

Prepared by:
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This instrument has been prepared with the
Benefit of title work. The preparer has relied
exclusively on information from the Grantor.

For official use by Clerk's office only

STATE OF FLORIDA)
COUNTY OF JACKSON)

SPECIAL WARRANTY DEED

THIS INDENTURE, made this _____ day of September, 2025, between **CITY OF BONIFAY**, a Florida Municipal Corporation, (the "Grantor"), whose mailing address is: 301 North Harvey Ethridge Street, Bonifay, Florida 32425, party of the first part, and **KIWANIS CLUB OF BONIFAY, FLORIDA**, a Florida not for profit corporation (the "Grantee"), whose mailing address is: Post Office Box 264, Bonifay, Florida 32425, party of the second part

WITNESSETH:

Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, aliens, remises, releases, conveys and confirms unto Grantee, its successor and/or assigns, the following described property, towit:

See Exhibit "A" attached and made a part thereof

The conveyance of the above-described Property is made subject to the following reservation: Grantor reserves a right of reversion, to re-enter and retake possession of and title to the Property, to be exercisable by Grantor if the Property is no longer used for the hosting of a rodeo for a period of twenty four (24) consecutive months so long as such performance was not delayed or prevented by "Force Majeure", which shall mean Grantee's impossibility to perform the scheduled rodeo due to acts of God, pandemics, epidemics or other similar public health related occurrences, strikes, injunctions, lockouts, government shut downs or restrictions which otherwise limit freedom of movement or the ability to work, any labor or material shortages, civil riots, floods, fire, theft, terrorism, public enemy, insurrection, war, court order, requisition or order of governmental body or authority, or delays in receiving permits from the applicable governing authority, and any other cause not reasonably within the control of or caused by Grantee and which by the exercise of due diligence Grantee is unable, wholly or in part, to prevent or overcome.

The City reserves an easement across the Property to access, maintain, repair and replace any public water, sewer or gas mains or lines located upon the Property.

Subject, however, to all covenants, conditions, restrictions, reservations, limitations, easements and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

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 covenants to Grantee that it is lawfully seized of said land in fee simple: that it has good right and lawful authority to sell and convey the land; that the premises are free from all encumbrances made by Grantor, and that it 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 the Grantor.

IN WITNESS WHEREOF, Grantor has signed and sealed these present the date set forth on the _____ day of September, 2025.

Signed, sealed and delivered
in the presence of:

CITY OF BONIFAY
a Florida Municipal Corporation

Witness Signature

Print Name of Witness
Address of Witness: _____

By: Larry Cook
Its: Mayor

Witness Signature

Print Name of Witness
Address of Witness: _____

BY: _____
Print Name: Rickey Callahan
City Clerk

STATE OF FLORIDA
COUNTY OF JACKSON:

THE FOREGOING INSTRUMENT was acknowledged before me by means of physical presence on this _____ day of September, 2025 by Larry Cook and Richey Callahan, as the duly authorized and acting Mayor and City Clerk for the City of Bonifay, Florida, a Florida Municipal Corporation, respectively, who () are personally known to me or who or () have produced _____ as identification.

(Notary Seal)

NOTARY PUBLIC
State of Florida
Print Name of Notary: _____
My Commission Expires:
Commission Number:

EXHIBIT "A"

That portion of real property lying South of Veterans Blvd, East of South Depot Street, North of Cassie Avenue (abandoned) and West of Creel Street (abandoned), located in Section 6, Township 4 North, Range 14 West, Holmes County, Florida;

ALSO the North 33 feet of Cassie Avenue (abandoned) lying between S. Waukesha Street and South Depot Street, located in Section 6, Township 4 North, Range 14 West, Holmes County, Florida;

ALSO the West ½ of Creel Street (abandoned) lying immediately East of Lots 12-17, Block 5 of the McKinnon and Creel Addition to Bonifay, Holmes County, Florida;

ALSO the West 25 feet of Creel Street (abandoned) lying immediately East of Lot 18, Block 5 of the McKinnon and Creel Addition to Bonifay, Holmes County, Florida; and

ALSO the West 12.5 feet of Creel Street (abandoned) lying immediately East of Lots 19 and 20, Block 5 of the McKinnon and Creel Addition to Bonifay, Holmes County, Florida.