

This instrument prepared by:
Public Works Department
5620 NW 120 Lane
Gainesville, FL 32653

Portion of Tax Parcel No: 06233-014-005
Alachua County, Florida

Warranty Deed

THIS INDENTURE, made this ____ day of _____, 2024, between **YADDA PROPERTY HOLDINGS I, LLC**, a limited liability company whose mailing address is 6231 PGA Boulevard, Suite 104-227, Palm Beach Gardens, Florida 33418 "Grantor" and **ALACHUA COUNTY, FLORIDA**, a political subdivision of the State of Florida by and through its BOARD OF COUNTY COMMISSIONERS, whose mailing address is c/o Alachua County Public Works, 5620 NW 120 Lane, Gainesville, Florida, 32653, as "Grantee".

WITNESSETH:

That the Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable considerations, to it in hand paid by Grantee, receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto the Grantee, its successors and assigns forever, the real property (the "Property") located in Alachua County, Florida, and more particularly described as follows:

A parcel of land being more particularly described in **Exhibit "A"**,
as attached hereto and by reference made a part herein.

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

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

Grantor hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property; that the Grantor hereby fully warrants the title to the Property and will defend the same against the lawful claims of all persons whomsoever; and that the Property is free of all encumbrances, except taxes accruing subsequent to the current tax year.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed the day and year aforesaid.

GRANTOR:

Signed, sealed and delivered
in the presence of:

YADDA PROPERTY HOLDINGS I, LLC
A Florida Limited Liability Company

By: Arthur Canter
Arthur Canter, Its Manager

Adam Canter

Witness

ADAM CANTER

Print Name

8375 Del Prado Dr

Address

Delray Beach, FL 33446

Phil Gelberg

Witness

PHIL GELBERG

Print Name

140 NW 98 WAY

Address

PLANTATION, FL 33524

STATE OF FLORIDA
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 13th day of February, 2024 by Arthur Canter as Manager of Yadda Property Holdings I, LLC, a Florida limited liability company who is ☒ personally known to me or who has ☐ produced _____ as identification.

Mariana Ortiz

Notary Public

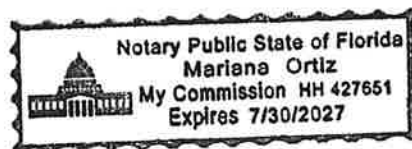
Mariana Ortiz

Print Name

My Commission Expires: _____

Commission No.: _____

(Notary Seal)



At a meeting on the _____ day of _____, 2024 the Board of County Commissioners authorized the acceptance of this instrument of conveyance and authorized the Chair to execute this acceptance.

**BOARD OF COUNTY COMMISSIONERS OF
ALACHUA COUNTY, FLORIDA**

MARY C. ALFORD, CHAIR
BOARD OF COUNTY COMMISSIONERS

Executed on this _____ day of _____, 2024,

ATTEST:

J.K. "JESS" IRBY, ESQ, CLERK

APPROVED TO FORM

ALACHUA COUNTY ATTORNEY'S OFFICE

Exhibit A

Legal Description – 10' Additional Public R/W

A PARCEL OF LAND LYING IN SECTION 30, TOWNSHIP 9 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF LOT 3, HAUFLE BROTHER'S ESTATES, UNIT NO. 1, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK "G", PAGE 69, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 89°20'07" WEST, ALONG THE NORTH LINE OF SAID HAUFLE BROTHER'S ESTATES, UNIT NO. 1, A DISTANCE OF 2687.62 FEET TO A POINT LYING 10.00 FEET EASTERLY OF (MEASURED PERPENDICULAR) THE EASTERLY RIGHT-OF-WAY LINE OF NW 98TH STREET (100 FOOT WIDE RIGHT-OF-WAY), AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°20'07" WEST, ALONG THE NORTH LINE OF SAID HAUFLE BROTHER'S ESTATES, UNIT NO. 1, A DISTANCE OF 10.71 FEET TO THE NORTHWEST CORNER OF SAID HAUFLE BROTHER'S ESTATES, UNIT NO. 1 AND TO THE EASTERLY RIGHT-OF-WAY LINE OF NW 98TH STREET (100 FOOT WIDE RIGHT-OF-WAY); THENCE NORTH 21°39'17" WEST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 643.39 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 5520.14 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID EASTERLY RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 01°01'35", A DISTANCE OF 98.90 FEET, SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 22°10'03" WEST, 98.90 FEET; THENCE NORTH 81°24'22" EAST, A DISTANCE OF 10.31 FEET TO A POINT LYING 10.00 FEET EASTERLY OF (MEASURED PERPENDICULAR) THE EASTERLY RIGHT-OF-WAY LINE OF NW 98TH STREET (100 FOOT WIDE RIGHT-OF-WAY), SAID POINT BEING ON A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 5530.14 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE LYING 10.00 FEET EASTERLY OF (MEASURED PERPENDICULAR) THE EASTERLY RIGHT-OF-WAY LINE OF NW 98TH STREET (100 FOOT WIDE RIGHT-OF-WAY) THROUGH A CENTRAL ANGLE OF 01°00'02", A DISTANCE OF 96.57 FEET, SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 22°09'16" EAST, 96.57 FEET TO THE BEGINNING OF A NON-TANGENT LINE; THENCE SOUTH 21°39'17" EAST, ALONG SAID NON-TANGENT LINE LYING 10.00 FEET EASTERLY OF (MEASURED PERPENDICULAR) THE EASTERLY RIGHT-OF-WAY LINE OF NW 98TH STREET (100 FOOT WIDE RIGHT-OF-WAY), A DISTANCE OF 647.22 FEET TO A POINT ON THE NORTH LINE OF SAID HAUFLE BROTHER'S ESTATES, UNIT NO. 1 AND THE POINT OF BEGINNING.

CONTAINING 0.17 ACRES, MORE OR LESS.

Surveyor's Notes

1. The bearings shown hereon are based upon the Northerly line of Lots 3 through 15 of Haufle Brother's Estates, Unit No. 1, according to the plat thereof recorded in Plat Book "G", Page 69, of the Public Records of Alachua County, Florida, as being South 89 Degrees, 20 Minutes, 07 Seconds West.
2. The distances shown are in feet and are in the horizontal plane.
3. No search of the public records has been conducted by this office.
4. This description and sketch or the copies thereof are not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
5. Abbreviations:

POC	Point of Commencement
POB	Point of Beginning
PB	Plat Book
Pg(s)	Page or Pages
R/W	Right-of-Way
R	Radius
L	Arc Length
D	Delta (Central) Angle
CB	Chord Bearing
CD	Chord Distance

Jared Rogers
Professional Surveyor and Mapper
State of Florida License No. 6687
Corporate Authorization No. LB 2389

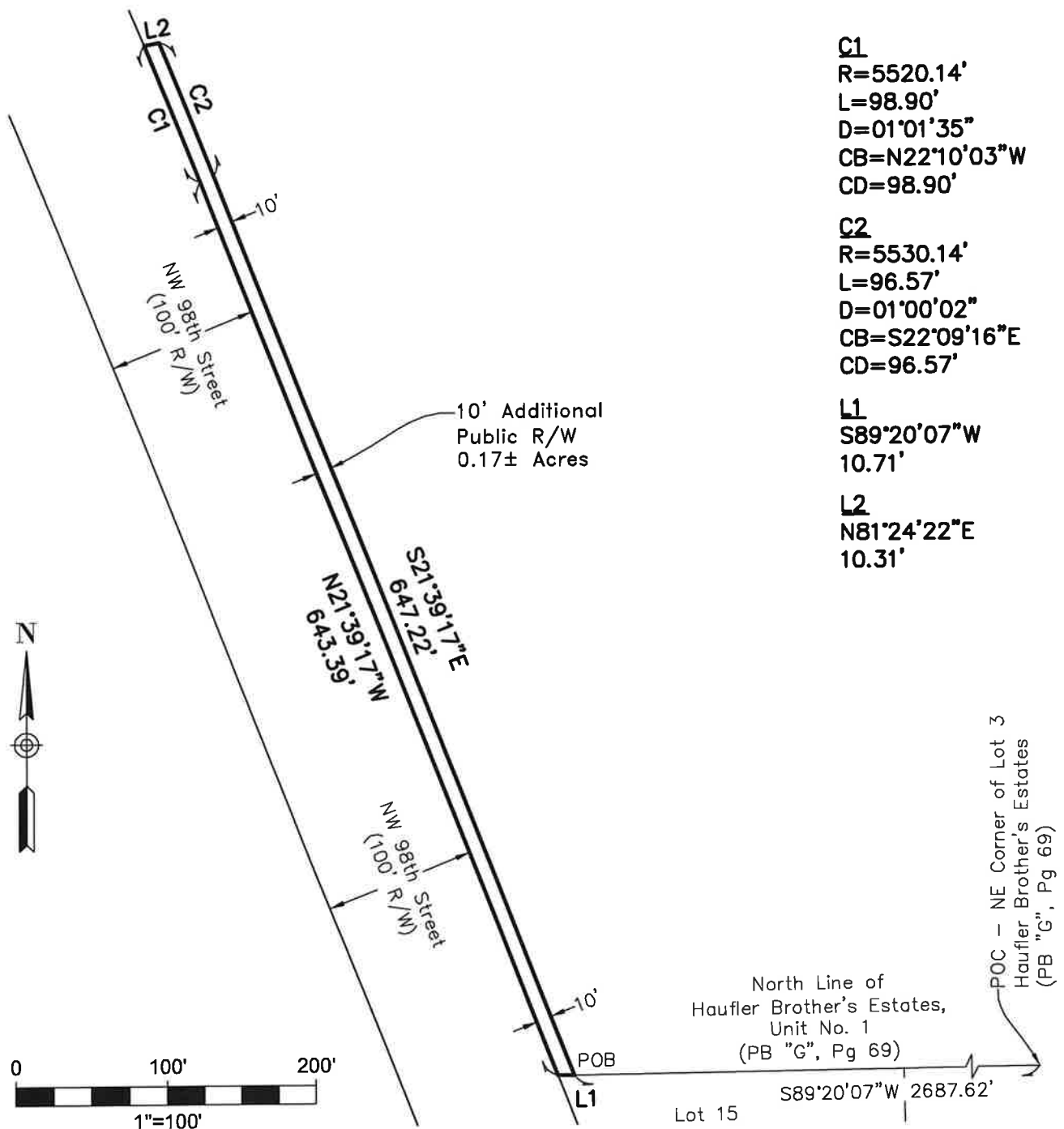
Legal Description & Sketch Prepared For: Yadda Property Holdings I, LLC

Project:	2019-0068.E07
Date:	04/04/2023
Sheet:	1 of 2
THIS IS NOT A SURVEY	



eda consultants inc.

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