

EXHIBIT 3

Return recorded copy to:
Broward County Facilities Management Division
Real Property Section
115 South Andrews Avenue, Room 501
Fort Lauderdale, Florida 33301

This document prepared by
and approved as to form by:
Irma Qureshi
Broward County Attorney's Office
115 South Andrews Ave, Rm. 423
Fort Lauderdale, Florida 33301

Folio No: 4842-33-04-7620

QUITCLAIM DEED

(Pursuant to Sections 125.411 and 125.38, Florida Statutes)

THIS QUITCLAIM DEED, made this 4th day of December, 2019, by Broward County, a political subdivision of the State of Florida ("Grantor"), whose address is 115 South Andrews Avenue, Fort Lauderdale, Florida 33301, and City of Pompano Beach ("Grantee"), whose address is 100 West Atlantic Boulevard, Pompano Beach, Florida 33060.

(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.)

WITNESSETH:

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 the County of Broward, State of Florida, to wit:

Lot No. 1149 of Collier City, an unrecorded plat as follows: Section 33, Township 48 South, Range 42 East, the West 50 feet of the East 235 feet of the South 1/5 of the Northeast 1/4 of the Southwest 1/4, Southwest 1/4, Less the North 25 feet for the street (the "Property").

As described in Tax Deed 18798, recorded on January 2, 2004 in Official Records Book 36678, Page 518, of the Public Records of Broward County, Florida.

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; real estate taxes for this year 2019 and all subsequent years; and that certain Declaration of Covenants and Restrictions ("Declaration"), recorded simultaneously herewith, the terms, conditions, and provisions of which are hereby incorporated herein and made a part hereof by this reference.

THIS CONVEYANCE IS ALSO SUBJECT TO THE FOLLOWING REVERTER CLAUSES:

In the event that Grantee fails to complete the construction of single family affordable housing residences on the Property within one hundred twenty (120) months after the date of this Quitclaim Deed transferring this Property to Grantee, Grantor, through its County Administrator, or designee, may prepare and record an affidavit reciting that (1) it has exercised due diligence to determine whether a final certificate of occupancy has been issued for the subject Property and (2) no final certificate of occupancy has been issued. Upon recording of said affidavit in the public records of Broward County, title shall automatically revert to Grantor as a matter of law and pursuant to this reverter clause.

In addition, if the Property is not being used consistently with the Declaration at any time after the date of this Quitclaim Deed, Grantor, through its County Administrator or designee, may prepare and record an affidavit reciting that the Property is not being used consistently with the Declaration. Upon recording of said affidavit in the public records of Broward County, title shall automatically revert to Grantor as a matter of law and pursuant to this reverter clause.

Grantor and Grantee acknowledge that the preparation and recordation of the foregoing affidavit(s) shall be conclusive evidence upon which any party may rely that the condition of the reverter has occurred and that title reverts to Grantor.

Grantor may, in its sole discretion, waive any or all of the reverter conditions contained in the reverter clause above for an additional specified period of time to be determined by Grantor if Grantor finds it necessary to extend the time frame in which Grantee must obtain a final certificate of occupancy. Such waiver by Grantor, to be effective, must (i) be given prior to the event of the reverter and (ii) be evidenced by the preparation and recordation of an affidavit (the "Waiver Affidavit") executed by the County Administrator, or designee, giving such waiver and specifying the new time frame in which Grantee must obtain the certificate of occupancy. The recordation of the Waiver Affidavit by Grantor shall be conclusive evidence upon which any party may rely that the condition of the reverter has been extended to such date as specified in said waiver.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, Grantor has caused these presents to be executed in its name by its Board of County Commissioners, signing by and through its County Administrator, the day and year aforesaid.

GRANTOR

Signed, sealed, and delivered in the presence of

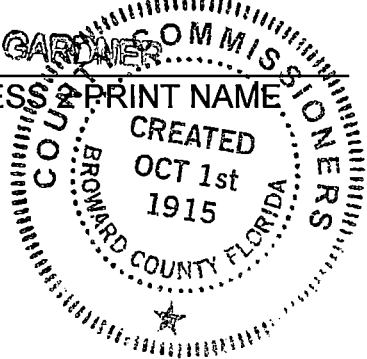
Tamara Brannon
WITNESS 1 SIGNATURE

TAMARA BRANNON

WITNESS 1 PRINT NAME

JOY GARDNER
WITNESS 2 SIGNATURE

JOY GARDNER
WITNESS 2 PRINT NAME



BROWARD COUNTY, by and through its County Administrator

By: Bertha Henry
Bertha Henry

4th day of December, 2019

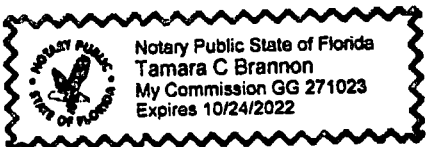
Approved as to form by
Andrew J. Meyers
Broward County Attorney
Governmental Center, Suite 423
115 South Andrews Avenue
Fort Lauderdale, Florida 33301
Telephone: (954) 357-7600
Telecopier: (954) 357-7641

By: Annika Ashton 12/19/19
Annika Ashton (Date)
Deputy County Attorney

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 4th day of December, 2019, by **BERTHA HENRY**, as County Administrator of the Broward County, a political subdivision of the State of Florida, on behalf of Broward County, who are personally known to me.

NOTARY'S SEAL:



Tamara C. Brannon
NOTARY PUBLIC, STATE OF FLORIDA

Tamara C. Brannon
(Name of Acknowledger Typed, Printed or Stamped)
Commission Number:

REF: Approved BCC June 4, 2019 Item No: 85
Return to BC Real Property Section

IQ/mdw
09/06/19
QCD TO PB - 484233047620
#452569