

PREPARED BY/RETURN TO:

Real Estate Division, DPW
City of Jacksonville
214 N. Hogan St., 10th Floor
Jacksonville, FL 32202

RE#

Ordinance 2025-608-E

QUITCLAIM DEED

THIS INDENTURE, made this ____ day of _____, 2025, by and between the **CITY OF JACKSONVILLE**, a municipal corporation under the laws of the state of Florida, ("Grantor"), and **EASTSIDE HOUSING COLLABORATIVE, LLC**, a Florida limited liability company, whose address is 40 E. Adams Street, Suite 350, Jacksonville, Florida (hereinafter referred to as "Grantee").

W I T N E S S E T H:

THAT Grantor, for and in consideration of the sum of Ten and No/100 (\$10.00), and other good and valuable consideration in hand paid by the Grantee, the receipt of which is hereby acknowledged, does hereby release, remise and quitclaim unto 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"** (the "Property") attached hereto and incorporated herein by this reference.
(without benefit of a survey or title examination)

This deed shall release any rights of entry the City may have to subsurface minerals.

Subject to the requirement that the property be developed as permanent affordable housing within 3 years after this conveyance, with the opportunity for an extension of up to 2 additional years for good cause as determined by the Chief of the Housing and Community Development Division, as evidenced by receipt of a certificate of occupancy. "Affordable housing" is that housing affordable by a person or family whose then-current family income does not exceed 140% of the then-current area median gross income for the City of Jacksonville, Duval County, Florida Standard Metropolitan Statistical Area as determined by the Secretary of the United States Department of the Treasury, to be verified by the Housing and Community Development Division at each conveyance of the property. Failure to comply with the restrictions will cause the property to revert to the City Of Jacksonville by Special Warranty Deed at no cost to the City Of Jacksonville. These restrictions touch and concern the land and run with the title to the property.

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.

{Signatures on Following Page}

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed by its duly authorized officers on the day and year first above written, pursuant to Ordinance 2025-608-E.

Signed, sealed and delivered in our presence as witnesses:

EASTSIDE HOUSING COLLABORATIVE, LLC
a Florida limited liability corporation

Print Name: _____

By: _____
Name: _____
Title: _____

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 _____, 2025, by _____, behalf of Eastside Housing Collaborative, LLC, a Florida limited liability corporation, who ☐ is personally known to me or ☐ has produced _____ as identification.

[SEAL]

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

With the Consent and Joinder of City of Jacksonville, a consolidated political subdivision and municipal corporation existing under the laws of the State of Florida.

Signed, sealed and delivered in our presence as witnesses:

CITY OF JACKSONVILLE,
a Florida municipal corporation

Print Name: _____

By: _____
Donna Deegan, 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 _____, 2025, by _____ for and on behalf of Mayor Donna Deegan, 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 or ☐ have produced _____ as identification.

[SEAL]

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

Form Approved:

Office of General Counsel

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