

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 0495

WARRANTY DEED

THIS INDENTURE made this 08 day of Oct, 2018, between

TOMBEE, L.L.C., a Florida limited liability company, whose mailing address is 3444 NE 15th Avenue, Oakland Park, Florida 33334 (hereinafter "Grantor")

and

POMPAÑO 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 Grantor in hand paid by Grantee, receipt and sufficiency of which is hereby acknowledged, has granted, bargained and sold to Grantee, and Grantee's successors and assigns forever, the following described land, situate and being in the County of Broward, State of Florida, to-wit:

Legal: The North 65 feet of the South 365 feet of the West 155 feet of the Northeast 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, land situate, lying and being in Broward County, Florida. AKA Lot 5

AKA: 1570 NW 16th Avenue, Pompano Beach, Florida 33069

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

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 that if hereby fully warrants title to said land and will defend same against the lawful claims of all persons claiming by, through whomsoever.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

WITNESSES:

Thomas Ashford
(Witness #1 Signature)

Thomas Ashford
(Print or Type Name)

Mike E. Saver
(Witness #2 Signature)

Mike E. Saver
(Print or Type Name)

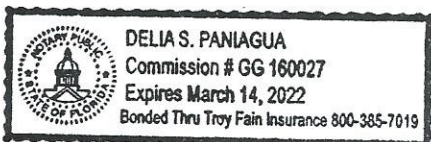
GRANTOR:
TOMBEE, L.L.C.

Thomas M. Bhegani
THOMAS M. BHEGANI, Managing
Member of Tombee, L.L.C.

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 08 day of OCTOBER, 2018, by **THOMAS M. BHEGANI**, as Managing Member of Tombee, L.L.C., a Florida limited liability company, on behalf of the Florida limited liability company who is personally known to me or who has produced PERSONAL KNOWLEDGE as identification.

NOTARY SEAL:



Delia S. Paniagua
NOTARY PUBLIC, STATE OF FLORIDA

Notary Print Name

GG 160027
(Commission Number)