

**Prepared by & Return to:**

Cynthia Cohen  
Empire Title Services, LLC  
200 S. Park Road, Suite 160  
Hollywood, FL 33021  
File Number: E25-0055

[Space Above This Line for Recording Data]

## Warranty Deed

THIS WARRANTY DEED made this 7 day of July 2025 between Pompano Devco I, LLC, a Florida limited liability company, whose post office address is 8180 N.W. 36th Street, Suite 409, Doral, FL 33166, grantor, and Crown Heights Gardens LLC, a Florida limited liability company, whose post office address is 6030 Hollywood Blvd., Suite 110, Hollywood, FL 33024, grantee:

(Whenever 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, trusts and trustees)

WITNESSETH, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Broward County, Florida, to-wit:

The East 50 feet of the West 500 feet of the North Half (N 1/2) of the North Half (N 1/2) of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4) of Section 35, Township 48 South, Range 42 East, said lands situate, lying and being in Broward County, Florida.

AND

Parcel A, of Raysor Plat, according to the map or plat thereof as recorded in Plat Book 109, Page 33, Public Records of Broward County, Florida.

AND

Lot 6 of the GROOM AND GAY'S SUBDIVISION in the City of Pompano, Broward County, Florida, same being a subdivision of the N 1/2 of the N 1/2 of the SE 1/4 of the NE 1/4 of the SW 1/4 of Section 35, Township 48 South, Range 42 East, said Lot being 50 Feet in width and 150 Feet in length, situated in Pompano, Broward County, Florida: which property is also known and described as: That portion of the N 1/2 of the N 1/2 of the SE 1/4 of the NE 1/4 of the SW 1/4 of Section 35, Township 48 South, Range 42 East, described as. follows: Commence at the NE corner of the said N 1/2 thence westerly along the North Boundary of the said 1/2 a distance of 216.44 feet to the point of beginning, thence continuing westerly along said North Boundary of said N 1/2 a distance of 50 feet, thence Southerly and parallel to the West boundary of said N 1/2 a distance of 161.58 feet to an intersection with the South Boundary of said N 1/2 thence easterly along said South Boundary a distance of 50 feet, thence Northerly and parallel to the West Boundary of said N 1/2 a distance of 161.66 feet to the point of beginning. Which property is also known and described as: Lot 9, according to a sketch of the N 1/2 of the N 1/2 of the SE 1/4 of the SW 1/4 of Section 35, Township 48 South, Range 42 East, Broward County of Florida, prepared by J. W. McLaughlin, Engineer, dated May, 1941, and recorded in Deed Book 388, Page 428, of the Public Records of Broward County, Florida.

Parcel Identification Number: 484235480010

Street Address: 324 NW 6 Street, Pompano Beach, FL 33060

**AAC**

PZ22- 12000032  
02/03/2026

Subject to taxes for 2025 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2024**.

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:

[Signature]  
Witness Signature

Cynthia Cohen  
Witness Print Name

200 S. Park Road # 200  
Witness Post Office Address

Hollywood, FL 33021  
Witness City/State/Zip

[Signature]  
Witness Signature

Stephane Alexu  
Witness Print Name

700 S. Park Rd #100  
Witness Post Office Address

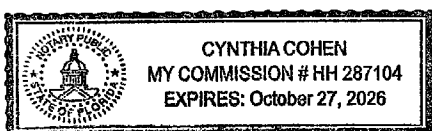
Hollywood FL 33021  
Witness City/State/Zip

Pompano Devco I, LLC, a Florida limited liability company

By: [Signature]  
Carlo Sollami, Manager

State of Florida  
County of Broward

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 7 day of July 2025, by Carlo Sollami, Manager of Pompano Devco I, LLC, a Florida limited liability company, who ☐ is personally known or ☒ has produced FL Driver's License as identification.



Notary Public  
Print Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

**AAC**

PZ22- 12000032  
02/03/2026