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PZ22-12000014
08/16/2023

PZ22-12000014
02/01/2023

This Document Prepared By:

Bruce K. Herman, Esq., The Herman Law Group, P.A.
3020 NE 32nd Avenue, Suite 226
Fort Lauderdale, FL 33308

Return to:

Nu World Title of Davie, LLC
11382 West State Road 84, Davie, FL 33325

Parcel ID Number: 494202-02-0039; 494202-02-0061
494202-02-0063; 494202-02-0070

Warranty Deed

This Indenture, Made this 9th day of December, 2021 A.D., Between Bruce Herman, Individually and as Co- Trustee of The Emily Herman Revocable Trust Agreement dated February 22, 2006

of the County of **Broward**, State of **Florida**, **grantor,** and

Tal Shiar Properties LLC, a Florida Limited Liability Company

whose address is: **60 East 42nd Street, Suite 2540, New York, NY 10165**

of the County of **New York**, State of **New York**, **grantee.**

Witnesseth that the GRANTOR, for and in consideration of the sum of

TEN DOLLARS (\$10)

and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate, lying and being in the County of **Broward**, State of **Florida** to wit:

See Exhibit "A" attached hereto and made a part hereof.

Subject to taxes for 2021 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.

NOTE: This property is NOT the Homestead property of the Grantor. Bruce Hermans' homestead address is 2710 NE 57th Street, Ft. Lauderdale, FL 33308.

and the grantor does hereby fully warrant the title to said land and will defend the same against lawful claims of all persons whomsoever

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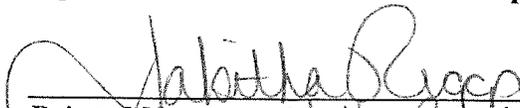
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Warranty Deed - Page 2
Parcel ID Number: 494202-02-0039; 494202-02-0061

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

Signed, sealed and delivered in our presence:


Printed Name: Tabitha Riggs
Witness

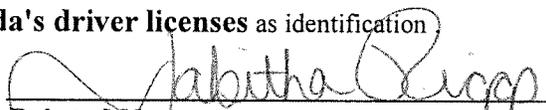
By:  (Seal)
Bruce Herman, Individually and as Co-Trustee of The Emily Herman Revocable Trust Agreement dated February 22, 2006
P.O. Address: 2710 NE 57th Street, Fort Lauderdale, FL 33308

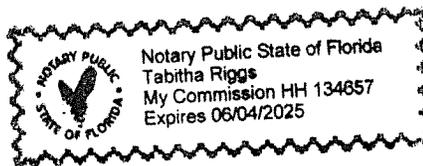

Printed Name: ALEXANDRA LINDHOLM
Witness

State of Florida
County of Broward

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 30th day of **November**, 2021, by **Bruce Herman, Individually and as Co-Trustee of The Emily Herman Revocable Trust Agreement dated February 22, 2006 on behalf of the trust**

who is personally known to me or who has produced his **Florida's driver licenses** as identification


Printed Name:
Notary Public
My Commission Expires:



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EXHIBIT "A"

The South 5 feet of Lots 23 and 24, Block 1, together with North 1/2 of part of Vacated Alley lying South of and Adjacent to Lots 23 and 24, Block 1, of AVONDALE, according to the Plat thereof recorded in Plat Book 6, Page 29, of the Public Records of Broward County, Florida.

and

Lots 41 through 48, inclusive, Less the South 10 feet for Road and Less that part included in Parcel 115 of CA 89-17174 for Additional Right of Way, Block 1, together with South 1/2 of Part of Vacated Alley North of and adjacent to Lots 41 through 48, Block 1, of AVONDALE, according to the Plat thereof recorded in Plat Book 6, Page 29, of the Public Records of Broward County, Florida.

and

Lots 49 thru 54, Less Race Track Road, Block 1, together with the W 1/2 of Part of Vacated Alley lying North and adjacent to Lots 49 through 54, Block 1, of AVONDALE, according to the Plat thereof recorded in Plat Book 6, Page 29, of the Public Records of Broward County, Florida.

and

A portion of Lot 10, including part of a 10 foot abandoned Alley, Block 1, AVONDALE, according to the plat thereof recorded in Plat Book 6, Page 29 of the Public Records of Broward County, Florida, being more particularly described as follows:

Commence at the Southwesterly corner of said Lot 10; thence Northerly along the Westerly line of Lot 10 a distance of 33.32 feet to the Point of Beginning and a point on the North right-of-way line of Race Trace Road as described in Official Records Book 16787, Page 385 of the Public Records of Broward County, Florida; thence continue along the West line of said Lot 10 in a Northerly direction 33.20 feet; thence turning an included angle to the left from the last described course of 37°51'28" and a distance of 41.84 feet in a Southeasterly direction to a point on the said North right-of-way line of Race Track Road; thence turning an included angle to the left from the last described course of 52°30'21" a distance of 25.37 feet in a Westerly direction on said North right-of-way line to the Point of Beginning; together with the Easterly 1/2 of the 10' abandoned alley bordering the preceding described parcel said alley abandoned per City of Pompano Beach Ordinance 77-22 as recorded in Official Records Book 7191, Page 130, Broward County Records.

Together with

Lots 55 thru 58, all less the Right of Way for Race Trace Road and Less part of Lot 58 and of vacated alley adjacent to Lot 58 as described in Official Records Book 24496, Page 554 and together with South 1/2 of vacated alley North of Lots 55 thru 58 less deeded part, Block 1, of AVONDALE, according to the plat thereof recorded in Plat Book 6, Page 29, of the Public Records of Broward County, Florida.

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