

Return recorded copy to:
Real Property Section
115 South Andrews Avenue, Room 501
Fort Lauderdale, Florida 33301

This document prepared by
and approved as to form by:
Reno V. Pierre, Esq.
Office of the County Attorney
Broward County, Florida
115 South Andrews Avenue, Room 423
Fort Lauderdale, Florida 33301

Folio: 4942-02-00-0755

QUITCLAIM DEED

THIS QUITCLAIM DEED, made the ____ day of _____, 2021, by the City of Pompano Beach, a Florida municipal corporation (the "Grantor"), whose address is 100 West Atlantic Boulevard, Pompano Beach, Florida 33060, and Broward County, a political subdivision of the State of Florida (the "Grantee"), whose address is 115 South Andrews Avenue, Fort Lauderdale, Florida 33301.

(The terms "Grantor" and "Grantee" as used herein shall refer to the respective parties, and the heirs, personal representatives, successors, and assigns of such parties.)

W I T N E S S E T H:

That Grantor, for and in consideration of TEN DOLLARS (\$10.00) and other valuable considerations, the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim unto Grantee, its successors and assigns, forever, all of Grantor's rights, title, and interest, if any, in and to the following described lands, lying and being in Broward County, Florida, to wit:

See legal description provided in Exhibit A, attached to and made a part hereof.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity, and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit, and behalf of the said Grantee forever.

THIS CONVEYANCE IS SUBJECT TO all zoning rules, regulations, and ordinances and other prohibitions imposed by any governmental authority with jurisdiction over the Property conveyed herein; existing public purpose utility and government easements and rights of way and other matters of record; and real estate taxes for this year 2021 and all subsequent years.

IN WITNESS WHEREOF, Grantor has caused these presents to be executed in its name by and through its Mayor, duly authorized to execute the same, the day and year aforesaid.

GRANTOR

CITY OF POMPANO BEACH, by and through its Mayor

ATTEST:

City Clerk, City of Pompano Beach

By: _____
Mayor

_____ day of _____, 20____

(Official Seal)

I HEREBY CERTIFY that I have approved this Quit Claim Deed as to form and legal sufficiency subject to execution by the Grantor:

By: _____
City Attorney (Date)

EXHIBIT A
LEGAL DESCRIPTION

A portion of the Southwest one-quarter (SW ¼) of Section 2, Township 49 South, Range 42 East, Broward County, Florida, more fully described as follows:

Commencing at the West quarter corner of said Section 2; thence North 86°30'51" East, on the North line of said Southwest one-quarter (SW ¼) of Section 2, a distance of 326.32 feet to the Point of Beginning; thence continuing North 86°30'51" East, on said North line, a distance of 3.00 feet; thence South 04°02'24" East, on the existing West right-of-way line of North Andrews Avenue Extension (SW 12th Avenue). 100 foot right-of-way per Official Records Book 1160, Page 383, Broward County Records, a distance of 550.03 feet; thence South 86°30'51" West, on a line 550.00 feet South of and parallel with (as measured at right angles) the said North line of the Southwest one-quarter (SW ¼) of Section 2, a distance 3.00 feet; thence North 04°02'24" West, on a line 3.00 feet West of and parallel with (as measured at right angles) the said West right-of-way line of North Andrews Extension, a distance of 550.03 feet to the Point of Beginning.

Said lands situate, lying and being in the City of Pompano Beach, Broward County, Florida and containing 1,650 square feet or 0.0379 acres more or less.