

89015171

WILL CALL:
Mr. J. Patrick Dyal
ROGERS, MORRIS & ZIEGLER
700 Cumberland Building
800 Broward Boulevard
Fort Lauderdale, Florida 33301

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made and executed this 31 day of December A.D., 1988, by

MOHAMAD QASIM ABDUL RAHMAN AL-ZAYANI and QASIM ABDUL RAHMAN ABUJAWAHAB AL-ZAYANI,

hereinafter called the grantors, to

SANDS HARBOR, INC., a Florida corporation,

having a post office address of 125 North Riverside Drive, Post Office Box 2814, Pompano Beach, Florida, 33062, hereinafter called grantee;

WITNESSETH: That the grantors, for and in consideration of the sum of Ten (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee, all that certain land situate in Broward County, Florida, viz:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF;

SUBJECT TO easements, restrictions, reservations and limitations of record, if any, and taxes for the year 1988, and all subsequent years;

(The grantors, being under oath, do swear that the property described herein is not their homestead as defined by the laws of the State of Florida.)

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 grantors hereby covenant with said grantee that they are lawfully seized of said land in fee simple; that they have good right and lawful authority to sell and convey said land; that they hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said grantors; and that said land is free of all encumbrances.

IN WITNESS WHEREOF, the grantors have hereunto set their hands and seals the day and year first above written.

Signed, Sealed and Delivered in the Presence of

[Signature]

Mohammad Ali Zayani
MOHAMAD QASIM ABDUL RAHMAN AL-ZAYANI

[Signature]

[Signature]
QASIM ABDUL RAHMAN ABUJAWAHAB AL-ZAYANI

\$.55 has been Paid
in Broward County for Documentary
Stamp Tax as required by law
Marilyn S. Cahill Deputy

RECORDED 23:16
BK# 6108PG#334

13
1000
file

DRC

PZ20-1200051
3/17/21

STATE OF FLORIDA

COUNTY OF BROWARD

I HEREBY CERTIFY that on this day before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared MOHAMAD QASIM ABDUL RAHMAN AL-ZAYANI and QASIM ABDUL RAHMAN ABDULWAHAB AL-ZAYANI, well known to me to be the persons described in and who executed the foregoing instrument, and they acknowledged before me that they executed the same.

WITNESS my hand and official seal in the State and County last aforesaid this 31 day of December, A.D., 1988.


Notary Public



My Commission Expires:

BK16108P60335

DRC

PZ20-1200051
3/17/21

That portion of the West one-half (W-1/2) of the Southwest One-quarter (SW-1/4) of the Southeast One-quarter (SE-1/4) of Section 31, Township 48 South, Range 43 East, Broward County, Florida, lying East of the East right-of-way line of the Intracoastal Waterway, West of the West right-of-way line of Riverside Drive, North of a line, said line being 180 feet North of (measured at a right angle) the South boundary of said Section 31, and South of a line, said line being 338.4 feet South of (measured at a right angle) and parallel to the North boundary of said West One-half (W-1/2) of the Southwest One-quarter (SW-1/4) of the Southeast One-quarter (SE-1/4).

TOGETHER WITH all of Grantor's right, title and interest in and to those certain easements over and across that portion of the West One-half (W-1/2) of the Southwest One-quarter (SW-1/4) of the Southeast One-quarter (SE-1/4) of Section 31, Township 48 South, Range 43 East, described as follows:

Beginning at a point on the West right-of-way line of Riverside Drive, said point being 160 feet North of the South boundary of said Section 31; thence West and parallel to said South boundary of said Section 31 a distance of 191.5 feet; thence North and parallel to the said West right-of-way line of Riverside Drive, a distance of 20 feet; thence East and parallel to the said South boundary of Section 31, a distance of 191.5 feet to the said West right-of-way line of Riverside Drive; thence South along said West right-of-way line, a distance of 20 feet to the Point of Beginning, said lands situate, lying and being in Broward County, Florida;

ALSO, beginning at a point on the South boundary of said Section 31, said point being 191.5 feet West of the West right-of-way line of Riverside Drive; thence West along said South boundary of Section 31, a distance of 27 feet; thence North and parallel to said West right-of-way line of Riverside Drive a distance of 180 feet; thence East and parallel to the said South boundary of Section 31, a distance of 27 feet; thence South and parallel to the said West right-of-way line of Riverside Drive a distance of 180 feet to the Point of Beginning; said lands situate, lying and being in Broward County, Florida.

SUBJECT TO an easement for road purposes over the following described parcel, to-wit:

That portion of the West One-half (W-1/2) of the Southwest One-quarter (SW-1/4) of the Southeast One-quarter (SE-1/4) of Section 31, Township 48 South, Range 43 East, described as follows:

Beginning at a point on the West right-of-way line of Riverside Drive, said point being 180 feet North of the South boundary of said Section 31; thence West and parallel to said South boundary of Section 31 to the East right-of-way line of the Intracoastal Waterway; thence Northeasterly along said East right-of-way line of the Intracoastal Waterway to a point; said point being 210 feet (measured at right angles) North of said South boundary of Section 31; thence Easterly and parallel to said South boundary of Section 31, to the said West right-of-way line of Riverside Drive; thence South along said West right-of-way line of Riverside Drive 30 feet to the Point of Beginning; said lands situate, lying and being in Broward County, Florida.

SUBJECT TO an easement for light and air over the following described parcel, to-wit:

That portion of the West One-half (W-1/2) of the Southwest One-quarter (SW-1/4) of the Southeast One-quarter (SE-1/4) of Section 31, Township 48 South, Range 43 East, described as follows:

Beginning at a point on the West right-of-way line of Riverside Drive, said point being 210 feet North of the South boundary of said Section 31; thence West and parallel to said South boundary of Section 31 to the East right-of-way line of the Intracoastal Waterway; thence Northeasterly along said East right-of-way line of the Intracoastal Waterway to the South bulkhead line of the Pompano Beach Yacht Basin; thence Easterly along said South bulkhead line and continuing in a straight line to the said West right-of-way line of Riverside Drive; thence South along said West right-of-way line of Riverside Drive to the Point of Beginning; said lands situate, lying and being in Broward County, Florida.

RECORDED IN THE OFFICIAL RECORDS BOOK
OF BROWARD COUNTY, FLORIDA
L. A. HESTER
COUNTY ADMINISTRATOR

EXHIBIT "A"

BK 6108PG 336

DRC

PZ20-1200051

3/17/21