

08/02/2013 1:07PM
DEED DOC STAMP CL: Krys \$0.70

THIS INSTRUMENT PREPARED BY AND RETURN TO:

Larry R. Erskine
P.O. Box 1409
Key West, Florida 33041

Property Appraisers Parcel Identification (Folio) Number: 00040100-000000

Doc# 1944366
Bk# 2642 Pg# 2187

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the 1ST day of August, 2013, by **The School Board of Monroe County, Florida, a body corporate existing under the laws of the State of Florida, formerly known as The Board of Public Instruction of Monroe County, Florida**, whose post office address is 241 Trumbo Road, Key West, FL 33040, herein called the Grantor, to **The City of Key West, Florida, a municipal corporation**, whose post office address is P.O. Box 1409, Key West, FL 33041, hereinafter called the Grantee:
(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

W I T N E S S E T H: That the Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land situate in MONROE County, State of Florida, viz.:

On the Island of Key West, Monroe County, Florida, and being a part of Tract 18, according to William A. Whitehead's map delineated in February, 1829, but better known as Lots 1, 2, 3, 4, 9, 10, 13, 14, 17, 18, 21, 22, 25, 26, 29, 30, 31, & 32, Square 1, and Lots 1, 2, 3, 4, 9, 10 & 13, Square 2, Tract 18, GEORGE W. NICHOLS SUBDIVISION, according to the plat thereof, as recorded in Plat Book 1, at page 42, of the Public Records of Monroe County, Florida.

AND

On the Island of Key West, Monroe County, Florida, and being a part of Tract 18, according to William A. Whitehead's map delineated in February, 1829, but better known as Lots 1, 2, 3 & 4, Square 8, DIAGRAM OF THE WEBB REALTY COMPANY, of part of Tract 18, according to the plat thereof, as recorded in Plat Book 1, at page 42, of the Public Records of Monroe County, Florida.

AND

Whalton Street also known as Frances Street being 50 feet wide lying between Lots 29, 30, 31 and 32, Square 1 and Lots 1, 2, 3 and 4, Square 2, Tract 18 GEORGE W. NICHOLS SUBDIVISION according to the plat thereof, as recorded in Plat Book 1, at page 42 of the Public Records of Monroe County, Florida.

LESS THE FOLLOWING:

(Gym and Arts Bldg.):

On the Island of Key West, Monroe County, Florida and being a part of Tract 18, according to William A. Whitehead's map delineated in February, 1829, but better known as Lots 3, 4, & 10, Square 2, Tract 18, GEORGE W. NICHOLS SUBDIVISION, according to the plat thereof, as recorded in Plat Book 1, at page 42 of the Public Records of Monroe County, Florida, and being more particularly described as follows:
Commence at the intersection of the Northeasterly Right-of-Way Line of Grinnell Street and the Northwesterly Right-of-Way line of Seminary Street; thence in a Northeasterly direction along the said Northwesterly Right-of-Way Line of Seminary Street for a distance of 240.32 feet to the Point of Beginning; thence at a right angle and in a Northwesterly direction for a distance of 83.57 feet; thence at a right angle and in a Northeasterly direction for a distance of 108.76 feet; thence at a right angle and in a Northwesterly direction for a distance of 9.90 feet; thence at a right angle and in a Northeasterly direction for a distance of 26.72 feet; thence at a right angle and in a Southeasterly direction for a distance of 93.47 feet to the said

Northwesterly Right-of-Way Line of Seminary Street; thence at a right angle and in a Southwesterly direction along the said Northwesterly Right-of-Way Line of Seminary Street for a distance of 135.48 feet to the Point of Beginning.

Containing 11,586.59 square feet, more or less.

Subject to easements, restrictions and reservations of record and taxes for the year 2013 and thereafter.

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, said premises and the appurtenance thereof unto the Grantee in fee simple so long as the premises are used by said Grantee for the public purposes of a City Hall and/or a Community Center, failing which, the premises described hereinabove shall revert to the Grantor, The School board of Monroe County, Florida, and/or its successors and assigns.

AND, the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2012.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

The School Board of Monroe County, Florida,
a body corporate existing under the laws of
the State of Florida, formerly known as The
Board of Public Instruction of Monroe
County, Florida

By: Andy Griffiths
Andy Griffiths, Chairman

[Signature]
Witness #1 Signature

Theresa A. Ford
Witness #1 Printed Name

[Signature]
Witness #2 Signature

Dr. Ramon M. Dawkins
Witness #2 Printed Name

STATE OF FLORIDA
COUNTY OF MONROE

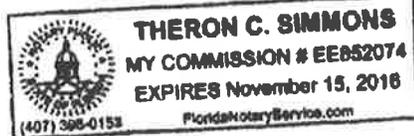
The foregoing instrument was acknowledged before me this 1st day of August, 2013, by Andy Griffiths, as Chairman of The School Board of Monroe County, Florida, a body corporate existing under the laws of the State of Florida, formerly known as The Board of Public Instruction of Monroe County, Florida, who is personally known to me or has produced _____ as identification.

SEAL

[Signature]
Notary Public

Theron Simmons
Printed Notary Name

My Commission Expires:



MONROE COUNTY
OFFICIAL RECORDS