

Prepared by and return to:
Harry M. Wilson, IV
Assistant General Counsel
Office of General Counsel
117 West Duval Street, Suite 480
Jacksonville, FL 32202

**Property Appraiser Parcel
Identification No. 070825-0000**

NOTE: Pursuant to Ordinance _____, this Special Warranty Deed is being recorded to restate the City’s reverter rights in that certain Special Warranty Deed dated June 26, 1995 and recorded in Official Records Book 8240, Page 889 of the current public records of Duval County, Florida. This Special Warranty Deed provides that the obligation to utilize and maintain the property extends to the fee owner of the immediately adjacent, northern parcel—regardless of who is said owner.

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (“Deed”) is made as of the ____ day of _____, 2023, by and between **CITY OF JACKSONVILLE**, a Florida municipal corporation, whose business address is 117 Duval Street West, Jacksonville, Florida 32202 (“*Grantor*”), and **KARPELES MANUSCRIPT LIBRARY INCORPORATED**, a California not for profit corporation, whose principal address is 101 West 1st Street. Jacksonville, Florida 32206-4929 (“*Grantee*”).

WITNESSETH:

Grantor, for and in consideration of the sum of **Ten Dollars and No/100 (\$10.00)** and other valuable considerations, receipt of which is hereby acknowledged, by these presents does hereby grant, bargain, sell, alienate, remise, release, convey and confirm unto Grantee, its heirs, successors and assigns forever, all that certain land situate in Duval County, Florida, being more particularly described as follows:

Lot 14, Block 4, Springfield, according to the plat thereof as recorded in Plat Book 2, Pages 4 and 5 of the current public records of Duval County, Florida. Except any portion in a road right of way (the “Property”).

This deed shall release any rights of entry Grantor may have to subsurface minerals and was prepared without benefit of a survey or title examination.

TOGETHER WITH all of the tenements, hereditaments, appurtenances and easements thereunto belonging or in anywise appertaining, to have and to hold the same in fee simple forever. This conveyance is subject to zoning and other governmental regulations and all conditions, restrictions, limitations, easements, and other matters of record but such reference shall not operate to re-impose the same.

TO HAVE AND HOLD, the same in fee simple, so long as the Property is utilized and maintained by the owner of fee simple title to the parcel immediately adjacent and north of the Property, situate in Duval County, Florida, designated at the time of this recording as R.E. # 070824-0000, and being more particularly described as follows:

Lot 13 and the South 30 feet of Lot 12, Block 4, SPRINGFIELD, according to plat thereof recorded in plat book 2, page 5 of the current public records of Duval County, Florida (the “Northern Parcel”).

In the event the Property is no longer utilized and maintained by the owner of the Northern Parcel, the Property shall automatically revert to Grantor, its successors and assigns, and all rights of Grantee, its successors and assigns, shall terminate forthwith, without the necessity of re-entry by the Grantor.

Grantor does hereby warrant the title to said land, and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

IN WITNESS WHEREOF, Grantor has caused these presents to be executed in its name and on the day and year first above written, pursuant to the authority of Ordinance _____, approved by the City of Jacksonville, _____, 2023.

[remainder of page left intentionally blank]

IN WITNESS WHEREOF, the said Grantor and Grantee have executed this instrument the day and year first above written pursuant to Ordinance 2023-____-E.

GRANTOR

Signed, sealed and delivered in our presence as witnesses:

CITY OF JACKSONVILLE, a Florida municipal corporation

Print Name: _____

By: _____
Lenny Curry, Mayor

Print Name: _____

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me, by means of physical presence or online notarization, this ____ day of _____, 2023, by Lenny Curry, as Mayor, and James R. McCain, Jr. as corporation secretary for and on behalf of City of Jacksonville, a Florida municipal corporation, who are personally known to me or have produced _____ as identification.

[SEAL]

Notary Public, State and County Aforesaid
Print Name: _____
Commission No.: _____
My Commission Expires: _____

Form Approved:

By: _____
Office of General Counsel
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