

Prepared Without Benefit of Title Examination By:
Michael T. Hankin, Esq.
Hankin & Hankin
6841 Energy Court
Lakewood Ranch, Florida 34240
Parcel ID #: 0376003010

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made this ____ day of May, 2014 by CITY OF VENICE, a municipal corporation, having its principal place of business at 401 West Venice Avenue, Venice, Florida 34285 (hereinafter called the GRANTOR), and HABITAT FOR HUMANITY SOUTH SARASOTA COUNTY, INC., a Florida corporation, whose post office address is 280 Alligator Drive, Venice, Florida 34293 (hereinafter called the GRANTEE).

WITNESSETH: That the GRANTOR, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms to GRANTEE all the estate right, title, lien, equity, interest, claim and demand which GRANTOR has in and to the following described real property located in Sarasota County, Florida, more particularly described as:

That part of the South ½ of the SW 1/4 of Section 27, Township 38 South, Range 19 East, Sarasota County, Florida, described as follows:

Commence at the SW corner of Section 27, Township 38 South, Range 19 East, Sarasota County, Florida; thence along the West line of said Section 27, N.00°40'45"W., 1323.36 feet to the NW corner of the South ½ of the SW 1/4 of said Section 27; thence along the North line of said S ½ of SW 1/4, N.89°09'01"E., 40.03 feet to the Easterly right of way line of Knights Trail Road (Road Plat Book 3, Page 52), being a line 40.00 feet east of and parallel with the west line of said Section 27 for a point of beginning of land being described; thence continue along the North line of the South ½ of the SW 1/4 of said Section 27, N.89°09'01"E., 500.00 feet; thence S.00°40'45"E., 175.00 feet; thence S.89°09'01"W., 500.00 feet to the East right of way line of said Knights Trail Road; thence along said right of way line, N.00°40'45"W., 175.00 feet to the point of beginning and containing 87,500 square feet or 2.01 acres, more or less.

TOGETHER with all the improvements thereon, and all easements, appurtenances, and fixtures which area a part thereof.

TO HAVE AND TO HOLD the same in fee simple forever.

AND GRANTOR hereby covenants with GRANTEE that, subject to and except for easements and restrictions of record, if any, GRANTOR is lawfully seized of said land in fee simple; that GRANTOR has good right and lawful authority to sell and convey said land; that the lands are free from all encumbrances made by GRANTOR, and GRANTOR will warrant and defend the same against the lawful claims and demands of all persons claiming by, through or under GRANTOR, but not against the claims of any others.

GRANTEE shall use the lands conveyed hereunder for the development of affordable housing which is defined by Section 420.0004(3) Florida Statutes, 2014, as may be amended. Said housing will be affordable in perpetuity as required by Section 166.0451, Florida Statutes, 2014, as may be amended. GRANTEE shall obtain Certificates of Occupancy for the housing units constructed on the lots within ten (10) years of the date hereof with a minimum of five (5) Certificates of Occupancy being issued within the first seven (7) years of the date hereof. All units and site development shall meet minimum standards for Green Development as set forth in the Florida Green Building Coalitions standards for residential development, as they may be amended from time to time. On an annual basis, GRANTEE shall file reports on the status of the development of the lots in a form acceptable to the GRANTOR's County Administrator or his designee.

HOWEVER, in the event that the GRANTEE fails to utilize the Property as heretofore required, the GRANTOR shall have the right to re-enter and retake the property.

IN WITNESS WHEREOF, GRANTOR and GRANTEE have signed, sealed, delivered and accepted this instrument the day and year first above written.

WITNESSES:

"GRANTOR"

Print Name:

CITY OF VENICE, a municipal corporation

Print Name:

BY: _____
JOHN HOLIC, Mayor

WITNESSES:

"GRANTEE"

Print Name:

HABITAT FOR HUMANITY SOUTH
SARASOTA COUNTY, INC., a Florida
corporation

Print Name:

BY: _____
AS: _____

STATE OF FLORIDA
COUNTY OF SARASOTA

THE FOREGOING INSTRUMENT was acknowledged before me on this ____ day of May, 2014 by JOHN HOLIC as Mayor of the CITY OF VENICE who is personally known to me: ____ or who has produced a driver's license as identification: ____.

(NOTARY SEAL)

Notary Public

I am a Notary Public in and for the State of Florida and my commission expires on: _____.

STATE OF FLORIDA
COUNTY OF SARASOTA

THE FOREGOING INSTRUMENT was acknowledged before me on this ____ day of May, 2014 by _____ as _____ of HABITAT FOR HUMANITY SOUTH SARASOTA COUNTY, INC., a Florida corporation who is personally known to me: ____ or who has produced a driver's license as identification: ____.

(NOTARY SEAL)

Notary Public

I am a Notary Public in and for the State of Florida and my commission expires on: _____.