

12165

DEED 729 PAGE 475  
WARRANTY DEED

THIS INDENTURE, made this 11<sup>th</sup> day of April, 1951, between Pompano Beach Yacht Basin, Inc, a corporation existing under the laws of the State of Florida, having its principal place of business in the County of Broward and State of Florida, party of the first part, and Thomas W. Dower of the County of Cook and State of Illinois, party of the second part; 3946 N Normal Ave., Chicago, 9,

W I T N E S S E T H, That the said party of the first part, for and in consideration of the sum of One Dollar, to it in hand paid, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, remised, released, conveyed and confirmed, and by these presents doth grant, bargain, sell, alien, remise, release, convey and confirm unto the said party of the second part, and his heirs and assigns forever, all that certain parcel of land lying and being in the County of Broward and State of Florida, more particularly described as follows:

The South One Hundred Eighty Feet (180) of that portion of the West One-half (W $\frac{1}{2}$ ) of the Southwest One-quarter (SW $\frac{1}{4}$ ) of the Southeast One-quarter (SE $\frac{1}{4}$ ) lying East of the Intracoastal Waterway, excepting therefrom the East Twenty-five (25) feet, which has been deeded for road purposes, in Section Thirty-one (31), Township Forty-eight (48) South, Range Forty-three (43) East, Broward County, Florida; together with all buildings and improvements thereon.

Subject to the rights of the Public in that street known as Atlantic Boulevard.

Reserving unto the Grantor, its successors and assigns, an easement for road and parking purposes over that driveway 27 feet in width running from Atlantic Boulevard to the North line of the property conveyed described as Parcel "C" on that map prepared by James W. McLaughlin, Civil Engineer entitled "Sketch Showing Pompano Beach Yacht Basin Shopping Center" dated March, 1951, attached to and made a part of this deed, subject, however, to agreement relating to joint maintenance of said roadway this day entered into between the parties.

Reserving also unto the Grantor, its successors and assigns, an easement for road and parking purposes over a strip of land along the North side of the property conveyed and described as Parcel "A" on that map prepared by James W. McLaughlin, Civil Engineer, entitled, "Sketch Showing Pompano Beach Yacht Basin Shopping Center", dated March, 1951, attached and made a part of this deed, subject, however, to agreement relating to joint maintenance of said Parcel "A" this day entered into between the parties.

TOGETHER with all the tenements, hereditaments and appurtenances, with every privilege, right, title, interest and estate, reversion,

remainder and easement thereto belonging or in anywise appertaining:

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

And the said party of the first part doth covenant with the said party of the second part that it is lawfully seized of the said premises that they are free of all incumbrances, and that it has good right and lawful authority to sell the same; and the said party of the first part 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 said party of the first part has caused these presents to be signed in its name by its President, and its corporate seal to be affixed, attested by its Secretary the day and year above written.

Attest:

Secretary.

POMPAÑO BEACH YACHT BASIN, INC.

By *[Signature]*  
President.

Signed, Sealed and Delivered  
in Our Presence:

*[Signatures]*

STATE OF FLORIDA )  
COUNTY OF BROWARD ) SS

STATE OF FLORIDA  
COUNTY OF BROWARD

This instrument filed for record

*[Signature]* 1951 and recorded in book 729

on page 45 RECORD VERIFIED

TED CABOT, Clerk of the Circuit Court

I HEREBY CERTIFY, That on this 17 day of April, 1951, before me personally appeared Emil W. Beye and Helen Louise Beye, respectively President and Secretary of Pompano Beach Yacht Basin, Inc., a corporation under the laws of the State of Florida, to me known to be the individuals and officers described in and who executed the foregoing conveyance to Thomas W. Dower and severally acknowledged the execution thereof to be their free act and deed as such officers thereunto duly authorized; and that the official seal of said corporation is duly affixed thereto, and the said conveyance is the act and deed of said corporation.

WITNESS my signature and official seal at Pompano Beach, Broward County, Florida, the day and year last aforesaid.

*[Signature]* (L.S.)  
Notary Public.

My Commission Expires: Dec. 18, 1951