

THIS INSTRUMENT PREPARED BY
BURTON H. MARS, ESQ.
1995 East Oakland Park Boulevard
Suite 310
Fort Lauderdale, Florida 33306
Our File No. AFT7302M

Property Appraiser's
Parcel ID: 494306-06-0390, 494306-06-0400,
494306-06-0420, 494306-06-0430

WARRANTY DEED

THIS INDENTURE, made this 2nd day of May, 2014 by **Karam Family, LLC, a Florida Limited Liability Company** whose address is 601 N. Federal Highway, Pompano Beach, FL 33062, **GRANTOR**, to **305 Briny Avenue, L.P., a Delaware Limited Partnership** whose address is 1800 boul, Chomedey, Laval, Quebec, H7T 2W3, **GRANTEE**.

WITNESSETH that said grantor, for and in consideration of the sum of Ten (\$10.00) Dollars, to them in hand paid by the grantee, and the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the grantee, their heirs and assigns forever, the following described land, situate, lying and being in BROWARD County, Florida, to-wit:

SEE ATTACHED EXHIBIT "A"

SUBJECT TO:

1. ZONING AND/OR RESTRICTIONS AND PROHIBITIONS
IMPOSED BY GOVERNMENTAL AUTHORITY
2. RESTRICTIONS, EASEMENTS AND OTHER MATTERS APPEARING
ON THE PLAT OR OF RECORD
3. TAXES FOR THE YEAR 2014 AND SUBSEQUENT YEARS.

And said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

DRC 

PZ21-12000043
2/2/2022

"Grantor" and "grantee" are used for singular or plural, as context requires.

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:

Karam Family, LLC, a Florida Limited
Liability Company

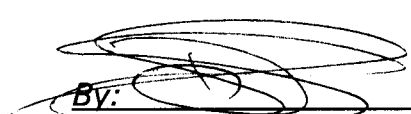
Witness #1

Sign -

Print


Burton H Mars

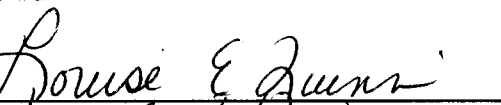
By:


Raymond A. Karam, Jr., Member

Witness #2

Sign -

Print


Louise E Quinn

STATE OF FLORIDA }
COUNTY OF BROWARD } SS:

The foregoing instrument was acknowledged before me this 2 day of May, 2014 by Raymond A. Karam, Jr., Member of Karam Family, LLC, a Florida Limited Liability Company.


NOTARY PUBLIC

Personally Known X OR Produced Identification _____

Type of Identification Produced _____



DRC

PZ21-12000043
2/2/2022

EXHIBIT "A"

Lots 6, 7, 8, 9, 11, 12 and 13 in Block 5 of POMPANO BEACH BLOUNT BROS. REALTY CO.'S SUBDIVISION, according to the map or plat thereof, as recorded in Plat Book 2, Page 43, of the Public Records of Broward County, Florida, LESS the right of way for State Road A-1-A in the Declaration of Taking and Agreement recorded in Official Records Book 16571, Page 144,

AND ALSO

Lot 10 in Block 5 of POMPANO BEACH BLOUNT BROS. REALTY CO.'S SUBDIVISION, according to the plat thereof, as recorded in Plat Book 2, Page 43, of the Public Records of Broward County, Florida, LESS that portion conveyed to Broward County, for road purposes and recorded in Official Records Book 13100, Page 150, being more particularly described as follows:

From the Northwest corner of Section 5, Township 49 South, Range 43 East, run North 89°17' 51" East along the North boundary of said Section 5 for 135.65 feet to its intersection with the survey baseline for State Road A-1-A as shown on sheet 6 of 6 of the Right-of-Way Maps for Section 86050-2533, Broward County, Florida; Thence South 03°55'2" West along said baseline for 1023.72 feet; Thence South 85°58'14" East for 25.00 feet to the POINT OF BEGINNING.

Thence continue South 85°58'14" East for 3.22 feet to a point on a curve concave to the Southeast and having a radius of 1876.86 feet, said point having a radial bearing of North 82°43'14" West; Thence Southwesterly along said curve for 60.06 feet through a central angle of 01°50'01"; Thence North 85°57'32" West for 0.66 feet; Thence North 03°55'22" East for 60.01 feet to the POINT OF BEGINNING.

DRC

PZ21-12000043

2/2/2022