

Return to:
~~Frank J. Culliano~~
Highway Construction and Engineering Division
1 N University Drive, Suite 300
Plantation, FL 33324-2038

This instrument was prepared by: Name: Jay Huebner
Address: 1001 Yamato Road, Suite 105 Boca Raton, FL 33431

All R/W: 04 Exempt
Property appraisers
Parcel Folio I.D.# 494104200160
Grantors FIN/SS#
Road McNab Road

WARRANTY DEED
(CORPORATE)

THIS INDENTURE, made this 18th day of February, A.D., 2022, between Tamarac SS Associates, LLC, whose address is 7979 E. Tufts Ave., Suite 1125, Denver, CO 80237 hereinafter called "SELLER", and Broward County, a body corporate and political subdivision of the State of Florida, whose Post Office address is Broward County Governmental Center, 115 South Andrews Avenue, Fort Lauderdale, Florida 33301, hereinafter called "BUYER". (Wherever used herein the terms "SELLER" and "BUYER" shall indicate both singular and plural, as the context requires.)

WITNESSETH: That SELLER, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations, receipt of which is hereby acknowledged, hereby grants, bargains, sells, conveys, and confirms unto BUYER, its successors and assigns forever, all that certain land situate in Broward County, Florida, described as follows, to-wit:

See Exhibit "A" with accompanying sketch of description attached hereto and made a part hereof.

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.

AND SELLER hereby covenants with BUYER that SELLER is lawfully seized of said property in fee simple, that SELLER has good right and lawful authority to sell and convey said property, and SELLER hereby fully warrants the title to said property and will defend same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, SELLER has hereunto set his hand and seal the date first above written.

Signed, sealed, and delivered in the presence of:

ATTEST:

Tamarac SS Associates, LLC
Corporation Name

By: SW Invest BV Self Storage JV, LLC
Its: Manager

Matt Seaton
Witness 1 Print Name

[Signature]
Witness 1 Signature

Melodie Bascom
Witness 2 Print Name

Melodie Bascom
Witness 2 Signature

[Signature]
Mark D. Campbell, Manager

Print Name, Title

18th Day of February, 2022

EXHIBIT A
2' ADDITIONAL RIGHT-OF-WAY
CITY OF TAMARAC, BROWARD COUNTY

LEGAL DESCRIPTION:

A TWO FOOT WIDE STRIP OF LAND LYING WITHIN LOTS 8 AND 9, BLOCK 35, MCNAB COMMERCIAL SUBDIVISION NO. 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 73, PAGE 28 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

THE SOUTH TWO FEET OF LOT 8 AND THE SOUTH 2 FEET OF LOT 9 OF BLOCK 35 OF SAID MCNAB COMMERCIAL SUBDIVISION NO. 2.

SAID STRIP LYING WITHIN THE CITY OF TAMARAC, BROWARD COUNTY, FLORIDA, CONTAINING 400 SQUARE FEET MORE OR LESS.

NOTES:

1. THIS PRINTED DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. THIS ELECTRONIC DRAWING IS VALID WITH A DIGITAL SEAL, BEING AN ELECTRONIC DIGITAL AUTHENTICATION PROCESS, ATTACHED BY A FLORIDA LICENSED SURVEYOR AND MAPPER, PURSUANT TO CHAPTER 5J-17.062 OF THE FLORIDA ADMINISTRATIVE CODE.
3. THIS IS NOT A SURVEY. IT IS A GRAPHIC DEPICTION OF THE DESCRIPTION SHOWN HEREON.
4. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF SECTION 4, TOWNSHIP 49 SOUTH, RANGE 41 EAST, HAVING A GRID BEARING OF N89°32'52" EAST. (ROTATION FROM GRID TO PLAT IS CLOCKWISE 1°25'18".)
5. INSTRUMENTS REFERENCED HEREIN ARE RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, UNLESS OTHERWISE NOTED.

LEGEND AND ABBREVIATIONS:

- | | | | |
|--------|-------------------------|----------|-------------------------|
| ☉ | = CENTERLINE | P.O.B. | = POINT OF BEGINNING |
| O.R.B. | = OFFICIAL RECORDS BOOK | P.O.C. | = POINT OF COMMENCEMENT |
| P.B. | = PLAT BOOK | REF. PT. | = REFERENCE POINT |
| PG. | = PAGE | U.E. | = UTILITY EASEMENT |

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE SKETCH AND DESCRIPTION SHOWN HEREON MEETS THE STANDARDS OF PRACTICE CONTAINED IN CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

Daniel C Laak Digitally signed by Daniel C Laak
DN: cn=US, o=HSQ GROUP,
ou=A01410D0000017299F83ADB00006A75, cn=Daniel C Laak
Date: 2021.08.17 16:12:58 -04'00'

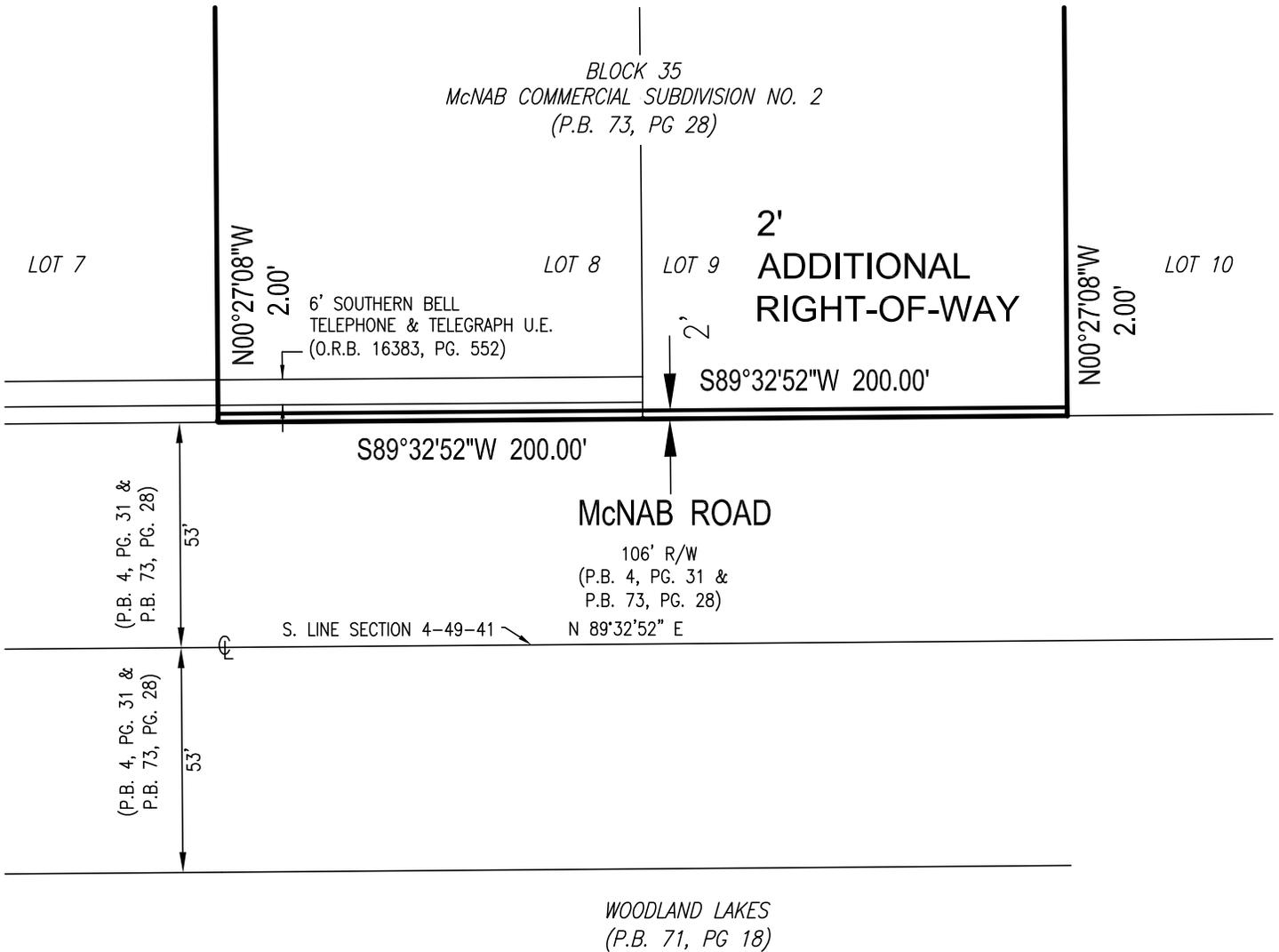
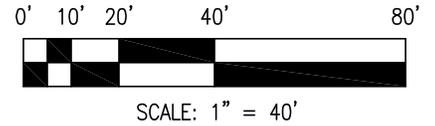
DANIEL C. LAAK
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. LS5118



HSQ GROUP, INC.
Engineers · Planners · Surveyors
1001 Yamato Road, Suite 105
Boca Raton, Florida 33431 · 561.392.0221
CA26258 · LB7924

PROJECT:	McNAB COMMERCIAL
PROJECT NO.:	170547S
DATE:	03/31/2021
SHEET 1 OF 2	

2' ADDITIONAL RIGHT-OF-WAY CITY OF TAMARAC, BROWARD COUNTY



LEGEND:

- | | | | |
|--|---------------------|--|--------------------------|
| | CATCH BASIN | | LIGHT POLE - CONC. |
| | CABLE JUNCTION BOX | | LIGHT POLE - METAL |
| | CENTERLINE | | MANHOLE - SANITARY SEWER |
| | CLEANOUT | | MANHOLE - STORM SEWER |
| | ELECTRIC SERVICE | | TELEPHONE JUNCTION BOX |
| | ELEVATION, AS-BUILT | | WATER METER |
| | FIRE HYDRANT | | WATER VALVE |

THIS SKETCH IS NOT A SURVEY

ADDRESS COMMENTS	08/17/2021	MDD	DCL	N/A
2' ADDITIONAL R/W	03/31/2021	MDD	DCL	N/A
REVISIONS	DATE	BY	CK'D	FIELD BK.
PROJECT:	McNAB COMMERCIAL			SCALE: 1" = 40'
PROJECT NO.:	170547S			SHEET 2 OF 2