



City Attorney's Communication #2020-35

October 16, 2019

HAND DELIVERED

TO: Asceleta Hammond, City Clerk

FROM: Fawn Powers, Assistant City Attorney

RE: Safekeeping of Warranty Deed from 7th Cavalry Corporation

Attached for your safekeeping pending City Commission approval of a proposed Settlement Agreement to be presented to the Commission next month. Although the Deed is to the CRA, I would still ask that you hold the Deed for safekeeping until the Settlement is approved.

Should you have any questions, please do not hesitate to call.

FAWN POWERS

FP/jmz
l:cor/clerk/2020-35f

Attachment

Prepared By and Return to:
Fawn Powers, Assistant City Attorney
City of Pompano Beach
P. O. Box 2083
Pompano Beach, Florida 33061

WARRANTY DEED

THIS INDENTURE made this 11 day of September, 2019, between

7TH CAVALRY CORP., a Florida corporation, of 1155 Brickell Bay Drive, No. 2304, Miami, Florida 33131, hereinafter referred to as GRANTOR," to

POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY, whose post office address is 100 W. Atlantic Boulevard, Pompano Beach, Florida 33060, hereinafter referred to as "GRANTEE."

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:

Lot 12, less the North 8 feet thereof, Block 3, BEVILL AND SAXON'S ADDITION TO THE CITY OF POMPANO BEACH, according to the plat thereof, as recorded in Plat Book 3, Page 2, of the Public Records of Broward County, Florida

Folio: 8235 22 0070

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); and taxes for 2019 and subsequent years.

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

And the Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has hereunto set Grantor's hand and seal the day and year first above written.

WITNESSES:

[Signature]

Picardo Kuan
(Print or type name)

Seth Finck

Seth Finck
(Print or type name)

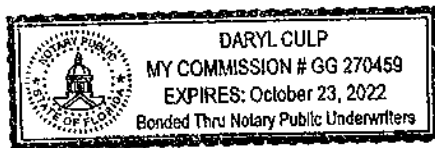
7TH CAVALRY CORP., a Florida corporation

BY: [Signature]
SETH ISRAEL, President

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 11th day of September, 2019, by SETH ISRAEL as President of 7th CAVALRY CORP., a Florida corporation, on behalf of the corporation, who is personally known to me or who has produced _____, as identification.

NOTARY SEAL:



Daryl Culp
NOTARY PUBLIC, STATE OF FLORIDA

Daryl Culp
Print Name

(Commission Number)

FP/jrm
L:realest/cra/2019-1187