

Return recorded copy to:
Broward County Facilities Management Division
Real Property Section
115 South Andrews Avenue, Room 501
Fort Lauderdale, Florida 33301

This document was prepared by
and approved as to form by:
Claudia Capdesuner
Broward County Attorney's Office
115 South Andrews Avenue, Room 423
Fort Lauderdale, Florida 33301

Folio No. A portion of 4843-19-00-0240

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, is made this ____ day of _____, 20____, from City of Pompano Beach, a municipal corporation of the State of Florida ("Grantor"), whose address is 100 West Atlantic Boulevard, Pompano Beach, Florida 33060, to Broward County, a political subdivision of the State of Florida ("Grantee"), whose address is 115 South Andrews Avenue, Fort Lauderdale, Florida 33301, hereinafter called "Grantee." (Wherever used herein the terms "Grantor" and "Grantee" shall indicate both singular and plural, as the context requires).

W I T N E S S E T H:

That Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, receipt of which is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey, and confirm to Grantee and Grantee's successors and assigns forever, all the right, title, interest, claim, and demand in the following described real property situate, lying, and being in the County of Broward, State of Florida (the "Property"), to wit:

See Exhibit A, attached to and made a part hereof.

Together with all improvements and fixtures thereon and all the tenements hereditaments, easements, and appurtenances thereto belonging or in anywise appertaining.

To have and to hold the Property in fee simple forever.

And Grantor hereby covenants with Grantee that the Property is free from all encumbrances made by Grantor, and Grantor does bind Grantor, and its successors and assigns, to warrant and forever defend the title to the Property to the Grantee, against every person lawfully claiming the Property, or any part thereof, by, through, or under the Grantor, but none others.

Subject to all zoning rules, regulations and ordinances and other prohibitions imposed by any governmental authority with jurisdiction over the Property conveyed

herein; existing public purpose utility and government easements and rights of way and all other matters of record; and real estate taxes for this year 2020 and all subsequent years.

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed and its seal to be affixed the day and year first above written.

Signed, sealed, and delivered in the presence of:

GRANTOR

WITNESSES:

CITY OF POMPANO BEACH, FLORIDA

Signature

By _____
Rex Hardin, Mayor

Print Name of Witness above

___ day of _____, 20___

Signature

By _____
Gregory P. Harrison, City Manager

Print Name of Witness above

___ day of _____, 20___

Attest:

Asceleta Hammond, City Clerk

Approved as to Form:

Mark E. Berman, City Attorney

[ACKNOWLEDGMENT ON THE FOLLOWING PAGE]

ACKNOWLEDGMENT

STATE OF FLORIDA }
 }
COUNTY OF BROWARD }

The foregoing instrument was acknowledged before me, **by means of** ☐ **physical presence** or ☐ **online notarization**, this _____ day of _____, 20____, by **Rex Hardin** as Mayor, **Gregory P. Harrison** as City Manager, and **Asceletha Hammond** as City Clerk of the City of Pompano Beach, Florida, a municipal corporation, on behalf of the municipal corporation who are personally known to me.

NOTARY PUBLIC

Printed Name of Notary: _____
Commission Expires: _____
Commission No.: _____

(Seal)

Exhibit A to Special Warranty Deed

Folio No.: A portion of 4843-19-00-0240

Exhibit A

LEGAL DESCRIPTION

The West 24.13 feet of the South One-Half (S 1/2) of the Northeast One-Quarter (NE 1/4) of the Southwest One-Quarter (SW 1/4) of the Southwest One-Quarter (SW 1/4) of Section 19, Township 48 South, Range 43 East less the South 215.50 feet, described as follows:

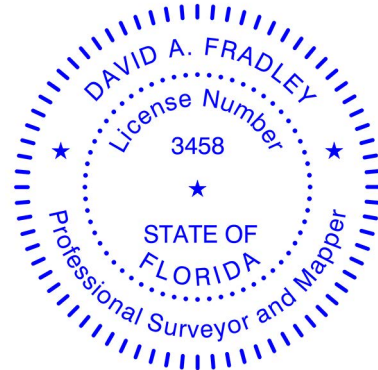
BEGINNING at the Southwest (SW) corner of Parcel A, "DENNY'S OF POMPANO" according to the plat thereof, as recorded in Plat Book 86 at Page 13 of the Public Records of Broward County, Florida, run North 89°06'24" East along the southerly line of said Parcel A, 24.13 feet;

thence run South 01°11'53" East along a line lying 24.13 feet easterly and parallel to the easterly line of Block 5, "COLLIER MANOR ~ FIRST ADDITION" according to the plat thereof, as recorded in Plat Book 35 at Page 28 of the Public Records of Broward County Florida, 109.26 feet;

thence run South 89°03'58" West (Basis of Bearings) along a line lying 45.50 feet northerly and parallel to the northerly line of Parcel "A", SIRCO OF POMPANO according to the plat thereof, as recorded in Plat Book 154 at Page 43 of the Public Records of Broward County Florida, 24.13 feet to an intersection with the easterly line of said Block 5;

thence run North 01°11'53" West along the easterly line of Block 5, 109.28 feet to the POINT OF BEGINNING.

Said land situates, lying and being in the CITY OF POMPANO BEACH, Broward County, Florida, containing 0.0605 acres (2,637 square feet), more or less.



This item has been electronically signed and sealed with a Digital Signature by:

NOTES:

1. THIS SKETCH & LEGAL DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE & SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER.
2. THIS SKETCH & LEGAL DESCRIPTION CONSISTS OF TWO SHEETS & IS NOT COMPLETE WITHOUT BOTH SHEETS.
3. THIS IS NOT A SURVEY.

Printed copies of this document are not considered signed and sealed and must be verified on any electronic copies.

DAVID A. FRADLEY
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA LICENSE NUMBER 3458

DATE: 7/16/2020

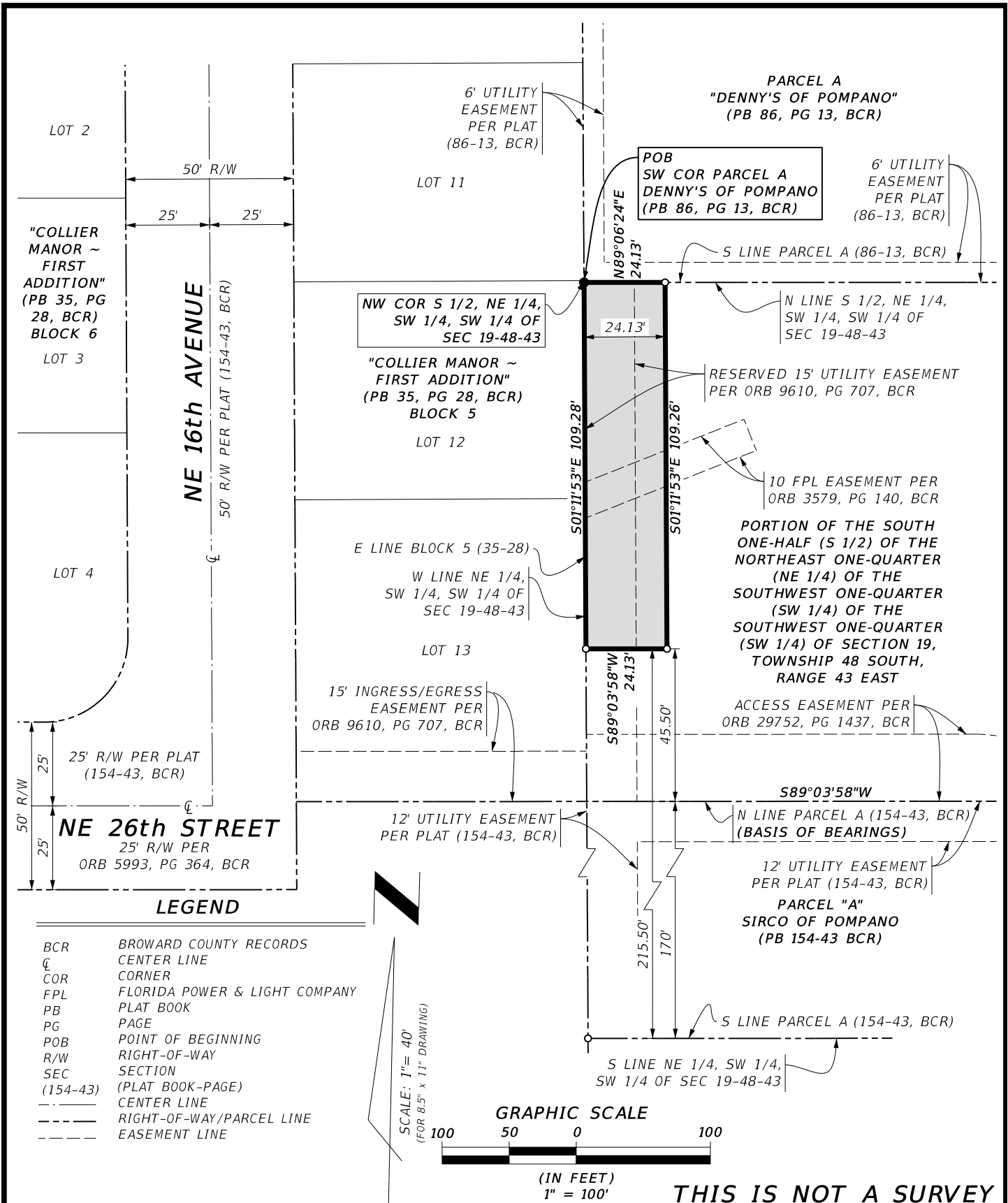
PORTION OF THE SOUTH ONE-HALF (S 1/2) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SECTION 19, TOWNSHIP 48 SOUTH, RANGE 43 EAST

WINNINGHAM & FRADLEY, INC.
ENGINEERS • PLANNERS • SURVEYORS
111 N.E. 44th STREET • OAKLAND PARK, FL 33334
954.771.7440 fax: 954.771.0298 • EB 0002995 LB 0002995

SKETCH & DESCRIPTION

SKETCH: AMF	DATE: 06/20/20	PUBLISHED: 7/16/2020, 1:55:44 PM	
LEGAL: AMF	DATE: 06/20/20	PROJECT NUMBER	SHEET
CHECKED: DAF	DATE: 06/29/20	W20010	SHEET 1

Exhibit A



PORTION OF THE SOUTH ONE-HALF (S 1/2) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SECTION 19, TOWNSHIP 48 SOUTH, RANGE 43 EAST

SKETCH & DESCRIPTION

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SKETCH: AMF	DATE: 06/2020	PUBLISHED: 7/16/2020, 1:55:45 PM
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		SHEET
		SHEET 2