

OFFICIAL RECORDS
SPECIAL WARRANTY DEED

Witnessed and
Signed in presence of above

THIS DEED, Made this 10th day of June 1980, between the CITY OF JACKSONVILLE, a municipal corporation organized and existing under the Laws of the State of Florida, acting by and through its Mayor and Corporation Secretary, party of the first part, and the BOARD OF TRUSTEES OF THE FLORIDA JUNIOR COLLEGE AT JACKSONVILLE, a body politic, whose address is: c/o 801 Blackstone Building, Jacksonville, Florida 32202, party of the second part.

WITNESSETH: That the said party of the first part, for and in consideration of the sum of One (\$1.00) Dollar, and other good and valuable considerations, to it in hand paid, the receipt whereof is hereby acknowledged, has granted, bargained, and sold unto the said party of the second part, his heirs and assigns forever, the following described land, situate, lying and being in the County of Duval, State of Florida, to-wit:

Parcel A: A part of Block 143, Harts Map of Jacksonville, Duval County, Florida and being described as follows: Begin at the Southeast corner of said Block 143, said corner also being the intersection of the Westerly right of way line of Main Street with the Northerly right of way of Orange Street (said Orange Street now closed by City Ordinance 73-1197-641); thence North 14°50'10" East, along said Westerly right of way line, a distance of 90 feet, more or less, to the face of the retaining wall of Hogans Creek; thence Westerly, along and around the face of said retaining wall, a distance of 124 feet, more or less; thence South 13°45'43" West, a distance of 105 feet to the Southerly line of said Block 143; thence South 76°14'17" East, along said Southerly line, a distance of 120 feet to the point of beginning. Reserving, however, an easement for drainage, utilities, sewers and ingress and egress over all of parcel A, except the Southerly 67 feet of the Westerly 77 feet of the Easterly 98 feet thereof.


Parcel B: All that part of the Northerly 1/2 of Orange Street as closed by City of Jacksonville Ordinance 73-1197-641, reserving, however, unto the City of Jacksonville a perpetual, unobstructed easement over, across, under and through the entire area for drainage, utilities and ingress and egress.


The following conditions shall constitute covenants running with the land and if said covenants are violated, the property herein conveyed shall revert to party of the first part:

1. The property shall be used by party of the second part for educational and college related purposes only.
2. The exterior architectural appearance of the building shall be restored in keeping with the buildings general historical design within two years from the date of conveyance and reasonably maintained thereafter, provided, however, that party of the second part may renovate the interior of said building to provide for its functional use and in a manner deemed appropriate by party of the second part.

AND the said party of the first part does hereby fully warrant the title to the said lands and will defend the same against the lawful claims of all persons whomsoever claiming by, through or under it.

IN WITNESS WHEREOF, the said CITY OF JACKSONVILLE has hereunto caused its corporate name to be subscribed by its Mayor and its corporate seal to be hereupon impressed, duly attested by its Corporation Secretary, both thereunto duly authorized by law, and acting pursuant to Ordinance 80-433-239, this the day and year first above written.

ATTEST:

CORPORATION SECRETARY


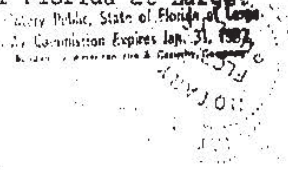
CITY OF JACKSONVILLE
By 
TERRY M. GODBOLD, MAYOR

Return To: W. E. Grissett, Jr.
801 Blackstone Building
Jacksonville, Florida 32202

STATE OF FLORIDA)
COUNTY OF DUVAL)

I, an officer authorized by law to take acknowledgements of deeds, do hereby certify that JAKE M. GOBOLD, and FREDERICK J. SIMON, are personally known to me to be the Mayor and Corporation Secretary, respectively, of the CITY OF JACKSONVILLE, a municipal corporation described in the foregoing deed, and they this day each acknowledged before me that they executed said deed freely and voluntarily for and in the name of the CITY OF JACKSONVILLE; as its act and deed, for the uses and purposes therein expressed, and the seal thereto affixed is the corporate seal of said City of Jacksonville.

WITNESS my hand and official seal, at Jacksonville, Duval County, Florida, this 10th day of June, 1980.


Notary Public, State of Florida at Large
My Commission Expires: Jan. 31, 1982


80-39185
JUN 11 1980