

**PREPARED BY:
EVAN S. KAGAN
3098 STIRLING RD #102
HOLLYWOOD, FLORIDA
33021**

PROPERTY ID: 4842 34 040750

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made by this 9th day of **November 2018**, between **GO ECO HOMES POMPANO LLC**, a Florida limited liability company, whose address is **58 NW 34TH TERRACE MIAMI, Florida 33127**, (hereinafter called the "Grantor") and the **CITY OF POMPANO BEACH**, a public body corporate and politic, whose is 100 West Atlantic Boulevard, Pompano Beach, Florida 33060 (hereinafter called the "Grantee").

WITNESSETH

That grantor, for and in the consideration of the sum of TEN and No/100 DOLLARS (\$10.00) and other good and valuable consideration to Grantor in hand paid by Grantee, receipt of which is hereby acknowledged, has granted, bargained and soled to Grantee, and Grantee's heirs, successors and assigns forever, all that certain land situate, lying and being in the County of Broward, State of Florida, to wit:

SEE EXHIBIT "A" ATTACHED

SUBJECT TO: (a) Zoning, restriction, prohibitions and other requirements imposed by governmental authority; (b) Restrictions appearing on the plat or otherwise common to the subdivision; (c) Public utility easements of record (without serving to impose same).

ALL TOGHTER, with all the tenements, hereditaments and appurtenances thereto belonging or in otherwise appertaining.

TO HAVE AND TO HOLD, at the same and simple forever.

Signed, Sealed and
Delivered in our Presence:

Sign: [Signature]
Print Name: Ashley Warnock

By: [Signature]
Karim Lakhdar
President

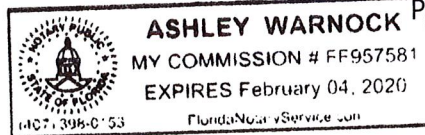
Sign: [Signature]
Print Name: JAGEL LAKHDAR

STATE OF FLORIDA
BROWARD OF BROWARD

The foregoing instrument was acknowledged before me this 9TH day of NOVEMBER 2018,
By Karim Lakhdar as the President of GO ECO HOMES POMPANO, LLC a Florida LLC, who is
personally known to me or who has produced a FCDL as identification.

My Commission Expires:

[Signature]
NOTARY PUBLIC
Print Name: Ashley Warnock



EXHIBT « A »

~~LOT 2~~ . 1 of 2

**LEGAL OF PROPOSED RIGHT-OF-WAY
DEDICATION**

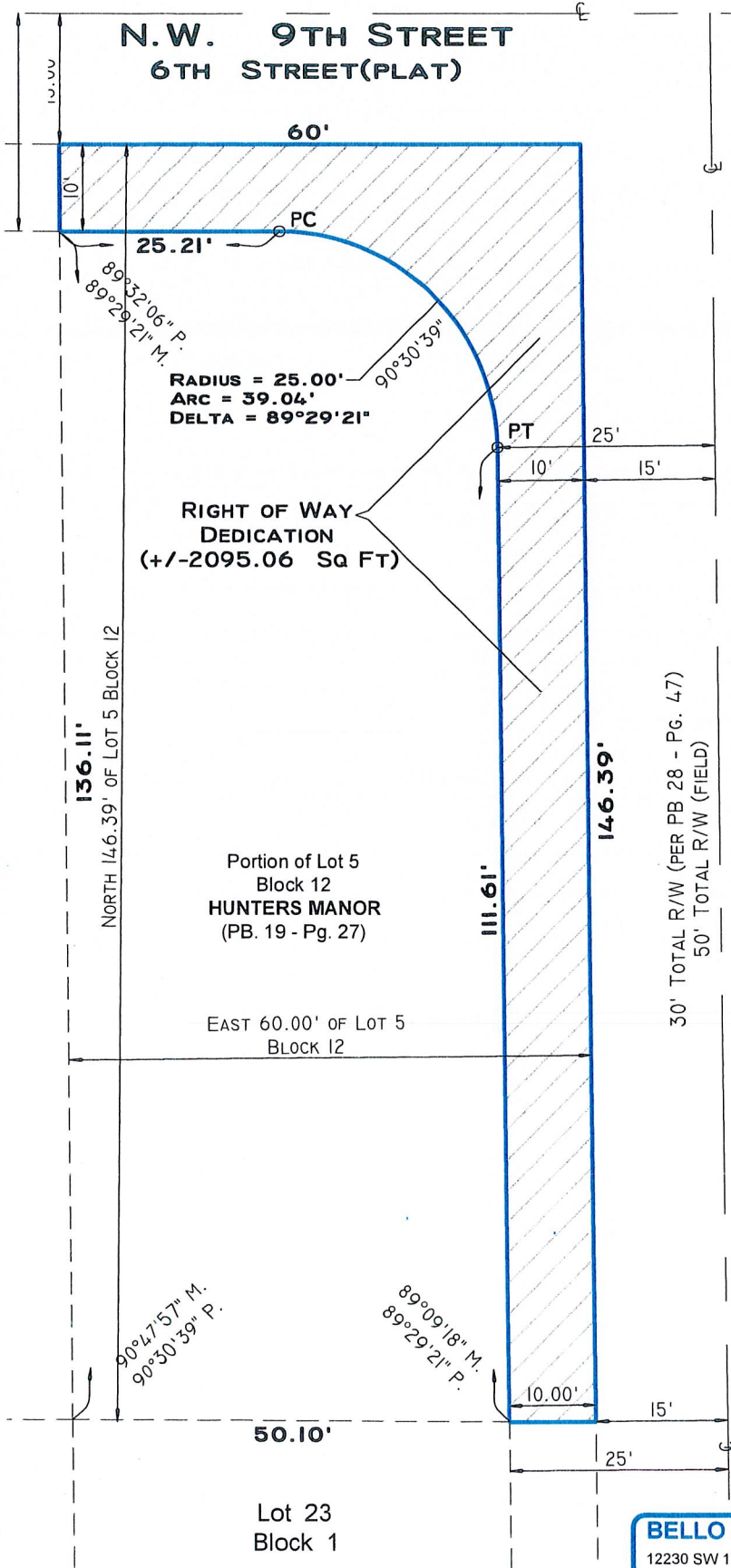
THE NORTH TEN (10) FEET AND THE EAST TEN (10) FEET OF THE EAST 60 FEET OF THE NORTH 146.39 FEET OF LOT 5, BLOCK 12, **HUNTERS MANOR** ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 19, PAGE 27 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; TOGETHER WITH THE EXTERNAL AREA OF A 25 FEET RADIUS CURVE CONCAVE TO THE SOUTHWEST AND THE BEING TANGENT TO THE SOUTH LINE OF THE SAID EAST TEN (10) FEET OF SAID LOT 5, BLOCK 12, **HUNTERS MANOR** ACCORDING TO THE PLAT THEROF, AS RECORDED IN PLAT BOOK 19, PAGE 27 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; CONTAINING 2095.06 SQUARE FEET MORE OR LESS AND LYING AND BEING IN CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA.

PROPERTY ID: 4842 34 04 0750

SKETCH & LEGAL DESCRIPTION

Folio No.: 4842 34 04 0750

EXHIBIT «A»
2 of 2



0 10 20
SCALE: 1" = 20'

Legal Description:

The North ten (10) feet and the East ten (10) feet of the East 60 feet of the North 146.39 feet of Lot 5, Block 12, **HUNTERS MANOR** according to the plat thereof, as recorded in Plat Book 19, Page 27 of the Public Records of Broward County, Florida; together with the external area of a 25 feet Radius Curve concave to the Southwest and being tangent to the South line of the said North ten (10) feet and the West line of said East ten (10) feet of said Lot 5, Block 12, **HUNTERS MANOR** according to the plat thereof, as recorded in Plat Book 19, Page 27 of the Public Records of Broward County, Florida; Containing 2095.06 Square Feet more or less and lying and being in City of Pompano Beach, Broward County, Florida.

**N.W. 19TH AVENUE
HUNTER DRIVE**

NOTES:

- 1.- THIS IS NOT A BOUNDARY SURVEY.
- 2.- REFER TO PLAT (S) OF RECORD FOR ADDITIONAL GEOMETRIC INFORMATION.
- 3.- THIS SKETCH AND THE COPIES THEREOF, ARE NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

LEGEND:

⊙ : DENOTES CENTER LINE
PB: DENOTES PLAT BOOK NUMBER
PG: DENOTES PLAT BOOK PAGE NUMBER
ORB: DENOTES OFFICIAL RECORDS BOOK
R/W: DENOTES RIGHT OF WAY

PREPARED BY:

[Signature]

ODALYS C. BELLO-IZNAGA
PROFESSIONAL SURVEYOR & MAPPER LS6169
STATE OF FLORIDA
DATE: 11/26/2018

BELLO & BELLO LAND SURVEYING

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