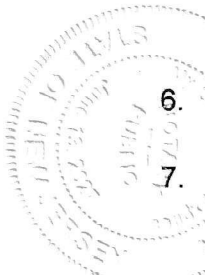


CANOPY/BAR AFFIDAVIT

This agreement, made this _____, 2024, between William Bonner, of the County of Broward, State of Florida, whose address is 541 SE 18th Ave Pompano Beach Florida 33060 (the "Grantor") and Catherine Takourian, a married woman, whose address is 551 SE 18 Avenue, Pompano Beach, FL 33060 (collectively, the "Grantee"). "Grantor" and "Grantee" are used for singular or plural, as context requires.

1. I, Catherine Takourian, am the owner of the real property commonly known as 551 SE 18th Ave Pompano Beach, Florida 33060 in the County of Broward and State of Florida (Lot 51, Cypress Cove, according to the map or plat thereof, as recorded in Plat Book 43, Page(s) 24, of the Public Records of Broward County, Florida).
2. I acquired title to this property by deed dated August 16th, 2018 and recorded on August 16th, 2018 under Instrument #115268348, Pages 1-3.
3. My property adjoins property commonly known as William Bonner 541 SE 18th Ave Pompano Beach Florida 33060 in the County of Broward and State of Florida (Lot 52, Cypress Cove, according to the map or plat thereof, as recoded in Plat Book 43, Page(s) 24, of the Public Records of Broward County, Florida).
4. Attached hereto is a map of the adjoining property prepared by Atlantic Coast Surveying Inc., Licensed Land Surveyor, dated June 14, 2024.
5. Said map depicts a canopy and bar structure which is generally located along the common boundary separating my property from the adjoining property. This canopy and bar structure is located along the adjoining property and is located generally 0 feet south of the said common boundary line.
6. I make no claim of the land lying along said boundary line where the canopy and bar structures are located.
7. Any use or possession by me of the boundary line and the canopy and bar structure has been permissive, has not been exclusive, and has occurred only in the spirit of cooperation among neighbors.
8. This affidavit is made with the knowledge that any title insurance company, prudent purchaser or lender will rely upon this affidavit in dealing with the adjoining property.
9. I hereby agree to remove the canopy and bar structures upon my property being sold or transferred, unless otherwise agreed upon in writing with the owner of the adjoining property (541 SE 18th Ave Pompano Beach Florida 33060).



Catherine Takourian
Catherine Takourian

William Bonner
William Bonner

Sworn to me this 3rd day
of Dec, 2024

Sworn to me this 5th day
of DECEMBER, 2024

Jungsub Yoon Notary Public

Rory Comkowycz Notary Public

JUNGSUB YOON
Commission # 50197608
Notary Public, State of New Jersey
My Commission Expires
June 13, 2027

Notary Public State of Florida
Rory Comkowycz
My Commission
HH 280742
Exp. 6/26/2026