\_\_, party of the second part.

**WITNESSETH** that the said part of the first part, for and in consideration of the sum of \$1.00 to it in hand paid by the party of the second part, receipt whereof is hereby acknowledged, has granted, bargained and sold to the party of the second part, his or her heirs and assigns forever, the following described land lying and being in Alachua County, Florida, to wit:

A parcel of land being more particularly described in **ATTACHMENT "A"**, as attached hereto and by reference made a part hereof (the **"Property"**).

**TO HAVE AND TO HOLD** the Property, and all the estate, right, title, lien, interest, and claim whatsoever the party of the first part may have, whether in law or equity, in the Property together with all improvements thereon and appurtenances thereto appertaining; and further the party of the first part specifically chooses not to reserve any interest in any phosphate, minerals, metals, or petroleum (collectively **"Subsurface Materials"**) located in the Property, if any, and any and all rights to explore, mine, extract, or develop the Subsurface Materials held by the party of the first part, if any; all unto the party of the second party for the proper use, benefit and enjoyment of the party of the second part, its heirs and assigns or successors and assigns, forever.

THIS CONVEYANCE IS SUBJECT, however, to each of the following: (i) the party of the second party only shall construct, use, operate, and maintain on the Property an equipment concentration facility for the US Army Reserve (the “**Facility**”); (ii) the party of the second part must commence site construction of the Facility on the Property within two years following the date of February 25, 2020; (iii) within three years following the date of February 25, 2020, the party of the second part must complete construction of the Facility on the Property and commence full and ordinary operation of the Facility; and (iv) once the party of the second part completes construction of the Facility, the party of the second part must not cease full and ordinary operation of the Facility for a period of 365 consecutive days or more. Following the breach of any of the aforesaid conditions or restrictions by the party of the second part, all right, title, and interest in and to the Property herein conveyed shall, at the sole and exclusive option of the party of the first part, revert automatically and immediately to the party of the first part upon delivery of written notice by the party of the first part upon the party of the second part.

**IN WITNESS WHEREOF**, the said party of the first part has caused these presents to be executed in its name by its Board of County Commissioners acting by the Chair of said board, the day and year aforesaid.

(SEAL)

ALACHUA COUNTY, FLORIDA

By: \_\_\_\_\_,  
Chair  
Board of County Commissioners

ATTEST:

\_\_\_\_\_  
J. K. “Jess” Irby, Esq.  
Clerk of Circuit Court

APPROVED AS TO FORM

\_\_\_\_\_  
County Attorney’s Office

### **Attachment A: Legal Description**

Commencing at the NW corner of Section 26, Township 9 South, Range 20 East and run South 1 degrees 16'59" East 1225.74 feet to the intersection of NE 39<sup>th</sup> Avenue (State Road No. S-232) center line, thence run South 60 degrees 28'21" East along said center line 102.7 feet to the Easterly R/W line of the SCL Railroad, thence run North 29 degrees 33'01" East along said R/W line 50 feet to the Northerly R/W of NE 39<sup>th</sup> Avenue and the POB, thence continue North 29 degrees 33'01" East along SCL Railroad R/W 269.51 feet, thence run North 89 degrees 04'01" East 2594.12 feet, thence run South 0 degrees 47'59" East 489.24 feet, thence run North 89 degrees 08'01" East 1000 feet, thence run South 0 degrees 47'59" East 1932.73 feet to the Northerly R/W of NE 39<sup>th</sup> Avenue, thence run N 60 degrees 28'21" West along said R/W 4321.71 feet to the POB; lying and being in Section 26, Township 9 South, Range 20 East, Alachua County, Florida.

LESS AND EXCEPT those lands conveyed in that certain County Deed recorded in Official Records Book 1630, page 2783 of the Public Records of Alachua County, Florida, more particularly described as follows:

A parcel of land in Section 26, Township 9 South, Range 20 East Alachua County, Florida, more particularly described as follows:

Commence on the West line of Section 26, Township 9 South, Range 20 East, at a point 1,225.78 feet Southerly from the Northwest corner thereof; thence South 60 degrees 29'14" East 530.55 feet; thence North 29 degrees 30'45" East 50 feet to a point on the Northerly right of way line of State Road No. 222 and the Point of Beginning; thence North 60 degrees 29'14" West along said right of way line a distance of 427.85 feet; thence North 29 degrees 31'45" East 3.75 feet; thence South 60 degrees 29'14" East 207.35 feet; thence South 59 degrees 30'46" East 220.53 feet to the Point of Beginning.