

ADJACENT RIGHT-OF-WAY REPORT

Broward County Land Development Code - Section 5-189(c)(3)

THE UNDERSIGNED does hereby certify that a search has been made of the Public Records of Broward County, State of Florida for Broward County Board of County Commissioners as to the following described property, to-wit:

Description of area searched:

THAT PORTION OF NORTHWEST 4TH COURT AND NORTHWEST 27TH AVENUE LYING NORTH AND EAST OF AND ADJACENT TO THE FOLLOWING DESCRIBED PARCEL:

THE NORTH ONE-HALF (N 1/2) OF THE SOUTH TWO-FIFTHS (S 2/5) OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SECTION 33, TOWNSHIP 48 SOUTH, RANGE 42 EAST, LESS THE WEST 550.00 FEET THEREOF, AND LESS THE NORTH 25.00 FEET THEREOF, AND LESS THE EAST 25.00 FEET.

SAID LANDS SITUATE LYING AND BEING IN BROWARD COUNTY, FLORIDA; A/K/A: LOTS 894 AND 895 OF THE UNRECORDED PLAT OF COLLIER CITY.

TOGETHER WITH:

THE EAST 50.00 FEET OF THE WEST 550.00 FEET OF THE NORTH ONE-HALF (N 1/2) OF THE SOUTH TWO-FIFTHS (S 2/5) OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SECTION 33, TOWNSHIP 48 SOUTH, RANGE 42 EAST, EXCEPTING THEREFROM THE NORTH 25.00 FEET THEREOF RESERVED FOR ROAD PURPOSES.

SAID LANDS SITUATE LYING AND BEING IN BROWARD COUNTY, FLORIDA; A/K/A: LOT 896 OF THE UNRECORDED PLAT OF COLLIER CITY.

Right-of-Way Documents

a. DEEDS:

Warranty Deed recorded July 31, 1963, in Official Records Book 2640, Page 249.

Warranty Deed recorded November 26, 1954 in Official Records Book 256, Page 314.

b. RIGHTS-OF-WAY:

Resolution recorded June 16, 1965 in Official Records Book 3032, Page 917.

c. MAINTENANCE MAPS:

Miscellaneous Map recorded May 10, 1962 in Map Book 2, Page 21.

d. EASEMENTS:

N/A

e. TIITF RESERVATIONS:

N/A

f. RELEASES/QUIT CLAIM

N/A

g. OTHER CONVEYANCES OF RESERVATIONS:

N/A

THE UNDERSIGNED hereby certifies that the foregoing Right-of-Way Report reflects a comprehensive search of the Public Records of Broward County, Florida, showing the recorded documentation of Rights-of-Way held in fee title, easement and/or reservation, including instruments into or out of TIITF on the above-described property. I further certify that I am an attorney-at-law duly admitted to practice in the State of Florida and a member in good standing of the Florida Bar.

Respectfully submitted this 19th day of October 2020.

Mark E. Berman

Name

Mark E. Berman

Print Name

Florida Bar No. 466433

MEB/jrm
10/19/2020
L:realest/2021-48

WARRANTY DEED
(STATUTORY)

601705

PAPCO'S FORM 8

OFF. REC. 256 PAGE 314

PAPCO PUBLISHING CORPORATION
MIAMI 36, FLORIDA

Warranty Deed

*** CORRECTIVE DEED ***

This Indenture, Made this 26th day of November, A.D. 1954,

BETWEEN ROBERT L. PARKER, and ILMA PARKER, husband and wife,
Post Office Box 231, Pompano Beach, Florida.

of the County of Broward, in the State of Florida, parties of the first part, and
POMPANO BEACH LANDS, INC.,
337 N. W. Third Street, or Post Office Box 1947,
Pompano Beach, Florida.

of the County of Broward, in the State of Florida, part y of the second part.

WITNESSETH, That the said parties of the first part, for and in consideration of the sum of
TEN DOLLARS and OTHER GOOD and VALUABLE CONSIDERATIONS *** Dollars,
to them in hand paid by the part y of the second part, the receipt whereof is hereby
acknowledged, they granted, bargained and sold to the said part y of the second part,
its successors ~~and~~ and assigns, forever, the following described land, situate, lying and being in the

County of Broward and State of Florida, to-wit:

The South West $\frac{1}{4}$ of the North East $\frac{1}{4}$ of Section 33, Township 48
South, Range 42 East;

The West $\frac{1}{4}$ of the South East $\frac{1}{4}$ of Section 33, Township 48 South,
Range 42 East;

The South West $\frac{1}{4}$ of Section 33, Township 48 South, Range 42 East,
less the West $\frac{1}{4}$ of the West $\frac{1}{4}$ of the North West $\frac{1}{4}$ thereof;

The East $\frac{1}{4}$ of the South East $\frac{1}{4}$ of the North West $\frac{1}{4}$ of Section 33,
Township 48 South, Range 42 East;

The South West $\frac{1}{4}$ of the South East $\frac{1}{4}$ of the North West $\frac{1}{4}$ of Section
33, Township 48 South, Range 42 East;

and the South $\frac{1}{4}$ of the South East $\frac{1}{4}$ of the South West $\frac{1}{4}$ of the
North West $\frac{1}{4}$ of Section 33, Township 48 South, Range 42 East,
said lands lying and being in Broward County, State of Florida,
containing 305 acres, more or less.

Subject to taxes and assessments for the year 1954 and subsequent
years.

This is a corrective deed given by the grantors herein to correct
the defective acknowledgment in original deed recorded in Official
Records Book 85, at page 606, of the Public Records of Broward
County, State of Florida.

And the said parties of the first part do hereby fully warrant title to said land, and will defend
the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their
hand and seal the day and year above written.

Signed, sealed and delivered in presence of us:

Barbara J. Bell
Sidney O. Parker

Robert L. Parker (Seal)
Ilma Parker (Seal)

Mail to: Pompano Beach Lands, Inc., P.O. Box 1947, Pompano Beach,
Florida



P&Z

PZ20-1400011
3/24/21

OFF. REC. 256 PAGE 315

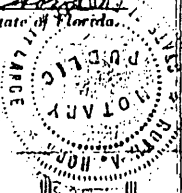
State of Florida,
County of BROWARD,

I Hereby Certify that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, Robert L. Parker and Irma Parker, husband and wife,
to me well known to be the person as described in and who executed the foregoing deed, and acknowledged before me that they executed the same freely and voluntarily for the purpose therein expressed.

Witness my hand and official seal at Fort Lauderdale,
County of Broward and State of Florida, this 26th
day of November, A. D. 1954.
My commission expires:
December 18, 1957.

Ruth A. Horn
Ruth A. Horn, Notary Public, State of Florida.

RECORDED IN OFFICIAL RECORDS 6003
OF BROWARD COUNTY, FLORIDA
FRANK H. MARKS
CLERK OF CIRCUIT COURT



Warrant

FROM

TO

Dated

State of Florida,
County of

I, Clerk of the Circuit Court in and for said county,
hereby certify that the foregoing deed has this
day been duly recorded in the public records of
said County, in Book . Page
WITNESS my hand and seal this
day of . A. D. 19

Clerk of Circuit Court
PARCO PUBLISHING CORPORATION MIAMI 32, FLORIDA

Prepared By and Return to:
Gordon B. Linn, City Attorney
City of Pompano Beach
P. O. Box 2083
Pompano Beach, Florida 33061

WARRANTY DEED

THIS INDENTURE made this 5th day of January, 2009, between

GASTON FAGAN and THELMA FAGAN, Husband and wife,
whose post office address is 6530 NW 41st Terrace, Coconut Creek,
Florida 33073, hereinafter referred to as "Party of the First Part",

and

**POMPANO BEACH COMMUNITY REDEVELOPMENT
AGENCY,** whose post office address is 100 W. Atlantic Boulevard,
Pompano Beach, Florida 33060, hereinafter referred to as "Party of the
Second Part."

WITNESSETH, that the said party of the first part, for and in consideration of the sum of
TEN DOLLARS (\$10.00) and other valuable consideration to them in hand paid by the said
party of the second part, the receipt of which is hereby acknowledged, has granted, bargained
and sold to the said party of the second part, its heirs and assigns forever, the following described
land, situate and being in the County of Broward, State of Florida, to-wit:

**The North one-half (1/2) of the South two-fifth (2/5) of the Southeast one-
fourth (1/4) of the Northeast one-fourth (1/4) of the Southwest one-fourth
(1/4) of Section 33, Township 48 South, Range 42 East, less the West five
hundred fifty feet (550') thereof, and less the North twenty-five feet (25')
thereof, and less the East twenty-five feet (25'); said lands lying in Broward
County, Florida; AKA Lot 894 and 895 of the unrecorded Plat of Collier
City.**

Folio No. 8233-04-5300

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 2008 and subsequent years.

2

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

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 parties of the first part have hereunto set their hands and seals the day and year first above written.


Signed, sealed and delivered
in the presence of:

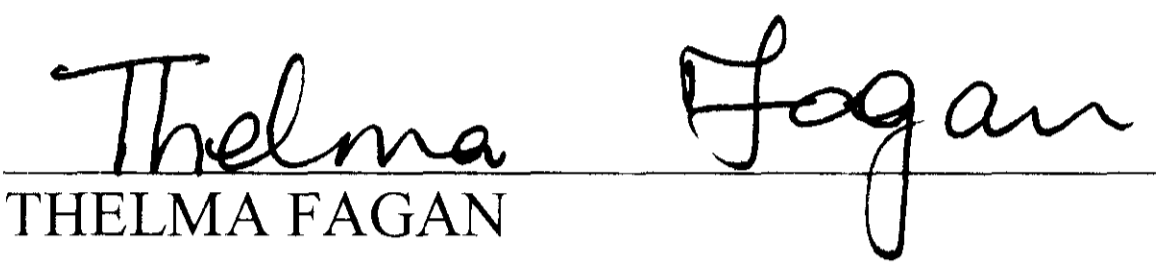


ERWIN VAN DER BUNT
(Print or type name)



Vince L. Johnson
(Print or type name)


GASTON FAGAN




THELMA FAGAN

STATE OF FLORIDA :
COUNTY OF BROWARD :

The foregoing instrument was acknowledged before me this 5th day of January 2009, by GASTON FAGAN and THELMA FAGAN, who are personally known to me or who have produced Fla. Drivers Licenses, as identification.

NOTARY SEAL:




NOTARY PUBLIC, STATE OF FLORIDA

(Name of Acknowledger Typed, Printed or Stamped)

Commission Number _____

GBL/jrm
l:realest/cra/2009-461

Prepared by and return to:
Yelena Ivanov, Esq.
Empire Title Services Inc.
20801 Biscayne Boulevard, Suite 300
Aventura, FL 33180
File Number: E18-0014

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Warranty Deed

This Warranty Deed made this 31st day of January, 2018, between **Vladimira Invest Inc., a Florida Corporation**, whose post office address is **3180 S Ocean Drive, Unit 507, Hallandale, FL 33009**, grantor, and **Inversiones Alfa Marina C.A LLC, a Florida Limited Liability Company**, whose post office address is **5300 NW 87 Ave, Suite 1511, Doral, FL 33178**, 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 said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Broward County, Florida**, to-wit:

The East 50' of the W 550' of the N 1/2, of the S 2/5ths, of the SE 1/4 of the NE 1/4 of the SW 1/4 of Section 33, Township 48 S, Range 42 E, excepting therefrom the N 25' thereof reserved for public road purposes, said lands lying and being in Broward County, Florida. (a/k/a: Lot 896 Collier City, Unrecorded)

Parcel Identification Number: 484233-04-5310

a/k/a 2714 NW 4 Court, Pompano Beach, FL 33069.

Subject to taxes for 2018 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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 grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2017**.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Name: TOMAS SICHES

Witness Name: Yelena Ivanov

Vladimira Invest Inc, a Florida Corporation

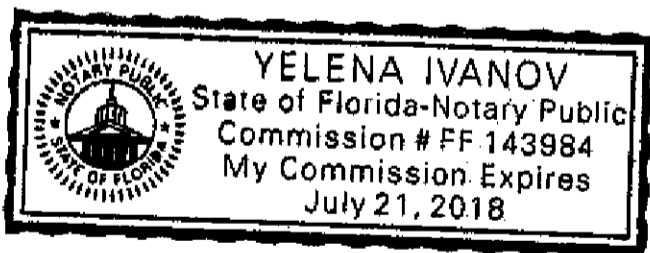
By:
Vladimir Ossipov, President

(Corporate Seal)

State of Florida
County of Miami-Dade

The foregoing instrument was acknowledged before me this 15th day of January, 2018 by Vladimir Ossipov, President of Vladimira Invest Inc, a Florida Corporation, on behalf of the corporation. He/she ☐ is personally known to me or ☒ has produced a driver's license as identification.

[Notary Seal]



Notary Public

Printed Name: Yelena Ivanov

My Commission Expires: _____

P&Z

PZ20-14000011
3/24/21

DoubleTime®

Prepared by:

Anthony Dieguez
Attorney at Law
Qualified Title Services, L.L.C.
7950 NW 155 Street Suite 208
Miami Lakes, FL 33016
305-557-0590
File Number: 19-2033-SD

Return to:

Ocean Title and Escrow Co.
11200 Pines Boulevard, Suite 200
Pembroke Pines, FL 33026

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Warranty Deed

This Warranty Deed made this **24th** day of **April, 2019** between **Inversiones Alfa Marina C.A. LLC**, a Florida limited liability company whose post office address is **5300 NW 87 Avenue , Doral, FL 33178**, grantor, and **City of Pompano Beach, a Florida Municipal Corporation** whose post office address is **100 West Atlantic Blvd , Pompano Beach, FL 33060**, 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 said grantor, for and in consideration of the sum of **TEN AND NO/100 DOLLARS (\$10.00)** and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Broward County, Florida** to-wit:

The East 50 of the W 550' of the N 1/2, of the S 2/5 THS, of the SE 1/4 of the NE 1/4 of the SW 1/4 of Section 33, Township 48 S, Range 42 E, Excepting therefrom the N 25' thereof reserved for Public Road Purposes, said lands lying and being in Broward County, Florida. (A/K/A: Lot 896 Collier City, unrecorded)

Situate in the County of Broward, State of Florida

AKA: 2714 NW 4 Court, Pompano Beach, FL. 33069

Parcel Identification Number: 484233-04-5310


Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

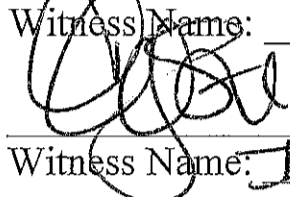
To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2018**.

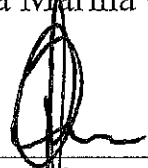
In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written. **PZ20-1400011**
3/24/21

Signed, sealed and delivered in our presence:


Witness Name: Evelyn Rosil


Witness Name: Inesbelle Larcacuent

Inversiones Alfa Marina C.A. LLC, a Florida limited liability company

By: 
Aldo Antenucci, as Managing Member

(Corporate Seal)

State of Florida
County of Miami-Dade

The foregoing instrument was acknowledged before me this 24th day of April, 2019 by Aldo Antenucci, as Managing Member of Inversiones Alfa Marina C.A. LLC, a Florida limited liability company, on behalf of the corporation. He/she ☐ is personally known to me or ☒ has produced a driver's license as identification.

[Notary Seal]




Notary Public

Evelyn Rosil

Printed Name: _____

My Commission Expires: _____

P&Z

PZ20-1400011
3/24/21

THIS INSTRUMENT PREPARED BY:

Nguyen Tran
Pompano Beach CRA
100 W. Atlantic Boulevard, Room 276
Pompano Beach, FL 33060

QUIT CLAIM DEED

Executed this 18th day of July, 2019, by

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

CITY OF POMPANO BEACH a Florida municipal corporation, whose address is 100 West Atlantic Boulevard, Pompano Beach, Florida 33060, hereinafter referred to as "second party."

(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

WITNESSETH, that the said first party, for and in consideration of the sum of TEN and No/100 DOLLARS (\$10.00) in hand paid by the second party, the receipt of which is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party 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:

Address:	441 NW 27 th Avenue
Folio Number:	484233045300
Legal:	The North one-half (1/2) of the South two-fifth (2/5) of the Southeast one-fourth (1/4) of the Northeast one-fourth (1/4) of the Southwest one-fourth (1/4) of Section 33, Township 48 South, Range 42 East, less the West five hundred fifty feet (550') thereof, and less the North twenty-five feet (25') thereof, and less the East twenty-five feet (25'); said lands lying in Broward County, Florida; AKA Lot 894 and 895 of the unrecorded Plat of Collier City.

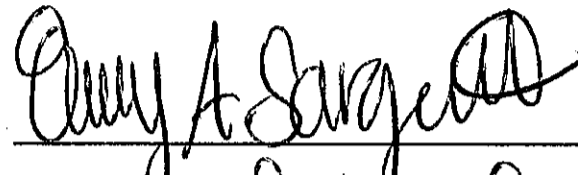
TO HAVE AND TO HOLD, together with all and singular the appurtenances thereunto belonging or in otherwise appertaining and all the estate, right, title, interest, lien, equity and claim whatsoever of said first party, either in law or equity, to the only proper use, benefit and behoof of said second party forever.

P&Z
PZ20-14000011
3/24/21

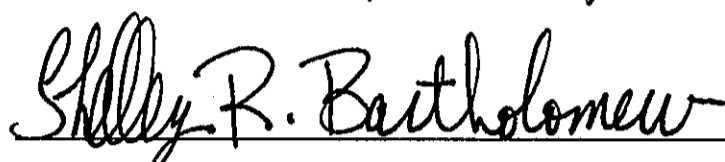
IN WITNESS WHEREOF, the execution of this Quit Claim Deed by the CRA has been duly authorized by resolution of the CRA.

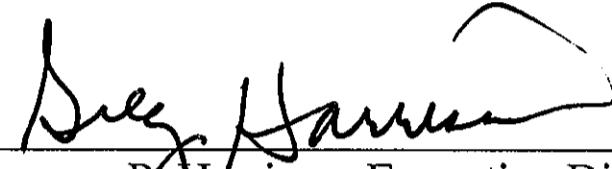
Signed, Sealed and Witnessed
In the Presence of:

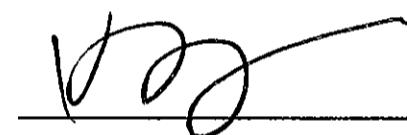
**POMPANO BEACH COMMUNITY
REDEVELOPMENT AGENCY**



Print Name: Emily A. Sargent

By: 
Rex Hardin, Chairman


Print Name: Shelley R. Bartholomew

By: 
Gregory P. Harrison, Executive Director

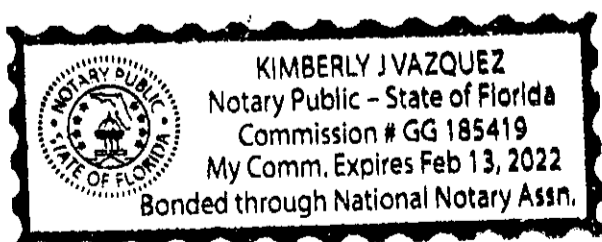

Print Name: Kimberly VAZQUEZ

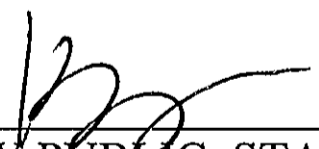
ATTEST:
By: 
Marsha Carmichael, Secretary

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 18th day of July, 2019 by REX HARDIN as Chairman, GREGORY P. HARRISON, as Executive Director and MARSHA CARMICHAEL, as Secretary of the Pompano Beach Community Redevelopment Agency, who are personally known to me.

NOTARY'S SEAL:




NOTARY PUBLIC, STATE OF FLORIDA
Kimberly S VAZQUEZ
(Name of Acknowledger Typed, Printed or Stamped)
66183419
Commission Number

P&Z
PZ20-14000011
3/24/21

Orig. 8

RESOLUTION NO. 2019- 238

CITY OF POMPANO BEACH
Broward County, Florida

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF POMPANO BEACH, FLORIDA, ACCEPTING CONVEYANCE OF REAL PROPERTY FROM THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY TO THE CITY OF POMPANO BEACH; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Pompano Beach Community Redevelopment Agency is willing to convey to the City of Pompano Beach certain real property via Warranty Deed; and

WHEREAS, the City Commission has determined that the best interests of the public will be served by accepting and acquiring the rights being conveyed by the Deed; now, therefore,

BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF POMPANO BEACH, FLORIDA:

SECTION 1. That the City of Pompano Beach accepts the conveyance of real property from the Pompano Beach Community Redevelopment Agency dated July 18, 2019, a copy of which is attached hereto and incorporated by reference as if set forth in full.

SECTION 2. That it is the determination of the City Commission of the City of Pompano Beach, Florida, that the acquisition of the aforesaid property is for a public purpose.

SECTION 3. This Resolution shall become effective upon passage.

PASSED AND ADOPTED this 23rd day of July, 2019.



REX HARDIN, MAYOR

ATTEST:

ASCELETA HAMMOND, CITY CLERK

/jrm
7/3/19
L:reso/2019-231

P&Z
PZ20-14000011
3/24/21

THIS DEED, made and entered into this 29th day of April 1963,

1963, by and between POMPAÑO BEACH LAND, INC., a corporation existing under the laws of Florida with its principal place of business in the County of Broward and State of Florida, party of the first part, and BROWARD COUNTY, of the State of Florida, party of the second part.

WITNESSETH

That the party of the first part, for and in consideration of the sum of One Dollar and other valuable considerations paid, receipt of which is hereby acknowledged, has granted, bargained, sold, and conveyed and does hereby grant, bargain, sell, and convey to the party of the second part its successors and assigns forever for road purposes and other uses incidental thereto, the following described lands, situate, lying, and being in the County of Broward, State of Florida, in Section 33, Township 48 South, Range 42 East, to-wit:

A parcel 50 feet in width, the centerline being described as follows:

Beginning at the point of intersection of the centerline of Northwest 21 Avenue as same is shown on the plat of Collier City, according to the plat thereof, recorded in Plat Book 31, Page 1, of the public records of Broward County, Florida, (now known as Northwest 23 Avenue), with the North line of the Southwest Quarter (SW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$); thence along a projection Southerly of the centerline of said Northwest 21 Avenue (now known as Northwest 23 Avenue) run Southerly 590.64 feet to the North right-of-way line of Atlantic Boulevard Extension and the Pompano Canal (Canal C-14); and the West 25 feet of the Southwest Quarter (SW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) lying North of aforesaid North right of way; and

The East 25 feet of the Southeast Quarter (SE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$), lying North of aforesaid North right of way; and

The West 25 feet of Lot 202, Collier City, according to aforesaid plat; and

The East 25 feet of the South 1/5 of the Northeast Quarter (NE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$); and the East 25 feet of the North 1/5 of the Southeast Quarter (SE $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$); and the East 25 feet of the South 1/5 of the Northeast Quarter (NE $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$); and the West 25 feet of Lot 20, Collier City, according to aforesaid plat; and

The West 25 feet of the Southeast Quarter (SE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$), lying North of aforesaid North right of way; and



ALNR00
BROWARD

63 JUL 31 AM 7:58

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3/24/21

PAGE 249

The West 25 Feet of the South $\frac{1}{5}$ of the Northeast Quarter ($NE\frac{1}{4}$) of the Southwest Quarter ($SW\frac{1}{4}$) of the Southeast Quarter ($SE\frac{1}{4}$); and
 The East 25 Feet of the Southwest Quarter ($SW\frac{1}{4}$) of the Southwest Quarter ($SW\frac{1}{4}$) of the Southeast Quarter ($SE\frac{1}{4}$) lying North of aforesaid North right of way; and
 The East 25 Feet of the South $\frac{1}{5}$ of the Northwest Quarter ($NW\frac{1}{4}$) of the Southwest Quarter ($SW\frac{1}{4}$) of the Southeast Quarter ($SE\frac{1}{4}$); and
 The West 25 Feet of the South $\frac{3}{4}$ of the Southeast Quarter ($SE\frac{1}{4}$) lying North of aforesaid North right of way; and
 The West 25 Feet of the South $\frac{1}{5}$ of the Northwest Quarter ($NW\frac{1}{4}$) of the Northwest Quarter ($NW\frac{1}{4}$) of the Southeast Quarter ($SE\frac{1}{4}$); and
 The East 25 Feet of the South $\frac{3}{4}$ of the Southwest Quarter ($SW\frac{1}{4}$) lying North of aforesaid North right of way; and
 ✓ The East 25 Feet of the South $\frac{1}{5}$ of the Northeast Quarter ($NE\frac{1}{4}$) of the Northeast Quarter ($NE\frac{1}{4}$) of the Southwest Quarter ($SW\frac{1}{4}$); and
 The West 25 Feet of the Southeast Quarter ($SE\frac{1}{4}$) of the Southeast Quarter ($SE\frac{1}{4}$) of the Southwest Quarter ($SW\frac{1}{4}$) lying North of aforesaid North right of way; and
 The West 25 Feet of the South $\frac{1}{5}$ of the Northeast Quarter ($NE\frac{1}{4}$) of the Southeast Quarter ($SE\frac{1}{4}$) of the Southwest Quarter ($SW\frac{1}{4}$); and
 The East 25 Feet of the Southwest Quarter ($SW\frac{1}{4}$) of the Southeast Quarter ($SE\frac{1}{4}$) of the Southwest Quarter ($SW\frac{1}{4}$) lying North of aforesaid North right of way; and
 The East 25 Feet of the South $\frac{1}{5}$ of the Northwest Quarter ($NW\frac{1}{4}$) of the Southeast Quarter ($SE\frac{1}{4}$) of the Southwest Quarter ($SW\frac{1}{4}$); and
 and
 The West 25 Feet of the South $\frac{3}{4}$ of the East Half ($E\frac{1}{2}$) of the Southwest Quarter ($SW\frac{1}{4}$) lying North of aforesaid North right of way; and
 The West 25 Feet of the South $\frac{1}{5}$ of the Northwest Quarter ($NW\frac{1}{4}$) of the Northeast Quarter ($NE\frac{1}{4}$) of the Southwest Quarter ($SW\frac{1}{4}$); and
 The East 25 Feet of the South $\frac{3}{4}$ of the West Half ($W\frac{1}{2}$) of the Southwest Quarter ($SW\frac{1}{4}$) lying North of aforesaid North right of way; and
 The East 25 Feet of the South $\frac{1}{5}$ of the Northeast Quarter ($NE\frac{1}{4}$) of the Northwest Quarter ($NW\frac{1}{4}$) of the Southwest Quarter ($SW\frac{1}{4}$); and
 The North 25 Feet of the South Half ($S\frac{1}{2}$) of the North $\frac{2}{5}$ of the Southeast Quarter ($SE\frac{1}{4}$) of the Southeast Quarter ($SE\frac{1}{4}$) of the Southwest Quarter ($SW\frac{1}{4}$); and
 The South 25 Feet of the North $\frac{1}{5}$ of the Southeast Quarter ($SE\frac{1}{4}$) of the Southeast Quarter ($SE\frac{1}{4}$) of the Southwest Quarter ($SW\frac{1}{4}$); and
 The North 25 Feet of the South $\frac{1}{5}$ of the East $\frac{3}{4}$ of the North Half ($N\frac{1}{2}$) of the South Half ($S\frac{1}{2}$) of the Southwest Quarter ($SW\frac{1}{4}$); and
 and
 The North 25 Feet of all that part of the South $\frac{1}{5}$ of the North Half ($N\frac{1}{2}$) of the South Half ($S\frac{1}{2}$) of the West Half ($W\frac{1}{2}$) of the Southeast Quarter ($SE\frac{1}{4}$) lying West of Powerline Road Right of Way; and
 and
 The South 25 Feet of the North Half ($N\frac{1}{2}$) of the South $\frac{2}{5}$ of the East $\frac{3}{4}$ of the North Half ($N\frac{1}{2}$) of the South Half ($S\frac{1}{2}$) of the Southwest Quarter ($SW\frac{1}{4}$); and
 The South 25 Feet of all that part of the North Half ($N\frac{1}{2}$) of the South $\frac{2}{5}$ of the North Half ($N\frac{1}{2}$) of the South Half ($S\frac{1}{2}$) of the West Half ($W\frac{1}{2}$) of the Southeast Quarter ($SE\frac{1}{4}$) lying West of Powerline Road Right of Way; and
 A parcel of land, 50 Feet in width, being a projection Westerly of Northwest Second Street, as same is shown on the plat of Collier City, according to aforesaid plat, bounded on the East by the East line of the Northeast Quarter ($NE\frac{1}{4}$) of the Southwest Quarter ($SW\frac{1}{4}$) of the Southeast Quarter ($SE\frac{1}{4}$) and on the West by the East Right of Way line of Powerline Road; and

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The North 25 Feet of the South $\frac{3}{5}$ of the North Half ($N\frac{1}{2}$) of the South Half ($S\frac{1}{2}$) of the East $\frac{3}{4}$ of the Southwest Quarter ($SW\frac{1}{4}$); and

The North 25 Feet of the South $\frac{3}{5}$ of the North Half ($N\frac{1}{2}$) of the South Half ($S\frac{1}{2}$) of the Southeast Quarter ($SE\frac{1}{4}$) lying West of Powerline Road right of way; and

The South 25 Feet of the North $\frac{2}{5}$ of the North Half ($N\frac{1}{2}$) of the South Half ($S\frac{1}{2}$) of the East $\frac{3}{4}$ of the Southwest Quarter ($SW\frac{1}{4}$); and

The South 25 Feet of the North $\frac{2}{5}$ of the North Half ($N\frac{1}{2}$) of the South Half ($S\frac{1}{2}$) of the Southeast Quarter ($SE\frac{1}{4}$) lying West of Powerline Road right of way; and

A parcel of land, 50 Feet in width, being a projection Westerly of Northwest Third Street as same is shown on the plat of Collier City according to aforesaid plat (now known as Northwest Second Court) bounded on the East by the East line of the Northeast Quarter ($NE\frac{1}{4}$) of the Southwest Quarter ($SW\frac{1}{4}$) of the Southeast Quarter ($SE\frac{1}{4}$) and on the West by the East right of way line of Powerline Road; and

The North 25 Feet of the East $\frac{3}{4}$ of the North Half ($N\frac{1}{2}$) of the South Half ($S\frac{1}{2}$) of the Southwest Quarter ($SW\frac{1}{4}$); and

The North 25 Feet of the North Half ($N\frac{1}{2}$) of the South Half ($S\frac{1}{2}$) of the West Half ($W\frac{1}{2}$) of the Southeast Quarter ($SE\frac{1}{4}$) lying West of Powerline Road right of way; and

The South 25 Feet of the North Half ($N\frac{1}{2}$) of the East $\frac{3}{4}$ of the Southwest Quarter ($SW\frac{1}{4}$); and

The South 25 Feet of the West Half ($W\frac{1}{2}$) of the North Half ($N\frac{1}{2}$) of the Southeast Quarter ($SE\frac{1}{4}$) lying West of Powerline Road right of way; and

A parcel of land, 50 Feet in width, being a projection Westerly of Northwest Fourth Street as same is shown on the plat of Collier City, according to aforesaid plat (now known as Northwest Third Street) bounded on the East by the East line of the West Half ($W\frac{1}{2}$) of the Southeast Quarter ($SE\frac{1}{4}$) and on the West by the East right of way line of Powerline Road; and

The North 25 Feet of the North Half ($N\frac{1}{2}$) of the South $\frac{2}{5}$ of the South Half ($S\frac{1}{2}$) of the North Half ($N\frac{1}{2}$) of the East $\frac{3}{4}$ of the Southwest Quarter ($SW\frac{1}{4}$); and

The North 25 Feet of the North Half ($N\frac{1}{2}$) of the South $\frac{2}{5}$ of the South Half ($S\frac{1}{2}$) of the North Half ($N\frac{1}{2}$) of the West Half ($W\frac{1}{2}$) of the Southeast Quarter ($SE\frac{1}{4}$); and

The South 25 Feet of the North $\frac{1}{3}$ of the South $\frac{3}{5}$ of the South Half ($S\frac{1}{2}$) of the North Half ($N\frac{1}{2}$) of the East $\frac{3}{4}$ of the Southwest Quarter ($SW\frac{1}{4}$); and

The South 25 Feet of the North $\frac{1}{3}$ of the South $\frac{3}{5}$ of the South Half ($S\frac{1}{2}$) of the North Half ($N\frac{1}{2}$) of the West Half ($W\frac{1}{2}$) of the Southeast Quarter ($SE\frac{1}{4}$); and

The North 25 Feet of the South Half ($S\frac{1}{2}$) of the North $\frac{2}{5}$ of the South Half ($S\frac{1}{2}$) of the North Half ($N\frac{1}{2}$) of the East $\frac{3}{4}$ of the Southwest Quarter ($SW\frac{1}{4}$); and

The North 25 Feet of the South Half ($S\frac{1}{2}$) of the North $\frac{2}{5}$ of the South Half ($S\frac{1}{2}$) of the North Half ($N\frac{1}{2}$) of the West Half ($W\frac{1}{2}$) of the Southeast Quarter ($SE\frac{1}{4}$); and

The South 25 Feet of the North $\frac{1}{15}$ of the South $\frac{3}{4}$ of the East $\frac{3}{4}$ of the Southwest Quarter ($SW\frac{1}{4}$); and

The South 25 Feet of the North $\frac{1}{5}$ of the South Half ($S\frac{1}{2}$) of the North Half ($N\frac{1}{2}$) of the West Half ($W\frac{1}{2}$) of the Southeast Quarter ($SE\frac{1}{4}$); and

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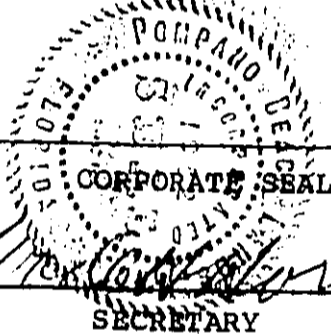
The North 25 feet of the South 1/5 of the North Half (N $\frac{1}{2}$) of the North Half (N $\frac{1}{2}$) of the East 3/4 of the Southwest Quarter (SW $\frac{1}{4}$); and
The North 25 feet of the South 1/5 of the North Half (N $\frac{1}{2}$) of the North Half (N $\frac{1}{2}$) of the West Half (W $\frac{1}{2}$) of the Southeast Quarter (SE $\frac{1}{4}$); and
The South 25 feet of the North Half (N $\frac{1}{2}$) of the South 2/5 of the North Half (N $\frac{1}{2}$) of the North Half (N $\frac{1}{2}$) of the East 3/4 of the Southwest Quarter (SW $\frac{1}{4}$); and
The South 25 feet of the North Half (N $\frac{1}{2}$) of the South 2/5 of the North Half (N $\frac{1}{2}$) of the North Half (N $\frac{1}{2}$) of the West Half (W $\frac{1}{2}$) of the Southeast Quarter (SE $\frac{1}{4}$).

All of the above described lands are delineated as streets and avenues on the sketch of Survey recorded in Miscellaneous Map Book 2, at Page 21, of the public records of Broward County, Florida.

And the party of the first part hereby fully warrants the title to said land, and will defend 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, attested by its Secretary, and its corporate seal to be hereto affixed by its Secretary the day and year above written.

ATTEST:



SECRETARY

POMPAÑO BEACH LAND, INC.

A handwritten signature of the President of Pompano Beach Land, Inc.

PRESIDENT

SIGNED, SEALED, AND DELIVERED IN THE PRESENCE OF -

Two handwritten signatures of witnesses, one above the other, on lines.

STATE OF FLORIDA.

COUNTY OF BROWARD.

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I HEREBY CERTIFY, that on this 29th day of April
1963 A.D., before me personally appeared Wade H. Horn, Sr.
and Wade H. Horn, Jr., respectively President and
Secretary of the POMPANO BEACH LANDS, INC., a corporation under the
laws of the State of Florida, to me known to be the persons described
in and who executed the foregoing conveyance to the County of Broward,
and severally acknowledged the execution thereof to be their free act and
deed as such officers for the use and purpose therein mentioned; and that
they affix thereto the official seal of said corporation, and the said
instrument is the act and deed of said corporation.
WITNESS my signature and official seal at Lighthouse Point
in the County of Broward and State of Florida
the day and year last aforesaid.

Lucretia A. Horn
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES:

MY COMMISSION EXPIRES
JANUARY 11, 1966



RECORDED IN OFFICIAL RECORDS BOOK
OF BROWARD COUNTY, FLORIDA
W. E. BUNCH, JR.
CLERK OF CIRCUIT COURT

397 N.W. 31st Ave., Pompano Beach, Florida.

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FT. LAUDERDALE, FLORIDA.



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