

Prepared By and Return to:
Fawn Powers, Assistant City Attorney
City of Pompano Beach
P. O. Box 2083
Pompano Beach, Florida 33061

Folio No. 4842 2700 0490

WARRANTY DEED

THIS INDENTURE made this 1st day of October, 2018, between

JOHN IRA DUNCAN, a single man, whose mailing address is 2421 NE 8th Terrace, Pompano Beach, FL 33064(hereinafter "Grantor")

and

POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY, whose post office address is 100 W. Atlantic Boulevard, Pompano Beach, Florida 33060, (hereinafter "Grantee").

WITNESSETH, that Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration to her in hand paid by Grantee, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained and sold to Grantee, its successors and assigns forever, the following described land, situate and being in the County of Broward, State of Florida, to-wit:

The West 155 feet of the East 165 feet of the South 235 feet, less the South 105 feet, of the Northeast one-quarter (NE 1/4) of the Southeast one-quarter (SE 1/4) of the Southwest one-quarter (SW 1/4) of Section 27, Township 48 South, Range 42 East, said lands situate, lying and being in Broward County, Florida.

AKA: 1550 NW 16 Avenue, Pompano Beach, Florida 33069
FOLIO: 484227000490

SUBJECT TO: Zoning, restrictions, prohibitions and other requirements imposed by governmental authority; Restrictions appearing on the plat or otherwise common to the subdivision; Public utility easements of record (without serving to impose same); and taxes for 2010 and subsequent years.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in otherwise appertaining.

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

Grantor hereby attests and affirms that the subject land is not, nor has it ever been, Grantor's homestead; that Grantor has good right and lawful authority to sell and convey said land and hereby fully warrants title to said land and will defend same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the party of the first part has hereunto set her hand and seal the day and year first above written.

WITNESSES:

[Signature]

Antonio C. Ricci
(Print or Type Name)

[Signature]

Winsome Baker
(Print or Type Name)

[Signature]
JOHN IRA DUNCAN

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 1 day of October, 2018, by JOHN IRA DUNCAN, who is personally known to me or who has produced Florida Driver License, as identification.

NOTARY SEAL:



[Signature]
NOTARY PUBLIC, STATE OF FLORIDA
Jennette Forrester Williams
Print Name
FF 993881
(Commission Number)