

Corporate

**PARTIAL RELEASE OF MORTGAGE  
KNOW ALL BY THESE PRESENTS:**

That Broward Student Financial, LLC, a corporation organized and existing under the laws of the State of Florida with its principal place of business in the City of New York, County of New York, State of New York, the holder and owner of, and the mortgagee in, that certain mortgage made, executed and delivered to it by Valley National Bank bearing date of 28<sup>th</sup> day of March, A.D. 2016, recorded as Instrument Number 113640134, of the Public Records of Broward County, State of Florida, does for and in consideration of the sum of One (\$1.00) Dollar and other valuable considerations, the receipt of which is hereby acknowledged, release, acquit, exonerate and discharge from the lien, operation, and effect of the said mortgage the following described lands, embraced and described therein, to-wit: See Exhibit "A" with accompanying sketch of description attached hereto and made a part hereof.

**Provided, Always, Nevertheless**, and it is expressly understood and agreed, that this instrument releases only the land specifically described hereinabove, and that nothing herein contained shall in any way affect, alter, impair, minimize or diminish the lien, operation or encumbrance of said mortgage upon any of the other real properties described therein, or the remedies at law or in equity for recovering thereout, or against the said makers thereof, the full amount of all sums secured by said mortgage.

**In Witness Whereof**, the said Michael Konig of Broward Student Financial, LLC, has caused its corporate name to be hereunto signed and its corporate seal affixed, by its proper officers thereunto duly authorized, on this 28<sup>th</sup> day of October, A.D. 2019.

(Corporate Seal)

Signed, sealed and delivered in the presence of:

Kleguelmy 10/28/19  
Witness (Signature) & Date

Kaitlyn Riquelmy  
Print Name

[Signature] 10/28/19  
Witness (Signature) & Date

James Kahn  
Print Name

Broward Student Financial, LLC

By: [Signature]  
Manager

Michael Konig  
Print Name

Attest: \_\_\_\_\_  
Secretary

\_\_\_\_\_  
Print Name

**ACKNOWLEDGEMENT**

STATE OF FLORIDA

COUNTY OF BROWARD

On this day, before me, the undersigned authority, personally appeared Michael Konig, well known to me to be, the Manager of Broward Student Financial, LLC, a corporation, and severally acknowledged to and before me that as such officers of said corporation they, being thereunto duly authorized, executed the foregoing instrument, as and for the corporate act and deed of said corporation, for the uses and purposes in said instrument expressed; and the said Broward Student Financial, LLC, a Florida corporation, he/she is the legal and official custodian of the corporate seal of said corporation and knows the said seal, that as such secretary of said corporation, he/she affixed to the foregoing instrument, in execution thereof, the corporate seal of said company, and that the seal so affixed to said instrument is in fact, and indeed the corporate seal of Broward Student Financial, LLC, a Florida corporation.

**IN WITNESS WHEREOF** I have hereunto set my hand and affixed my official seal at 2312 South Andrews Avenue, in the State and County aforesaid, on this 28<sup>th</sup> day of October, A.D., 2019.

(SEAL)



\_\_\_\_\_  
(Signature of person taking acknowledgement)

Michael Konig

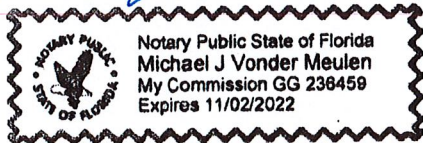
\_\_\_\_\_  
(Name of officer taking acknowledgement)

**typed, printed or stamped**

Manager

\_\_\_\_\_  
(Title or rank)

\_\_\_\_\_  
(Serial number, if any)



My commission expires: 11/2/22



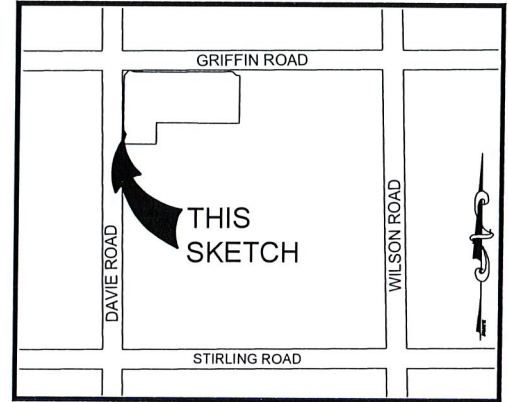
**LEGAL DESCRIPTION:**

**EXHIBIT "A"**

A PORTION OF PARCEL "A", DOWNTOWN DAVIE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 176, PAGES 66 AND 67 OF THE PUBLIC RECORDS OF BROWARD COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL "A"; THENCE NORTH 01°41'16" WEST, ALONG THE WEST LINE OF PARCEL "A", 65.27 FEET; THENCE CONTINUING ALONG SAID WEST LINE, NORTH 11°39'32" EAST, 38.99 FEET; THENCE DEPARTING SAID WEST LINE, SOUTH 01°41'16" EAST, 103.20 FEET TO A POINT ON THE SOUTH LINE OF SAID PARCEL "A"; THENCE SOUTH 88°15'07" WEST, ALONG SAID SOUTH LINE 9.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATED IN THE TOWN OF DAVIE, BROWARD COUNTY, FLORIDA; CONTAINING 758 SQUARE FEET, (0.017 ACRES) MORE OR LESS.



**LOCATION MAP:**  
NOT TO SCALE

**SURVEY NOTES:**

1. THE LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
2. KEITH AND ASSOCIATES, INC. CERTIFICATE OF AUTHORIZATION NUMBER IS L.B.#6860.
3. THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
4. IT IS A VIOLATION OF THE STANDARDS OF PRACTICE PURSUANT TO RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE TO ALTER THIS SURVEY WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND/OR DELETIONS MADE TO THE FACE OF THIS SURVEY WILL MAKE THIS SURVEY INVALID.
5. THIS SKETCH AND DESCRIPTION DOES NOT CONSTITUTE A BOUNDARY SURVEY.
6. BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF NORTH 01°41'16" WEST ALONG THE WEST LINE OF PARCEL A, "DOWNTOWN DAVIE", AS RECORDED IN PLAT BOOK 176, ON PAGES 66 AND 67, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
7. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
8. THE INTENDED DISPLAY SCALE FOR THIS SKETCH IS 1"=40' OR SMALLER.

**CERTIFICATION:**

I HEREBY CERTIFY THAT THE ATTACHED SKETCH & DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS DEPICTED TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THE INFORMATION AS WRITTEN UNDER MY DIRECTION ON JANUARY 31, 2018 MEETS THE STANDARDS OF PRACTICE PURSUANT TO RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE AS APPLICABLE TO SECTION 472.027, FLORIDA STATUTES, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

KEITH & ASSOCIATES, INC.  
CONSULTING ENGINEERS

LEE POWERS  
PROFESSIONAL SURVEYOR AND MAPPER  
REGISTRATION No. 6805  
STATE OF FLORIDA

**SKETCH & DESCRIPTION**

A PORTION OF PARCEL "A",  
DOWNTOWN DAVIE  
P.B. 176, PGS. 66 & 67 B.C.R.

TOWN OF DAVIE, BROWARD COUNTY, FLORIDA

**KEITH**  
& ASSOCIATES, INC.  
consulting engineers

301 EAST ATLANTIC BOULEVARD  
POMPANO BEACH, FLORIDA 33060-6643  
(954) 788-3400 FAX (954) 788-3500  
EMAIL: mail@keith-associates.com LB NO. 6860

SHEET 1 OF 2  
DRAWING NO. 02105.06-SKETCH & DESCRIPTION-01.dwg

DATE 1/31/18

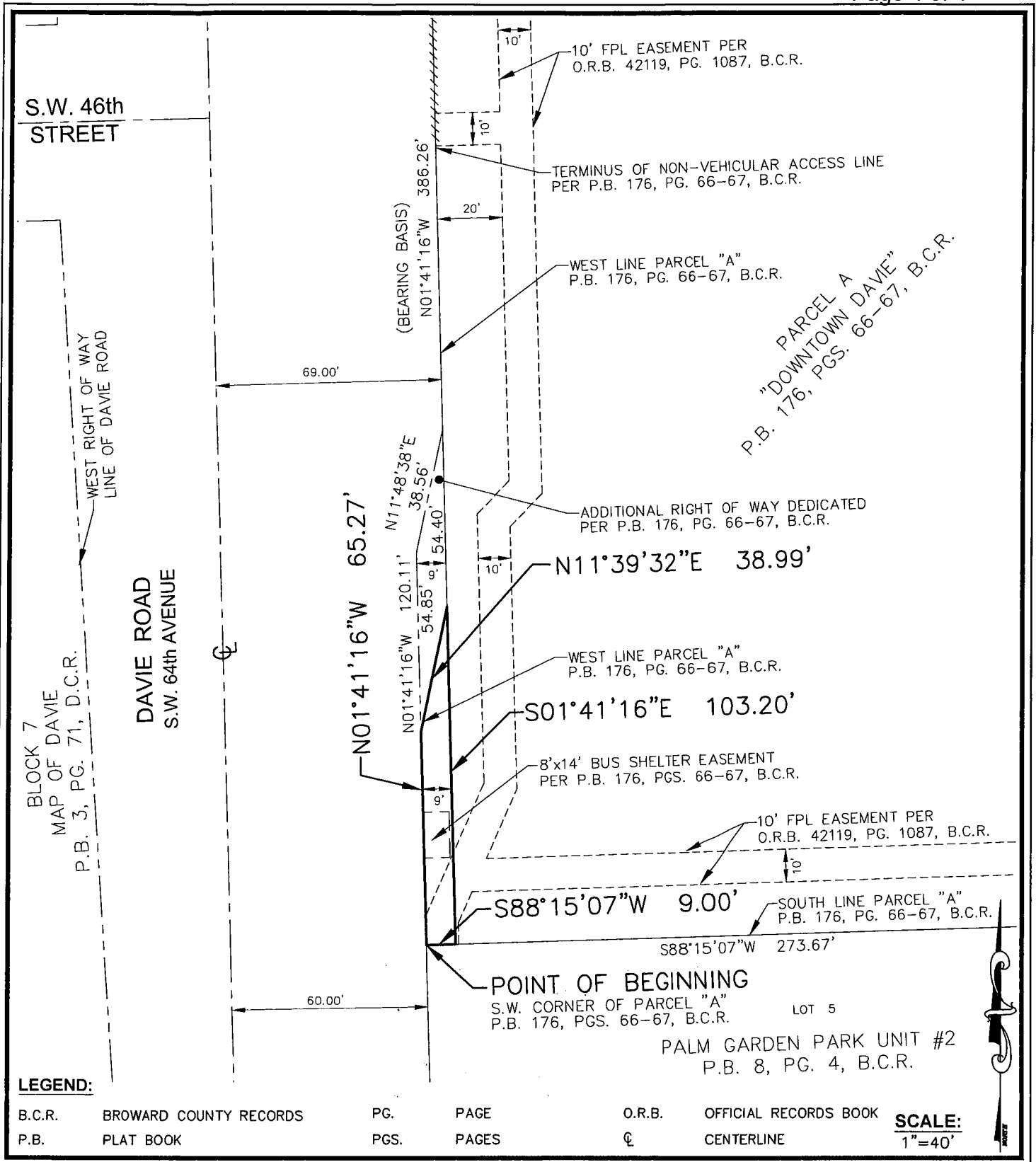
SCALE 1"=40'

FIELD BK. N/A

DWNG. BY DDB

CHK. BY LP

DATE	REVISIONS



**SKETCH & DESCRIPTION**

A PORTION OF PARCEL "A",  
DOWNTOWN DAVIE  
P.B. 176, PGS. 66 & 67 B.C.R.

TOWN OF DAVIE, BROWARD COUNTY, FLORIDA

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SHEET 2 OF 2

DRAWING NO. 02105.06-SKETCH & DESCRIPTION-01.dwg

DATE 1/31/18

SCALE 1"=40'

FIELD BK. N/A

DWG. BY DDB

CHK. BY LP

DATE	REVISIONS