

THIS DOCUMENT PREPARED BY:
HUNTER B. CRAIG, Esquire
LAW OFFICES OF HUNTER B., CRAIG, P.A.
2211 East Sample Road, Suite 203
Lighthouse Point, FL 33064

Parcel ID Number: _____

QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED, made this 23rd day of December, 2019, between EG Brown, LLC, a Texas limited liability company, whose post office address is P. O. Box 29615, Dallas, Texas 75229, Grantor, and City of Pompano Beach, whose post office address is 100 West Atlantic Boulevard, Pompano Beach, Florida 33060, Grantee.

WITNESSETH, That said GRANTOR, for and in consideration of the sum of TEN DOLLARS (\$10.00), and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim to the said GRANTEE, the following described land, situate, lying and being in the County of Broward in the State of Florida (the "Property"), but reserving unto the GRANTOR, its successors and assigns a reversionary interest in the Property which shall automatically cause the all right, title and interest in the Property conveyed hereby then held by any person or entity whomsoever to immediately revert unto, and vest in, the Grantor, its successors and assigns without the necessity of any instrument of conveyance from the Grantor, or from any other person or entity whomsoever, upon the happening of any of the following events:

1. The Grantee ceases using all of the Property for public purposes; or,
2. The Grantor, or its successors or assigns, suffers a partial or total destruction to any of the dockage located at, or adjacent to, the Property, and the Grantee does not grant the necessary permits and otherwise allow the dockage to be repaired, restored or replaced so that the dockage is the same as permitted and approved by the Grantee as of the date hereof.

to wit:

See Exhibit "A" attached hereto and specifically incorporated herein by reference.

(Signatures and acknowledgment on the following page.)

IN WITNESS WHEREOF, Grantor(s) have hereunto set Grantor(s)' hands and seals the day and year first above written.

WITNESSES:

EG Brown LLC, a Texas limited liability company

[Signature]
Print: Steve Stutler

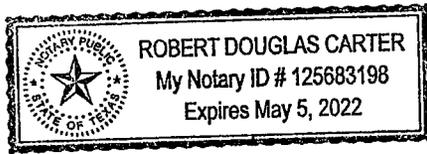
[Signature]
Mason C. Brown, III, President

[Signature]
Print: Shannon Martin

STATE OF Texas

COUNTY OF Dallas

The foregoing instrument was acknowledged before me this 23rd day of December, 2019, by Mason C. Brown, III, the President of EG Brown, LLC, a Texas limited liability company.



NOTARY PUBLIC

[Signature]

Print: Texas
State of ~~Florida~~ at Large (Seal)
My Commission Expires: May 05, 2022

Personally Known ✓ OR Produced Identification _____

Type of Identification Produced _____

EXHIBIT "A"
(LEGAL DESCRIPTION)

A PARCEL OF PROPERTY LEGALLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 31 OF HILLSBORO SHORES SEC A, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 21, PAGE 14 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE SOUTH 79°32'44" EAST, A DISTANCE OF 180.00 FEET; THENCE NORTH 24°00'43" EAST, A DISTANCE OF 116.02 FEET; THENCE NORTH 33°09'47" WEST, A DISTANCE OF 115.00 FEET TO THE SOUTHEAST CORNER OF LOT 33 OF SAID PLAT OF HILLSBORO SHORES SEC A; THENCE SOUTH 56°27'02" WEST ON THE SOUTH LINE OF SAID LOT 33, A DISTANCE OF 80.00 FEET TO POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST; THENCE ALONG SAID CURVE TO THE LEFT, ALSO BEING THE SOUTHEAST LOT LINES OF LOT 32 AND LOT 31 OF SAID PLAT, HAVING A RADIUS OF 236.44 FEET, THROUGH A CENTRAL ANGLE OF 38°48'10" AND AN ARC LENGTH OF 160.13 FEET TO THE POINT OF BEGINNING, LESS AND EXCEPT ANY PORTION OF THE AFOREDESCRIBED PARCEL LYING IN: (I) BLOCK "A" OF HILLSBOROUGH BEACH, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGE 3 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; OR (II) THE TOWN OF HILLSBORO BEACH; OR, (III) THE RIGHT-OF-WAY FOR STATE ROAD NO. 140.

SAID LANDS SITUATED, LYING AND BEING IN THE CITY OF BROWARD COUNTY, FLORIDA.