

**PREPARED BY:**

Assistant General Counsel  
Office of General Counsel  
117 West Duval Street, Suite 480  
Jacksonville Florida 32202

**Property Appraiser's  
Parcel Identification No. 036499-0000**

**QUITCLAIM DEED**

THIS INDENTURE, made this \_\_\_\_\_ day of \_\_\_\_\_, 202\_\_\_\_, by the **CITY OF JACKSONVILLE**, a municipal corporation under the laws of the State of Florida, ("Grantor"), and **CHRIST THE LIVING CORNERSTONE**, a Florida not-for-profit corporation, whose business address is 2105 Phoenix Avenue, Jacksonville, Florida 32206 ("Grantee");

**WITNESSETH:**

THAT Grantor, for and in consideration of the sum of (\$1.00) One Dollar and other good and valuable consideration paid by the Grantee, the receipt and sufficiency of which is hereby acknowledged, releases, remises and quitclaims to Grantee, its successors and assigns forever, all of Grantor's right, title, and interest in and to the following described lands, situate, lying and being in the County of Duval, State of Florida, to wit:

See Exhibit "A", attached hereto and incorporated herein by this reference.

SUBJECT to any easements, reservations, leases, conditions, licenses, and restrictions, known or unknown or whether or not of record. This conveyance is specifically and expressly without any warranties, representations or guarantees either express or implied, of any kind, nature, or type whatsoever, from or on behalf of the Grantor, including but not limited to warranties of title, suitability or merchantability.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of Grantor, either in law or equity, to the only proper use, benefit and behoof of Grantee, its successors and assigns forever.

RESERVING to Grantor a right of reentry should the property cease to be used for a wellness clinic or community outreach services furthering Grantee's mission to provide public health and community outreach for members of the community. If the property ceases to be used for these purposes then Grantor shall have the right but not the duty, to reenter the property and all right, title and interest in the property shall revert to City. If City reenters the property then, at Grantor's request, Grantee shall execute its special warranty deed to Grantor conveying the property to Grantor free of all liens and encumbrances. Provided however, in the event that Cornerstone has continuously owned the property for at least five (5) years from the recording date of the deed conveying the property from Grantor to Grantee, Grantee shall have the option, upon written notification to Grantor and payment of the sum of \$30,762.00 (which represents the certified assessed value of the property for the 2021 tax year) to (i) sell or lease all or a portion of the property to a third party, or (ii) modify the use of the property from that required herein and referenced in Ordinance 2021-855-E, including use modifications intended to provide a financial benefit to the Grantee. Upon written notification and full payment of the sum of \$30,762.00 by Grantee, Grantor will provide a release of the use restrictions upon the property.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed by its duly authorized officers on the day and year first above written.

Signed, sealed and delivered in our presence as witnesses:

**CITY OF JACKSONVILLE**, a Florida municipal corporation

\_\_\_\_\_  
Print Name: \_\_\_\_\_

By: \_\_\_\_\_  
Lenny Curry as Mayor

\_\_\_\_\_  
Print Name: \_\_\_\_\_

Attested by:  
  
\_\_\_\_\_  
James R. McCain as Corporation Secretary

**STATE OF FLORIDA  
COUNTY OF DUVAL**

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 202\_\_, by \_\_\_\_\_, for and on behalf of Mayor Lenny Curry, as aforesaid, and James R. McCain, Jr., as Corporation Secretary, on behalf of the City of Jacksonville, a Florida municipal corporation, who are personally known to me.

\_\_\_\_\_  
\_\_\_\_\_  
[Print or type name]  
NOTARY PUBLIC

Form Approved:

\_\_\_\_\_  
Office of General Counsel

**EXHIBIT "A"**

**RE#: 036499-0000    Lots 19 and 20, Block 52, of Rio Vista, a subdivision as recorded in Plat Book 10, Page 25, together with Lot 15, Block 52, of Riverview, a subdivision as recorded in Plat Book 4, Page 38, all recorded in the Current Public Records of Duval County, Florida**