

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

CORRECTIVE QUITCLAIM DEED

THIS CORRECTIVE QUITCLAIM 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 _____ (**“Grantee”**).

WITNESSETH:

THAT THE GRANTOR, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration to it in hand paid by the Grantee, the receipt and sufficiency of which are hereby acknowledged, does hereby remise, release, and quit-claim unto Grantee, all of that certain parcel or tract of land situate and lying in Duval County, Florida, being more particularly described as follows (the “Property”):

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.

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.

Grantor hereby terminates all Grantor’s rights of reverter in and to the Property arising out of (i) the 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, and (ii) City Ordinance 95-504-274.

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. This conveyance is specifically and expressly without any warranties, representations or guaranties 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.

[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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