

Return to:  
Catherine A. Donn  
Highway Construction & Engineering Division  
1 N University Drive, Suite 300  
Plantation, FL 33324-2038

**This instrument was prepared by:**  
**Name: Moises T. Grayson, Esq.**  
**Address: 25 SE 2<sup>nd</sup> Avenue**  
**Suite 730**  
**Miami, FL 33131**

All R/W: 04 Exempt  
Road: NW 27 AVENUE  
Parcel I.D.# 504205000047, 504205000090

**SPECIAL WARRANTY DEED**  
**(CORPORATE)**

**THIS INDENTURE**, made this 11 day of February, 2022, between RENA MARIE MOFORIS, LLC, a Florida limited liability company whose principal place of business is 15553 SW 16 ST DAVIE, FL 33326, hereinafter called "SELLER" , and **Broward County**, a political subdivision of the State of Florida, whose address is Government 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 its hand and seal the date first above written.

Signed, sealed, and delivered in the presence of:

**ATTEST:**

Isabel V. Colteran  
Witness 1 Signature

Isabel V. Colteran  
Witness 1 Printed Name

[Signature]  
Witness 2 Signature

Angela M. Rodriguez Giron  
Witness 2 Printed Name

Rena Marie Moforis LLC, a Florida limited liability company

Company Name

By: [Signature]  
Rena Moforis, Manager

**ACKNOWLEDGEMENT**

STATE OF Florida  
COUNTY OF Broward

I HEREBY CERTIFY, that on this 11 day of February, 2022, an officer duly authorized in the State and County aforesaid to take acknowledgements, the foregoing instrument was acknowledged before me by means of [] physical presence or [  ] online notarization, by Rena Moforis, as Manager of Rena Marie Moforis LLC a Florida limited liability company, on behalf of the company He/she is [] personally known to me or [  ] who has produced \_\_\_\_\_ as identification.



ANGELA MARIA RODRIGUEZ GIRON  
Commission # GG 296727  
Expires January 30, 2023  
Bonded Thru Budget Notary Services

Notary Public:

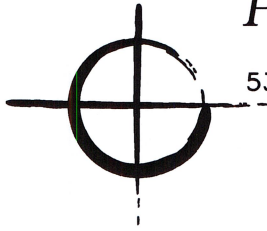
Signature: [Signature]

Print Name: Angela Maria Rodriguez Giron

State of Florida  
My Commission Expires: \_\_\_\_\_  
Commission Number: \_\_\_\_\_

(Notary Seal)





# PINNELL SURVEY, INC.

LICENSED BUSINESS #6857  
5300 WEST HILLSBORO BOULEVARD, SUITE 215-A  
COCONUT CREEK, FLORIDA 33073  
PHONE (954)418-4940 FAX(954)418-4941

## EXHIBIT "A"

### SKETCH & DESCRIPTION

### 3.00' RIGHT OF WAY DEDICATION

#### LEGAL DESCRIPTION:

A PARCEL OF LAND SITUATED IN THE NORTHEAST ONE-QUARTER (N.E. 1/4) OF SECTION 5, TOWNSHIP 50 SOUTH, RANGE 42 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHEAST ONE-QUARTER (N.E. 1/4) OF SAID SECTION 5; THENCE NORTH 00°21'49" EAST ALONG THE WEST LINE OF SAID NORTHEAST ONE-QUARTER (N.E. 1/4), A DISTANCE OF 813.50 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 37 FEET TO A POINT ON THE EXISTING EAST RIGHT OF WAY LINE OF NORTHWEST 27 AVENUE AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 90°00'00" EAST, A DISTANCE OF 3.00 FEET; THENCE NORTH 00°21'49" EAST ALONG A LINE 3.00 FEET EAST OF AND PARALLEL WITH SAID EXISTING EAST RIGHT OF WAY LINE, FOR 189.57 FEET; THENCE NORTH 85°01'26" WEST, FOR 3.01 FEET TO A POINT ON SAID EXISTING EAST RIGHT OF WAY LINE; THENCE SOUTH 00°21'49" WEST ALONG THE EAST LINE OF SAID EXISTING RIGHT OF WAY LINE, FOR 189.83 FEET TO THE POINT OF BEGINNING.


SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA AND CONTAINS 569 SQUARE FEET MORE OR LESS.

#### LEGEND & ABBREVIATIONS:

- Ⓞ - CENTERLINE
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT

#### GENERAL NOTES:

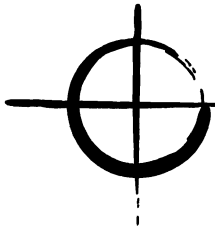
1. THIS IS NOT A SURVEY.
2. THE PROPERTY SHOWN HEREON WAS NOT ABSTRACTED FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF RECORD BY PINNELL SURVEY, INC.
3. THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
4. BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF NORTH 00°21'49" EAST ALONG THE WEST LINE OF THE N.E. 1/4 OF SECTION 5, TOWNSHIP 50 SOUTH, RANGE 42 EAST.
5. SKETCH PREPARED 11/24/21

  
 JASON H. PINNELL  
 PROFESSIONAL SURVEYOR & MAPPER  
 STATE OF FLORIDA - LICENSE NO. 5734

**PINNELL SURVEY, INC.**

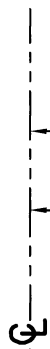
LICENSED BUSINESS #6857  
5300 WEST HILLSBORO BOULEVARD, SUITE 215-A  
COCONUT CREEK, FLORIDA 33073  
PHONE (954)418-4940 FAX(954)418-4941

**EXHIBIT "A"**



**N.W. 27th AVENUE**

(EXISTING 73' RIGHT-OF-WAY)



37.00'

40.00'

L2

3.00' RIGHT OF WAY DEDICATION  
AREA = 569 SQUARE FEET +/-

S00°21'49"W 189.83'

N00°21'49"E 189.57'

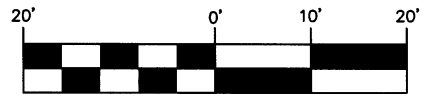
PORTION OF THE  
N.E. 1/4 OF  
SECTION 5,  
TOWNSHIP 50 SOUTH,  
RANGE 42 EAST

WEST LINE OF  
THE N.E. 1/4 OF  
SECTION 5,  
TOWNSHIP 50 SOUTH,  
RANGE 42 EAST

EXISTING  
EAST RIGHT  
OF WAY LINE



**GRAPHIC SCALE**



( IN FEET )  
1 inch = 20 ft.

N90°00'00"E  
37.00'

P.O.B. L1

N00°21'49"E  
813.50'

**P.O.C.**  
S.W. CORNER OF  
THE N.E. 1/4 OF  
SECTION 5,  
TOWNSHIP 50 S.,  
RANGE 42 E.

**LINE DATA:**

L1: N90°00'00"E 3.00'  
L2: N85°01'26"W 3.01'

SCALE: 1" = 20'	SKETCH NO.: 17-0724SD
DRAWN BY: J.P.	SIDE 2 OF 2



GRAPHIC SCALE



2.00' RIGHT OF WAY DEDICATION  
AREA = 589 SQUARE FEET

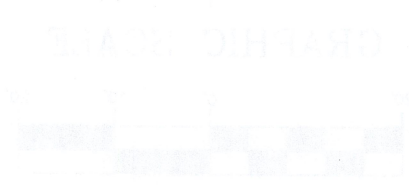
PORTION OF THE  
N.E. 1/4 OF  
SECTION 2,  
TOWNSHIP 30 SOUTH  
RANGE 42 EAST

100.51, 48.0 E 198.93

200.51, 48.0 W 198.93

100.51, 48.0 E 198.93

100.51, 48.0 E 198.93



GRAPHIC SCALE

PORTION OF THE  
N.E. 1/4 OF  
SECTION 2,  
TOWNSHIP 30 SOUTH  
RANGE 42 EAST

100.51, 48.0 E 198.93

**Broward County Engineering Division**  
**Right of Way Section**  
1 North University Drive, Suite 300B  
Plantation, FL 33324-2038

- DN-2021-10**
- Right of way approved - Public RW
- Right of way approved - Private Road

By: Colleen A. Dan Date: 1/20/22