

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 \_\_\_\_\_ day of November, 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

Print: \_\_\_\_\_

\_\_\_\_\_  
Mason C. Brown, III, President

\_\_\_\_\_  
Print: \_\_\_\_\_

**STATE OF** \_\_\_\_\_

**COUNTY OF** \_\_\_\_\_

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

NOTARY PUBLIC

\_\_\_\_\_  
Print:

State of Florida at Large (Seal)

My Commission Expires:

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.



**First American**

**Exhibit A**

ISSUED BY

**First American Title Insurance Company**

File No: 1062-4232569

Issuing Office File Number: 19-12827

The land referred to herein below is situated in the County of Broward, State of Florida, and described as follows:

Beginning at the quarter corner on the West boundary of Section 29, Township 48 South, Range 43 East, Broward County, Florida; thence North 00°22'16" East along said West boundary, 1972.49 feet; thence North 56°50' East 1134.21 feet to the Point of Beginning of the lands herein described; thence South 33°10' East 180 feet; thence South 56°50' West 150 feet; thence Southwesterly around the arc of a circular curve to the left whose chord bears South 28°15'45" West 239.38 feet; thence South 00°22'16" East 450 feet; thence North 89°37'44" East 267 feet; thence South 84° East 486 feet; thence South 60° East 240 feet; thence North 40° East 70 feet; thence North 51°07'30" West 629.05 feet; thence North 04°44'33" West 361.45 feet; thence North 30°46'35" West 399.01 feet to a point at the intersection of the existing center lines of Hillsboro River and State Road No. 140; thence South 56°50' West 162.30 feet to the Point of Beginning. LESS Block "A" of HILLSBOROUGH BEACH, according to the plat thereof recorded in Plat Book 4, Page 3, Public Records of Broward County, Florida, and the right of way of State Road No. 140. **LESS that portion in the Town of Hillsboro Beach.**

*This page is only a part of a 2016 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions.*

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