

This instrument prepared by:  
Charlie R. Brecken, P.S.M.  
Public Works Department  
5620 NW 120 Lane  
Gainesville, FL 32653

Portion of Tax Parcel Nos: 01643-000-000  
Alachua County, Florida

## Warranty Deed

**THIS INDENTURE**, made this \_\_\_\_\_ day of \_\_\_\_\_, 2020, between **DONALD J. TYSON AND CHRISTIE L. TYSON**, Husband and Wife, whose mailing address is 12604 NW 93<sup>rd</sup> Place, Alachua, Florida 32615 as "Grantors" and **ALACHUA COUNTY, FLORIDA**, a political subdivision of the State of Florida by and through its BOARD OF COUNTY COMMISSIONERS, whose mailing address is c/o Alachua County Public Works, 5620 NW 120 Lane, Gainesville, Florida, 32653, as "Grantee".

### WITNESSETH:

That the Grantors, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable considerations, to it in hand paid by Grantee, receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto the Grantee, its successors and assigns forever, the real property (the "Property") located in Alachua County, Florida, and more particularly described as follows:

A parcel of land being more particularly described in **Exhibit "A"**,  
as attached hereto and by reference made a part herein.

**TOGETHER** with all of the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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

Grantors hereby covenant with Grantee that Grantors are lawfully seized of the Property in fee simple; that Grantors have good right and lawful authority to sell and convey the Property; that the Grantors hereby fully warrant the title to the Property and will defend the same against the lawful claims of all persons whomsoever; and that the Property is free of all encumbrances, except taxes accruing subsequent to the current tax year, and restrictions, covenants, and easements of record.

Signed, sealed and delivered  
in the presence of:

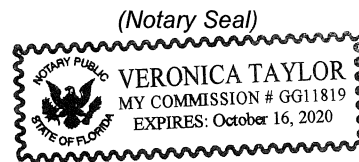
Lasonja Aiken  
Witness  
Lasonja Aiken  
Print Name  
Chieir  
Witness  
C. Weir  
Print Name

By: Christie L. Tyson  
Christie L. Tyson

STATE OF FLORIDA  
COUNTY OF Alachua

The foregoing instrument was acknowledged before me by means of \_\_\_ physical  
presence or \_\_\_ online notarization this 11<sup>th</sup> day of August, 2020, by  
**Christie L. Tyson**, who is ☒ personally known to me or who has ☐ produced  
\_\_\_\_\_ as identification.

Veronica Taylor  
Notary Public  
Print Name Veronica Taylor  
My Commission Expires: Oct 16, 2020  
Commission No.: GG11819



At a meeting on the \_\_\_\_\_ day of \_\_\_\_\_, 2020 the Board of County Commissioners  
authorized the acceptance of this instrument of conveyance and authorized the Chair to execute this  
acceptance.

\_\_\_\_\_  
ROBERT HUTCHINSON, CHAIR  
ALACHUA COUNTY BOARD OF COUNTY COMMISSIONERS

Executed on this \_\_\_\_\_ day of \_\_\_\_\_, 2020,

ATTEST:

\_\_\_\_\_  
J.K. "JESS" IRBY, ESQ, CLERK

APPROVED TO FORM

\_\_\_\_\_  
ALACHUA COUNTY ATTORNEY'S OFFICE

IN WITNESS WHEREOF, the Grantors have caused these presents to be executed the day and year aforesaid.

Signed, sealed and delivered  
in the presence of:

Lasonja Aiken

Witness

Lasonja Aiken

Print Name

Chloris

Witness

C Weir

Print Name

By:

Donald J. Tyson

STATE OF FLORIDA  
COUNTY OF Alachua

The foregoing instrument was acknowledged before me by means of \_\_\_ physical presence or \_\_\_ online notarization this 11<sup>th</sup> day of August, 2020, by **Donald J. Tyson**, who is ☒ personally known to me or who has ☐ produced \_\_\_ as identification.

Veronica Taylor

Notary Public

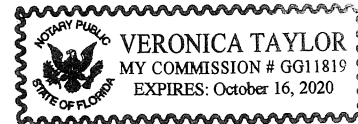
Veronica Taylor

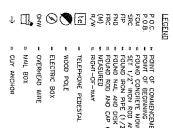
Print Name

My Commission Expires: Oct 16, 2020

Commission No.: GG11819

(Notary Seal)



[illegible]

CHARLIE R. BRECKEN  
PROFESSIONAL SURVEYOR & MAPPER FLORIDA LICENSE NO. 6703

A. <b>REVISION</b> 06/10/2020				06-077.dwg	
PROJECT NO. 20-027	DRAFTER J.BROWNAN	FIELD BOOK FB 38, PG. 8	SURVEY DATE 06/15/2020	<div style="text-align: center;"> <b>ALACHUA COUNTY PUBLIC WORKS SURVEYING</b> </div> <div style="text-align: center;">           PHONE: 352-374-5245 / 388-462-0055            5850 NW 170th Lane            GAINESVILLE, FLORIDA 32653         </div>	
SHEET NO. 1 of 1	COMPUTER FILE 20-027.dwg	DRAWING SCALE 1"= 50'	REVISION DATE(S)		