

PREPARED BY:  
DAVIS AND DAVIS LAW, PLLC  
Khambrel L. Davis, Esq.  
7160 NW 47<sup>th</sup> Place  
Lauderhill, Florida 33319

RECORDED ELECTRONICALLY BY  
Fidelity National Title of FL  
Plantation Office  
954-236-5563  
FNTPlantation@fnf.com

Folio No. **4842 34 08 0230**

**SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED, made this 27<sup>th</sup> day of SEPTEMBER, 2018, between the **KENNY DAVIS CONTRACTING, LLC**, a Florida limited liability company, whose address is 7160 NW 47<sup>th</sup> Place, Lauderhill, Florida 33319, (hereinafter called the "Grantor") and **CITY OF POMPANO BEACH**, a public body corporate and politic, whose address is 100 West Atlantic Boulevard, Pompano Beach, Florida 33060 (hereinafter called the "Grantee").

W I T N E S S E T H

That Grantor, for and in 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 sold 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, restrictions, 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 TOGETHER**, with all the tenements, hereditaments and appurtenances thereto belonging or in otherwise appertaining.

**TO HAVE AND TO HOLD**, at the same in fee simple forever.

**PREPARED BY:**  
**DAVIS AND DAVIS LAW, PLLC**  
**Khambrel L. Davis, Esq.**  
**7160 NW 47<sup>th</sup> Place**  
**Lauderhill, Florida 33319**

Folio No. **4842 34 08 0230**

**SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED, made this 28 day of SEPTEMBER 2018, between the **KENNY DAVIS CONTRACTING, LLC**, a Florida limited liability company, whose address is 7160 NW 47<sup>th</sup> Place, Lauderhill, Florida 33319, (hereinafter called the "Grantor") and **CITY OF POMPANO BEACH**, a public body corporate and politic, whose address is 100 West Atlantic Boulevard, Pompano Beach, Florida 33060 (hereinafter called the "Grantee").

**WITNESSETH**

That Grantor, for and in 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 sold 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, restrictions, 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 TOGETHER**, with all the tenements, hereditaments and appurtenances thereto belonging or in otherwise appertaining.

**TO HAVE AND TO HOLD**, at the same in fee simple forever.

In WITNESS whereof, Gaddis Capital Corporation have executed this Partial Release of Mortgage by hand and seal the 24<sup>th</sup> day of July, 2018.

Signed, Sealed and  
Delivered in our Presence:

MORTGAGEE:

Gaddis Capital Corporation,  
A Florida Corporation

Sign: Kristen Noell  
Print Name: Kristen Noell

Sign: Lauren Miller  
Print Name: Lauren Miller

By: Jesse P. Gaddis  
Jesse P. Gaddis  
President

STATE OF FLORIDA  
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 24<sup>th</sup> day of July, 2018, by Jesse P. Gaddis as the President of Gaddis Capital Corporation, a Florid Corporation, who is personally known to me or who has produced a \_\_\_\_\_ as identification.

My Commission Expires:

Lauren Miller

NOTARY PUBLIC

Print Name:



## EXHIBT "A"

### LEGAL OF PROPOSED RIGHT-OF-WAY DEDICATION

ALL THAT PART OF LOT 23, BLOCK 1, WILLIAMS SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 28, PAGE 47 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

DESCRIBED AS FOLLOWS;

BEGINNING AT THE SOUTHWEST CORNER OF LOT 23, BLOCK 1, WILLIAMS SUBDIVISION; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 23, BLOCK 1, A DISTANCE OF 10.00 FEET; THENCE S 89°22'29" E A DISTANCE OF 24.73 FEET; THENCE N 45°18'45" E, A DISTANCE OF 35.55 FEET; THENCE SOUTH ALONG THE WEST RIGHT-OF-WAY LINE OF N. W. 19<sup>TH</sup> AVENUE A DISTANCE OF 35.27 FEET; THENCE WEST A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

**CONTAINING MORE OR LESS, 819 SQUARE FEET.**

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA.