

Prepared by and return to:
Marianna R. Seiler, Esq.
Tripp Scott, P.A.
110 SE 6th Street, Fifteenth Floor
Fort Lauderdale, FL 33301

File Number: 100625.0003
Parcel ID Number: 484318000093

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Quit Claim Deed

This Quit Claim Deed made this 9th day of May, 2023, by and between **1980 NE 48th Street, LLC**, a Florida limited liability company, whose post office address is 2881 NE 26th Place, Fort Lauderdale, Florida 33306, grantor, and **The Thieme Family, LLC**, a Florida limited liability company, whose post office address is 2881 NE 26th Place, Fort Lauderdale, Florida 33306, 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 TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim to the said grantee, and grantee's heirs and assigns forever, all the right, title, interest, claim and demand which grantor has in and to the following described land, situate, lying and being in Broward County, Florida, to-wit:

Address: 1980 NE 48th Street, Pompano Beach, FL 33064

Parcel ID: 484318000093

That portion of the North 218.6 feet of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 18, Township 48 South, Range 43 East, Broward County, Florida, described as follows:

Beginning at point in the Southerly right-of-way line of NE 48th Street, said point being 975.29 feet East of the West line of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 18, Township 48 South, Range 43 East, as measured along the said Southerly right-of-way line of NE 48th Street; thence Southerly forming an included angle of 89°28", a distance of 183.57 feet; thence Easterly forming an included angle of 90°34, a distance of 50 feet to a point being 150 feet West of the Westerly right-of-way line of U.S. Highway No. 1, (Federal Highway) measured at right angles; thence Northerly along a line parallel to and 150 feet West of the Westerly line of said Highway, a distance of 185.58 feet to the Southerly right-of-way line of N.E. 48th Street; thence Westerly along said Southerly right-of-way line of NE 48th Street, a distance of 80 feet to the Point of Beginning.

Subject to taxes for 2021 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any, without the intention of reimposing same.

This instrument has been prepared without benefit of a title search, title examination or attorney's opinion of title and no title insurance is being issued to or insuring any property hereto. Preparer is making no representations or

warranties whatsoever regarding title marketability or conditions of the property. Parties hereto agree to hold harmless and indemnify preparer regarding any liability arising from this conveyance as it affects the parties involved in this conveyance or anyone claiming title or any interest in the property under the parties to this conveyance.

To Have and to Hold, the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of grantors, either in law or equity, for the use, benefit and profit of the said grantee forever.

NOTE TO RECORDER: Pursuant to *Crescent Miami Center, LLC v. Department of Revenue*, 903 So. 2d 913 (Fla. 2005), THERE ARE NO DOCUMENTARY STAMPS DUE IN CONNECTION WITH THIS CONVEYANCE AS SUCH TRANSFER IS A CHANGE IN THE FORM OF THE OWNERSHIP OF THE PROPERTY WITHOUT AN EXCHANGE OF VALUE.

[Signatures to appear on the following page.]

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:

Marianna S. DeJager
Print Name: Marianna S. DeJager

Dennis D. Smith
Print Name: Dennis D. Smith

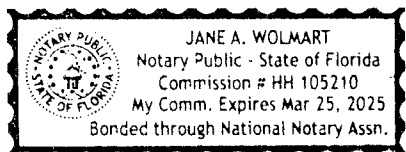
1980 NE 48th Street, LLC, a Florida limited liability company

By: **Thieme Holdings, LLC, Manager**

By: Douglas A. Thieme
Douglas A. Thieme, Manager

STATE OF FLORIDA)
COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ___ online notarization this 19th day of May, 2023, by **Douglas A. Thieme**, Manager of Thieme Holdings, LLC, as Manager of 1980 NE 48th Street, a Florida limited liability company, who is ☒ personally known or ___ produced _____ as identification.



Jane A Wolmart
(Signature of Notary Public-State of Florida)

Jane A Wolmart
(Print, Type, or Stamp Commissioned Name of Notary Public)