

RESOLUTION NO. 07-15

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF LAKE ALFRED, FLORIDA; AFFIRMATIVELY ACCEPTING THE EXCHANGE/CONVEYANCE OF THAT CERTAIN REAL PROPERTY FROM EAGLE-RIDGE, INCORPORATED TO THE CITY OF LAKE ALFRED, FLORIDA, AS MORE PARTICULARLY DESCRIBED IN THAT SPECIAL WARRANTY DEED EXECUTED BY EAGLE-RIDGE, INCORPORATED ON JUNE 30, 2015, AND RECORDED ON JULY 1, 2015, IN OFFICIAL RECORDS BOOK 9566, PAGES 548 THROUGH 549, PUBLIC RECORDS OF POLK COUNTY, FLORIDA; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Lake Alfred and Eagle-Ridge, Incorporated entered into an Agreement for Land Exchange (hereinafter "Agreement") which provided for a 1031 Exchange (under the rules and regulations of the Internal Revenue Service) of real properties that are reasonably equivalent in value to each party to the transaction; and

WHEREAS, on June 30, 2015, a closing of the transaction contemplated in the Agreement took place and on June 30, 2015, Eagle-Ridge, Incorporated delivered that Special Warranty Deed for the real property more particularly described therein and attached hereto as Exhibit "A" and incorporated herein by reference to the City of Lake Alfred, Florida.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF LAKE ALFRED, FLORIDA, that:

SECTION 1. PROPERTY. The City Commission of the City of Lake Alfred, Florida hereby affirmatively accepts from Eagle-Ridge, Incorporated said real property described in that Special Warranty Deed dated June 30, 2015, and recorded on July 1, 2015, in Official Records Book 9566, Pages 548 through 549, public records of Polk County, Florida and attached hereto as Exhibit "A" and incorporated herein by reference.

SECTION 2. EFFECTIVE DATE. This Resolution shall become effective immediately upon its adoption.

PASSED IN PUBLIC SESSION of the City Commission of the City of Lake Alfred, Florida, this 9th day of September, 2015.

CITY OF LAKE ALFRED, FLORIDA
CITY COMMISSION



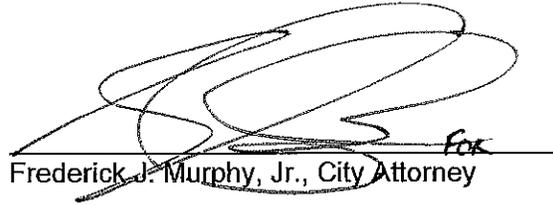
Charles O. Lake, Mayor

ATTEST:



Amée Bailey Speck, City Clerk

Approved as to form:



Frederick J. Murphy, Jr., City Attorney



INSTR # 2015119446
BK 9566 Pgs 548-549 PG(s)2
RECORDED 07/01/2015 12:49:19 PM
STACY M. BUTTERFIELD,
CLERK OF COURT POLK COUNTY
DEED DOC \$946.70
RECORDING FEES \$18.50
RECORDED BY terrdavi

Prepared by and return to:
Frederick J. Murphy, Jr.
Attorney at Law
BOSWELL & DUNLAP LLP
245 South Central Avenue
Bartow, FL 33830
863-533-7117
File Number:
Will Call No.:

EBB

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Special Warranty Deed

This Special Warranty Deed made this 30th day of June, 2015 between **Eagle-Ridge, Incorporated, a Florida corporation**, whose post office address is **2012 West University Avenue, Gainesville, Florida 32603**, grantor, and the **City of Lake Alfred, Florida, a Florida municipal corporation**, whose post office address is **120 East Pomelo Avenue, Lake Alfred, Florida 33850**, grantee:

(Whenever 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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Polk County, Florida**, to-wit:

See Exhibit "A" attached hereto.

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

To Have and to Hold, the same in fee simple forever.

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; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantor.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

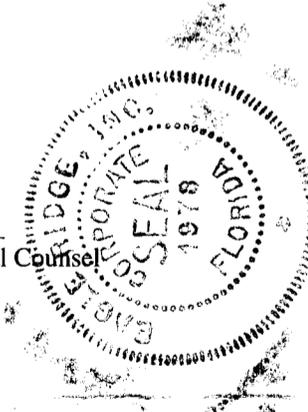
Witness **Frederick J. Murphy, Jr.**
Printed Name: _____

Witness
Printed Name: Teresa A. Warren

Eagle-Ridge, Incorporated,
a Florida Corporation
By
Michael Rogers, Vice President

(Corporate Seal)

Approved as to correctness and form:
By
, Legal Counsel



State of Florida
County of Polk

The foregoing instrument was acknowledged before me this 30th day of June, 2015, by Michael Rogers, as Vice President of Eagle-Ridge, Incorporated, a Florida corporation, who [] is personally known or [] has produced a driver's license as identification and who is authorized to execute same on behalf of Eagle-Ridge, Incorporated, a Florida corporation.

[Notary Seal]

Notary Public, State of Florida
Printed Name: _____
My Commission Expires: _____

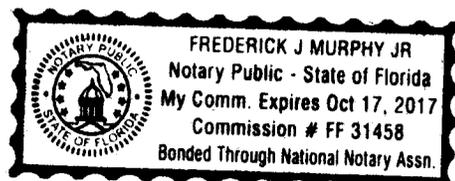


EXHIBIT "A"
to Resolution 07-15

EXHIBIT "A"

Lots 11, 12, 13, 14, 15, and 16, of Block 5 of Arbuthnot Subdivision to Lake Alfred, Florida, as shown by map or plat thereon recorded in the office of the Clerk of the Circuit Court in and for Polk County, Florida, in Plat Book 23, Pages 26 and 26A. Parcel ID# 322726-501000-005110

AND

Lot 4 of the Replat of Arbuthnot Subdivision to Lake Alfred, Florida, as shown by map or plat thereon recorded in the office of the Clerk of the Circuit Court in and for Polk County, Florida, in Plat Book 26, Pages 40 and 40A. Parcel ID# 322726-502000-00040

AND

South 51.5 feet of Lots 1 through 5, Block 18 of the original TOWN OF CODINGTON (now Lake Alfred) as per plat recorded in Plat Book 1, Page 61, Public Records of Polk County, Florida. Parcel ID#322726-503000-018012.