

Return to:

City of Pompano Beach
100 West Atlantic Boulevard
Pompano Beach, Florida 33060

This Instrument Prepared by:

Andrea Keiser, Esq.
Dunay, Miskel, and Backman, LLP
14 SE 4th Street, Suite 36
Boca Raton, Florida 33432

Folio No. **4842 35 23 0400**

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QUIT CLAIM DEED

THIS QUIT CLAIM DEED executed this ____ day of _____, 2017 by **CITY OF POMPANO BEACH**, whose post office address is 100 West Atlantic Boulevard, Pompano Beach, Florida 33060 (hereinafter "Grantor") and **POMPANO STATION, LLC**, whose post office address is 3200 North Ocean Drive, Suite 2209, Fort Lauderdale, Florida 33308, (hereinafter "Grantee").

(Whenever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees.)

WITNESSETH: That the said Grantor, for and in consideration of the sum of ten dollars (\$10.00) and other good and valuable consideration to said Grantor in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said Grantee forever, all the right, title, interest, claim and demand which the said Grantor has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Broward, State of Florida, to wit:

The North 10.00 feet of Lot 16, Block 6, CORRECTED PLAT OF PERRY AND WELLS SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 4, Page 21, of the Public Records of Broward County, Florida, less the West 10.00 feet thereof.

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 behoof of the said Grantee forever.

This Quit Claim Deed has been prepared at the request of the parties without the benefit of examination or legal opinion of title and for nominal consideration in order to cure the

inadvertent conveyance to the Grantor of the north ten feet (10') of Lot 16 due to a scrivener's error in the legal description of Exhibit A to the original Right-of-Way Deed entered into on November 7, 2005 and recorded on May 18, 2006 in the Official Records Book of Broward County, Book 42046, page 165.

By acceptance of this Quit Claim Deed, Grantee agrees to be solely responsible for all ad valorem real estate taxes for the property described herein subsequent to the recording date of the original Right-of-Way Deed on May 18, 2006.

IN WITNESS WHEREOF, the undersigned has caused this QUIT CLAIM DEED to be executed in appropriate manner and its seal to be affixed this _____ day of _____, 2017.

WITNESSES:

CITY OF POMPANO BEACH

BY: _____
LAMAR FISHER, MAYOR

BY: _____
DENNIS W. BEACH, CITY MANAGER

Attest:

ASCELETA HAMMOND
CITY CLERK

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this _____ day of _____, 2017 by **LAMAR FISHER** as Mayor, **DENNIS W. BEACH** as City Manager, and **ASCELETA HAMMOND** as City Clerk of the City of Pompano Beach, Florida, a municipal corporation, on behalf of the municipal corporation, who are personally known to me.

NOTARY'S SEAL:

NOTARY PUBLIC, STATE OF FLORIDA

(Name of Acknowledger Typed, Printed or Stamped)

Commission Number

Return to:

City of Pompano Beach
100 West Atlantic Boulevard
Pompano Beach, Florida 33060

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AFFIDAVIT

NECTARIA M. CHAKAS, ESQ., being duly sworn, deposes and says:

1. That Affiant is presently an attorney with the law firm of Lochrie & Chakas, P.A.
2. That on or about May 18, 2006, Affiant was an attorney at Ruden, McClosky, Smith, Schuster and Russell, P.A., the firm that prepared a Right-Of-Way Deed recorded in Official Records Book 42046, Page 165 of the Public Records of Broward County, Florida ("Deed"). The Deed contained a scrivener's error in the legal description of Exhibit A of the Deed, which inadvertently included the north ten feet (10') of Lot 16 of Block 6, Corrected Plat of Perry & Wells Subdivision, Plat Book 4, Page 21 of the Public Records of Broward County, Florida. Neither the Grantors, the Affiant, nor the Grantee intended to include the north ten feet (10') of said Lot 16.
3. The purpose of the Deed was to solely convey to the Grantee, the City of Pompano Beach, a ten foot (10') right-of-way on the north, east and south perimeters of the subject property as highlighted and reflected on the Sketch of Description ("Sketch") in Exhibit A of the Deed, attached hereto and incorporated herein. The north ten feet (10') of Lot 16 is not highlighted on the Sketch nor is a part of any intended right-of-way.
4. That Affiant is providing this Affidavit with the understanding that it may be recorded in public records to correct the scrivener's error in the Deed that inadvertently included the north ten feet (10') of Lot 16.


NECTARIA M. CHAKAS, ESQ.

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 7th day of February, 2017 by **NECTARIA M. CHAKAS, ESQ.** who is personally known to me or who has produced _____ as identification.

NOTARY'S SEAL:


NOTARY PUBLIC, STATE OF FLORIDA



