

DRC

PZ24-12000009

10/16/2024

Prepared by & return to:

Diane Noble, Esq.

Saul Ewing Arnstein & Lehr, LLP

701 Brickell Avenue, 17th floor

Miami, Florida 33131

(305) 428-4500

Property Identification Number: **4842 34 00 0685**

Note To Recorder: No Documentary Stamps are due in connection with this transfer as it is made between two entities wholly owned by Grantor.

WARRANTY DEED

THIS QUIT CLAIM DEED, made this 28 day December 2020, by and between **Thermoset Roofing Corp. a Florida corporation** whose address is: 2148 NW 17th Street Pompano Beach, Florida 33069 ("**GRANTOR**"), and **500 NW12 HOLDINGS, LLC, a Florida limited liability company** whose address is 2148 NW 17th Street Pompano Beach, Florida 33069 ("**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.)

WITNESSETH:

THAT the GRANTOR, for and in consideration of the sum of Zero DOLLARS (\$0.00) and other good and valuable considerations in hand paid to GRANTOR by said GRANTEE, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and quit claim unto the GRANTEE, all the right, title, interest, claim and demand which the GRANTOR has in and to the following described real property, and rights and interest in real property located and situated in the County of Broward, State of Florida, to wit:

SEE ATTACHED "EXHIBIT A"

Continued

DRC

PZ24-12000009

5/15/2024

DRC

PZ24-12000009

10/16/2024

IN WITNESS WHEREOF, the GRANTOR has caused this Warranty Deed to be executed the day and year first above written.

Signed, sealed and delivered
in our presence, witness as to both:

[Signature]

Print Name: Selina Renteria

[Signature]

Print Name: Christopher Stroud

Thermoset Roofing Corp.
a Florida corporation

[Signature]
By: Adam B. Honig, President

STATE OF FLORIDA)
) ss
COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 28 day of December, 2020, by Adam B. Honig, as President of the company, on behalf of the company, who is FI DL personally known to me or X provided as identification.

[Notary Seal]

[Signature]
Notary Public



Printed Name: Charline Ortiz

My Commission Expires: 8/1/2023

DRC

PZ24-12000009

5/15/2024

EXHIBIT A

LEGAL DESCRIPTION

A portion of the SW 1/4 of the NE 1/4 of the SE 1/4 of Section 34, Township 48 South, Range 42 East, Broward County, Florida, more particularly described as follows:

Commencing at the Northwest corner of said SW 1/4 of the NE 1/4 of the SE 1/4; thence Easterly along the North line of said SW 1/4 of the NE 1/4 of the SE 1/4 a distance of 430.04 feet; thence Southerly along a line making an angle of 89° 13' 40" in the Southwest quadrant a distance of 99.46 feet to a point on the Easterly right-of-way line of Northwest 12th Avenue; thence continue Southerly along the East right-of-way line of Northwest 12th Avenue a distance of 121.08 feet to a point on the South right-of-way line of that certain 20-foot alley, as referred to an Official Records Book 1970, Page 269, and as now occupied and the Point of Beginning; thence Easterly along the said South right-of-way line, making an included angle of 89° 13' 40" a distance of 98.41 feet; thence Southerly making an included angle of 90° 47' 55", a distance of 180 feet to a point on the North right-of-way line of Northwest 5th street; thence Westerly along the said North right-of-way line of Northwest 5th Street, making an included angle of 89° 12' 05", a distance of 98.54 feet to a point on the East right-of-way line of said Northwest 12th Avenue; thence Northerly along the said East right-of-way line of Northwest 12th Avenue, making an included angle of 90° 46' 20", a distance of 180 feet to the Point of Beginning.

A portion of the East one-half (E 1/2) of the Southeast one-quarter (SE 1/4) of Section 34, Township 48 South, Range 42 East, Broward County, Florida, more fully described as follows:

Commencing at the Northwest corner of the Southwest one-quarter (SW 1/4) of the Northeast one-quarter (NE 1/4) of the Southeast one-quarter (SE 1/4); thence North 89° 26' 43" East along the North line of the Southwest one-quarter (SW 1/4) of the Northeast one-quarter (NE 1/4) of the Southeast one-quarter (SE 1/4) a distance of 430.04 feet; Thence South 1° 19' 37" East a distance of 99.46 feet to a point on the Easterly right-of-way line of Northwest 12th Avenue; Thence continue South 1° 19' 37" East along the said East right-of-way line of distance of 351.08 feet to a point on the South right-of-way line of Northwest 5th Street as now occupied, and to the Point of Beginning; thence continue South 1° 19' 37" East along said East right-of-way line a distance of 62.15 feet; thence North 89° 26' 43" East a distance of 150.0 feet; thence North 1° 19' 37" West a distance of 62.15 feet to a point on the South right-of-way line of said Northwest 5th street; thence South 89° 26' 43" West along said South right-of-way line a distance of 150.00 feet to the Point of Beginning.

Property Address: 500 NorthWest 12th Avenue, Pompano Beach, FL 33069