



First American

Commitment

ALTA Commitment for Title Insurance

ISSUED BY

First American Title Insurance Company

File No: 2076-4599185

AMERICAN LAND TITLE ASSOCIATION COMMITMENT FOR TITLE INSURANCE

Issued By

First American Title Insurance Company

NOTICE

IMPORTANT-READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and the Commitment Conditions, ***First American Title Insurance Company***, a Nebraska Corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured.

If all of the Schedule B, Part I-Requirements have not been met within 6 months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

Issued through Salter Feiber, P.A.



David E. Menet, Esq.
Authorized Signatory

First American Title Insurance Company



Dennis J. Gilmore
President



Jeffrey S. Robinson
Secretary

If this jacket was created electronically, it constitutes an original document.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions.

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COMMITMENT CONDITIONS

1. DEFINITIONS

- (a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
- (b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- (c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
- (d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- (e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- (f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
- (g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
- (h) "Title": The estate or interest described in Schedule A.

- 2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.
- 3. The Company's liability and obligation is limited by and this Commitment is not valid without:
 - (a) the Notice;
 - (b) the Commitment to Issue Policy;
 - (c) the Commitment Conditions;
 - (d) Schedule A;
 - (e) Schedule B, Part I—Requirements;
 - (f) Schedule B, Part II—Exceptions; and
 - (g) a counter-signature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY

- (a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - (i) comply with the Schedule B, Part I—Requirements;
 - (ii) eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
 - (iii) acquire the Title or create the Mortgage covered by this Commitment.
- (b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- (c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- (d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.
- (e) The Company shall not be liable for the content of the Transaction Identification Data, if any.
- (f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
- (g) In any event, the Company's liability is limited by the terms and provisions of the Policy.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions.

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6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT

- (a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- (b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.
- (c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- (d) The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- (e) Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
- (f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

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First American Title Insurance Company

AMERICAN LAND TITLE ASSOCIATION COMMITMENT

Schedule A

Transaction Identification Data for reference only:

Commitment Number: 19-1145.7 KN	Revision Number: None	Issuing Office File Number: 19-1145.7 KN	Issuing Office: None
Property Address: Unassigned Location, FL	Loan ID Number: None	ALTA Universal ID: None	Issuing Agent: Salter Feiber, P.A.

1. Commitment Date: February 6, 2020 @ 08:00 AM
2. Policy to be issued: Proposed Policy Amount:

OWNER'S: ALTA Owner's Policy (6/17/06) (With Florida Modifications) \$37,580.00

Proposed Insured: Alachua County, a political subdivision of the state of Florida

MORTGAGEE: ALTA Loan Policy (6/17/06) (With Florida Modifications) \$

Proposed Insured:

3. The estate or interest in the Land described or referred to in this Commitment is Fee Simple. (Identify estate covered, i.e., fee, leasehold, etc.)

4. Title to the estate or interest in the Land is at the Commitment Date vested in:

Phyllis I. Stephens as Trustee(s) of the Phyllis I. Stephens Trust Agreement dated the 25th of May, 1993

5. The Land is described as follows:

See Exhibit "A" attached hereto and made a part hereof as if fully set forth herein.

First American Title Insurance Company

P.O. Box 776123, Attn: Accounts Receivable Dept., Chicago, Illinois 60677-6123



AUTHORIZED SIGNATORY
David E. Menet, Esq.
Attorney at Law

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First American Title Insurance Company

AMERICAN LAND TITLE ASSOCIATION COMMITMENT Schedule B-I

Issuing Office File Number: 19-1145.7 KN

Requirements

All of the following requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
 - A. Warranty Deed executed by the current Trustee(s), as identified in the required certification of trust, individually and as Trustee(s) of the Phyllis I. Stephens Trust Agreement dated the 25th day of May, 1993, conveying the Land to Alachua County, a political subdivision. Joinder of spouse is required as to each grantor unless the grantor is a single person and the deed states that fact or the property is not their homestead and the deed states substantially the following: The land described herein is not the homestead of grantor(s) and neither they nor their spouse or anyone for whose support they are responsible reside on or adjacent to the land.
 - B. Record Certification of Trust pursuant to Section 736.1017, F.S., executed by the current Trustee(s) of the Phyllis I. Stephens Trust Agreement dated the 25th day of May, 1993. (Company's FATCO Form CT-1, CT-2, or similar format). If by Successor Trustee(s), the Certification of Trust must include as an Exhibit the following: (i) Pertinent pages of the Trust and any amendments setting forth the name and date of the Trust, name of the Settlor(s), name of the original Trustee(s), and provisions relating to the appointment of the Successor Trustee(s); and (ii) the death certificate of the prior Trustee(s) or other documentation establishing the resignation or incapacity of the prior Trustee(s).
5. Resolution, in recordable form, of the governing body of Alachua County, a political subdivision, authorizing the purchase of the subject property, designating the officers who will execute the closing documents and setting forth the amount and the terms of said purchase.
6. Satisfactory verification from appropriate governmental authorities that any and all unrecorded Special Taxing District Liens, City and County Special Assessment Liens, MSBU Assessment Liens, Impact Fees, and Water, Sewer and Trash Removal Charges, have been paid.
7. Proof of payment of taxes and assessments for the year 2019, and prior years, plus any penalties and interest.
8. INFORMATION NOTE: Taxes for the year 2019 show PAID, in the amount of \$839.96, for Parcel No.18354-037-007; Gross Amount for Taxes & Assessments is \$874.96; Homestead Exemption WAS NOT filed. Delinquent Tax Information: NO DELINQUENT TAXES ARE DUE.

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First American Title Insurance Company

AMERICAN LAND TITLE ASSOCIATION COMMITMENT Schedule B-II

Issuing Office File Number: 19-1145.7 KN

Exceptions

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the Public Records or attaching subsequent to the Commitment Date hereof but prior to the date the Proposed Insured acquires for value of record the estate or interest or Mortgage thereon covered by this Commitment.
2.
 - a. General or special taxes and assessments required to be paid in the year 2020 and subsequent years.
 - b. Rights or claims of parties in possession not recorded in the Public Records.
 - c. Any encroachment, encumbrance, violation, variation or adverse circumstance that would be disclosed by an inspection or an accurate and complete land survey of the Land and inspection of the Land.
 - d. Easements or claims of easements not recorded in the Public Records.
 - e. Any lien, or right to a lien, for services, labor or material furnished, imposed by law and not recorded in the Public Records.
3. Any Owner's Policy issued pursuant hereto will contain under Schedule B the following exception: *Any adverse ownership claim by the State of Florida by right of sovereignty to any portion of the Land insured hereunder, including submerged, filled and artificially exposed lands, and lands accreted to such lands.*
4. Matters appearing on the plat recorded in Plat Book A, Page(s) 123, including, but not limited to, any building setback lines and/or easements lying within the lot(s) described in Schedule "A".
5. Easement granted to Clay Electric Cooperative, Inc. by instrument recorded in Book 1176, Page 965.
6. Easement for ingress and egress, recorded in Book 1290, Page 306.
7. Easement granted to Lynn C. Badger by instrument recorded in Book 1950, Page 2940.
8. Concurrent rights of others to use the easement described in Schedule "A".
9. Rights of the United States Government to that part of the Land, if any, being artificially filled in land in what was formerly navigable waters arising by reason of the United States Government control over navigable waters in the interest of navigation and commerce.
10. The right, title or interest, if any, of the public to use as a public beach or recreation area any part of the Land lying between the water abutting the Land and the most inland of any of the following: (a) the natural line of vegetation; (b) the most extreme high water mark; (c) the bulkhead line, or (d) any other line which has been or which hereafter may be legally established as relating to such public use.
11. The policy does not insure title to any part of the Land lying below the Mean or Ordinary High Water Line of the abutting body of water.
12. Riparian and/or littoral rights are not insured.

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First American Title Insurance Company
AMERICAN LAND TITLE ASSOCIATION
COMMITMENT
Schedule B-II (Continued)

Issuing Office File Number: 19-1145.7 KN

13. Terms and conditions of any existing unrecorded lease(s), and all rights of lessee(s) and any parties claiming through the lessee(s) under the lease(s).

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Exhibit A

Tax Parcel No.: 18354-037-007 (As per O.R. Book 1909, Page 1682)

The land referred to herein below is situated in the County of ALACHUA, State of Florida, being the southerly portion of Lot 3, Kennedy Survey as per Plat Book A-123, and described as follows:

A portion of Section 35, Township 11 South, Range 21 East, Alachua County, Florida; being more particularly described as follows:

Commence at the NE corner of Section 35, Township 11 South, Range 21 East and run thence North 89 degrees 54 minutes 41 seconds West, along the North boundary of said Section, 1320.00 feet; thence South 06 degrees 32 minutes 52 seconds East, parallel to the East boundary of said Section 990.00 feet to the Point of Beginning; thence continue South 06 degrees 32 minutes 52 seconds East along the East boundary of Lot 3 of Kennedy Survey as per plat recorded in Plat Book A, Page 123 of the Public Records of Alachua County, Florida, 330.00 feet to the SE corner of said Lot 3; thence North 89 degrees 54 minutes 41 seconds West along the South boundary of said Lot, 1870 feet, more or less, to the waters edge of Orange Lake; thence northwesterly along said waters edge 345 feet, more or less, to a point that bears North 89 degrees 54 minutes 41 seconds West from the Point of Beginning; thence South 89 degrees 54 minutes 41 seconds East, parallel to the South boundary of said Lot, 1940 feet, more or less, to the POINT OF BEGINNING.

TOGETHER WITH and SUBJECT TO a non-exclusive easement for ingress and egress to State Road No. 325 over and across the following described lands, to wit:

The South ten (10) feet of Lot One (1), and the North twenty (20) feet and West fifteen (15) feet of Lot Four (4) and the East fifteen (15) feet of Lot Three (3), said Lots One (1), Three (3), and Four (4) as per plat of Kennedy Survey, in Section Thirty-Five (35), Township Eleven (11) South, Range Twenty-One (21) East, recorded in Plat Book A, Page 123 of the Public Records of Alachua County, Florida.

B-II

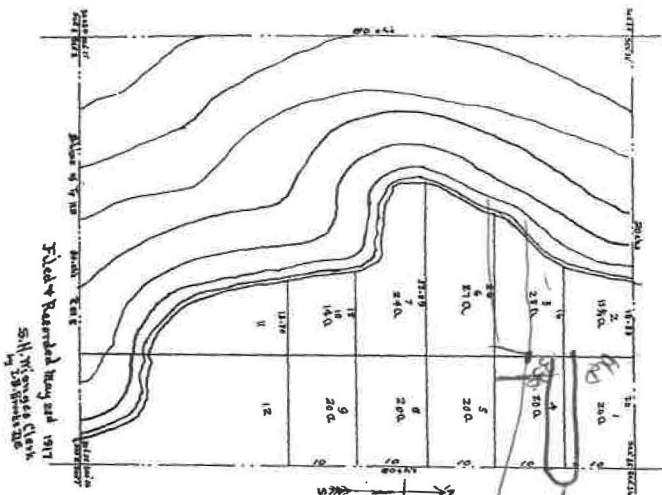
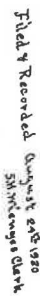
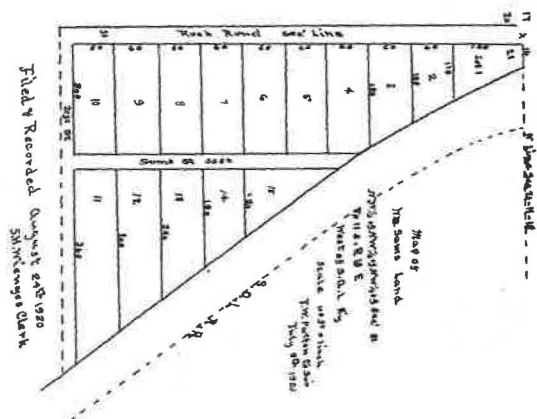
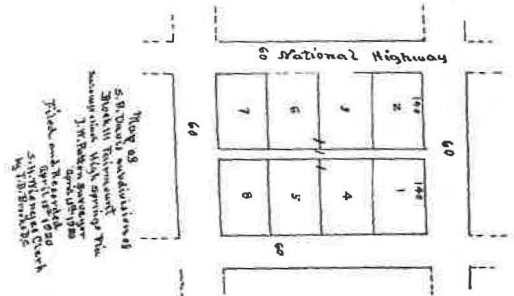
Exceptions

(#4) Plat Book A-123

(#5) 1176-965

(#6) 1290-306

(#7) 1950-2940



That showing substantially in line with that of Denver's water supply, of 300 million tons, and a forecast for 1971 of 1.4 billion tons. The population is 3.4M, with the middle class of 1.5 million.

W. Finger, Dir. Sanitation Dept.

DISTRIBUTION RIGHT-OF-WAY EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that we, the undersigned Grantors, (whether one or more)

B. S. Reid

Address: 10248 Atlantic Boulevard
Jacksonville, Florida 32211

FILED
1970 DEC -1 PM 3:20
CLAY COUNTY, FLA.
RECORDS & DEEDS

In consideration of one dollar and other good and valuable considerations, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey to Clay Electric Cooperative, Inc., a Florida Corporation hereinafter called the "Cooperative", its successors and assigns, a perpetual easement 15 feet in width over, under upon and across the lands and real property situate, lying and being in the County of ALACHUA State of Florida, more particularly described as follows:

The East fifteen (15') feet of Lots 3, & 6; and the West fifteen (15') feet of Lots 4, 5, 7, and 9;

All as per Kennedy's Survey of Section 35, Township 11 South, Range 21 East and recorded in Plat Book "A", page 123 of the Public Records, Alachua County, Florida.

Grantor reserves the right to build a road, and the right to ingress and egress at any point and at any time.

RECORDED
1970 DEC 1
CLAY COUNTY, FLA.
RECORDS & DEEDS
100.55

and to construct, operate and maintain an electric distribution line or system or lines or systems on or under the above described lands and on or under or upon all streets, roads or highways abutting said land, to inspect and make such repairs, changes, alterations, improvements, and additions to its facilities as the Cooperative may from time to time deem advisable, including, by way of example, and not by the way of limitation, the right to increase or decrease the number of conductors, poles, wires, cables, hand holes, transformers, and transformer enclosures, to cut, trim and control the growth by chemical means, machinery or otherwise of trees that may interfere with or threaten or endanger the operation and maintenance of said line or system, to keep the easement clear of all buildings, structures or other obstructions, except citrus trees, law-growing shrubbery and fences that do not otherwise interfere with the Cooperative's use of the right-of-way easement, and to license, permit or otherwise agree to the joint use or occupancy of the lines, system or, if any of said system is placed underground, of the trench or related underground facilities by any other person, association or corporation.

The undersigned agree that all poles, wires, and other facilities including any main service entrance equipment installed on, upon or under the above described lands at the Cooperative's expense, shall remain the property of the Cooperative, renewable at the option of the Cooperative. The undersigned covenant that they are the owners of the above described lands and that said lands are free and clear of liens and encumbrances. The grantors reserve the right to use the easement conveyed herewith for general farming, citrus grove, or pasture purposes, as long as such use does not interfere with the Cooperative's use of the easement conveyed hereunder.

Grantors agree that this right-of-way easement shall run with the land, and that any abandonment of the use of the easement, or interruption in the use of the right-of-way easement, shall not terminate or impair the interests hereby conveyed to the Cooperative.

IN WITNESS WHEREOF the Grantors have hereunto affixed their hands and seals this 30th day of October, 1970.

119770

PREPARED BY:
THOMAS F. LEWIS, LAND AGENT
CLAY ELECTRIC COOP. INC.
HWY 100 & STATE AVE
KEYSTONE HEIGHTS, FLA 32060
1176-965

Notary Public and delivered
in the presence of

John M. Wright ESK (SI AT)
Robert M. McVee (SI AT)
(SI AT)
(SI AT)

STATE OF FLORIDA
COUNTY OF

I HEREBY CERTIFY that on this 30th day of October, A.D. 19 78
before me the undersigned authority, personally appeared B. S. Reid
to me known to be the person described in and who executed the foregoing instrument and
he acknowledged before me that he executed the same
WITNESS my signature and official seal in said County and State, the date and year last aforesaid

William M. Rhodes
Notary Public (Notary Seal)

June 24, 1980
My Commission Expires

BAD COPY

STATE OF FLORIDA

COUNTY OF

Before me personally appeared _____
and _____, to me well known and
known to me to be the _____ President and _____ Secretary
respectively of _____, the corporation
named in the foregoing instrument, and known to me to be the persons who as such officers of said corporation, executed
the same, and then and there the said _____

did acknowledge before me that said instrument is the free act and deed of said corporation by them respectively executed
as such officers for the purposes therein expressed, that the seal thereunto attached is the corporate seal by them in like
capacity affixed, all under authority in them duly vested by the Board of Directors of said corporation.

WITNESS my hand and official seal this _____ day of _____, 19____

Notary Public (Notary Seal)

My Commission Expires

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1176 966

WARRANTY DEED
MADE TO INDIVIDUALS

STANDARD FORM 61

This Warranty Deed Made the 22nd day of July A.D. 1980 by
B. S. REID, who has never occupied or held these lands as homestead
hereinafter called the grantor, to

CLYDE S. STEPHENS and wife, PHYLLIS I. STEPHENS

whose postoffice address is Route 2, Box 340, Alva, Florida 33920
hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and
their heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth: That the grantor, for and in consideration of the sum of \$10.00 and other
valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, re-
leases, conveys and confirms unto the grantee, all that certain land situate in Alachua
County, Florida, viz:

A portion of Section 35, Township 11 South, Range 21 East, Alachua
County, Florida; being more particularly described as follows:

Commence at the NE corner of Section 35, Township 11 South, Range 21
East and run thence North 89°54'41" West along the North boundary of
said Section, 1320.00 feet; thence South 06°32'52" East, parallel to
the East boundary of said Section 990.00 feet to the Point of Beginning;
thence continue South 06°32'52" East along the East boundary of Lot 3
of Kennedy Survey as per plat recorded in Plat Book A, page 123 of the
Public Records of Alachua County, Florida 330.00 feet to the SE corner
of said Lot 3, thence North 89°54'41" West along the South boundary of
said Lot 1870 feet more or less to the waters edge of Orange Lake;
thence northwesterly along said waters edge 345 feet more or less to
a point that bears North 89°54'41" West from the Point of Beginning;
thence South 89°54'41" East parallel to the South boundary of said
Lot 1940 feet more or less to the POINT OF BEGINNING.
(Description continued on back of this page.)

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any-
wise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land
in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the
grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of
all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent
to December 31, 1978

GRANTOR DOES NOT WARRANT TITLE to any lands lying below the 62 foot
elevation contour line as established as per note above.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year
first above written

Signed, sealed and delivered in our presence:

[Signature of B. S. Reid]
B. S. REID

B. S. REID

STATE OF FLORIDA
COUNTY OF ALACHUA

I HEREBY CERTIFY that on this day, before me, an officer duly
authorized in the State aforesaid and in the County aforesaid to take
acknowledgments, personally appeared

B. S. REID

to me known to be the person described in and who executed the
 foregoing instrument and he acknowledged before me that he

WITNESS my hand and official seal in the County and
State last aforesaid this 22nd day of
July, A.D. 1980

[Signature of Emilee M. Rhende]

Notary Public State of Florida at large

This instrument prepared by: My commission expires:

KENNETH S. DAVIS

ATTORNEY AT LAW

1810-C N.W. 6th STREET
GAINESVILLE, FLORIDA 32601

SPACE BELOW FOR RECORDERS USE

1980 JUL 25 AM 11:45
CLERK OF CIRCUIT COURT
ALACHUA COUNTY, FLORIDA

517555

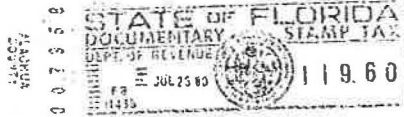
1290 PAGE 306

ORIGINAL
VESTING
10850

1290-306

Containing 11.93 acres, more or less above the 62 foot elevation contour line as established by the Perry C. McGriff Co., Inc., on December 15, 1977. Together with and subject to a non-exclusive easement for ingress and egress to State Road No. 325 over and across the following described lands, to wit:

The South ten (10) feet of Lot One (1), and the North twenty (20) feet and West fifteen (15) feet of Lot Four (4) and the East fifteen (15) feet of Lot Three (3), said Lots One (1), Three (3) and Four (4) as per plat of Section Thirty-Five (35), Township Eleven (11) South, Range Twenty-One (21) East recorded in Plat Book "A", Page 123 of the Public Records of Alachua County, Florida.



1290 307

CAI

To

Warranty Deed

RAMCO FORM 01

RETURN TO:
Melissa Murphy Springfield
1240 North West 11th Avenue
Gainesville, Florida 32601

cont'd

Doc. St. Amt. \$ 0.70
J.K. 'Buddy' Irby, Clerk of Circuit Court
Alachua County - By Janet Allen

EASEMENT

THIS EASEMENT is made and entered into on this 17th day of
February, ¹⁹⁹⁴ ~~1993~~, between Phyllis I. Stephens, as Trustee of the
Phyllis I. Stephens Trust, Grantor; and Lynn C. Badger, Grantee
whose mailing address is P. O. Box 13195, Gainesville, Florida
32604.

WITNESSETH:

The Grantor, for and in consideration of the sum of Ten
(\$10.00) Dollars and other good and valuable consideration paid to
said Grantor by said Grantee, the receipt and sufficiency of which
is hereby acknowledged, hereby grants unto the Grantee, her
successors and assigns a perpetual, permanent, non-exclusive
Easement for ingress, egress and public utilities over and across
the following described parcel of land, to-wit:

The East 15 feet of the South half of Lot 3 of
Kennedy Survey as per plat recorded in Plat Book "A",
Page 123 of the Public Records of Alachua County, Florida.

tax parcel
18354-037-007

TO HAVE AND HOLD the Easement hereby granted unto Grantee, her
successors and assigns forever, as appurtenant to the land of the
Grantee.

IN WITNESS WHEREOF Grantor has caused this Easement to be
executed and sealed the day and year first above written.

WITNESSES

GRANTOR

Phyllis I. Stephens as Trustee
of the Phyllis I. Stephens Trust

Debra Love O'Steen
Typed name: Debra L. O'Steen
Michelle Riehm
Typed name: Michelle Riehm

Phyllis I. Stephens
PHYLLIS I. STEPHENS

STATE OF Florida
COUNTY OF Lake

The foregoing Easement was acknowledged before me this 17th
day of February, 1994, ~~1993~~, by PHYLLIS I. STEPHENS,
who is personally known to me; or who produced:
(If not personally known, check applicable box)
☒ Driver's License issued within five (5) years from date; or
☐ Other: _____ as identification
and who did not take an oath.



Debra Love O'Steen
Notary Public Debra Love O'Steen
Typed Name, Commission Number,
and Expiration Date May 6, 1996.

1252359

o.r. 1950 PG2940
BH

1950-2940