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RESOLUTION NO. 2021-

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA ACCEPTING A WARRANTY DEED FROM STOR-ALL SOUTH DIXIE HIGHWAY, LLC, FOR PROPERTY LOCATED IN THE CITY OF HOLLYWOOD, FLORIDA; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, Stor-All South Dixie Highway, LLC, a Delaware limited liability company, is the owner of certain real property located in the City of Hollywood, Florida (“Property”), which Property is more particularly described in the legal description and sketch made subject to the Warranty Deed, which is attached hereto and made a part hereof as Attachment 1 (“Warranty Deed”);

WHEREAS, Stor-All South Dixie Highway, LLC, is willing to grant the Warranty Deed to Broward County, Florida (“County”), in accordance with the terms of the Warranty Deed;

WHEREAS, the Board of County Commissioners of Broward County, Florida (“Board”), has determined that acceptance of the Warranty Deed serves a public purpose and is in the best interest of the County, NOW, THEREFORE,

BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA:

Section 1. The recitals set forth in the preamble to this Resolution are true, accurate, and incorporated by reference herein as though set forth in full hereunder.

1 Section 2. The Board hereby accepts the Warranty Deed attached as  
2 Attachment 1.

3 Section 3. The Warranty Deed shall be properly recorded in the Official Records  
4 of Broward County, Florida.

5 Section 4. Severability.

6 If any portion of this Resolution is determined by any court to be invalid, the invalid  
7 portion will be stricken, and such striking will not affect the validity of the remainder of this  
8 Resolution. If any court determines that this Resolution, in whole or in part, cannot be  
9 legally applied to any individual, group, entity, property, or circumstance, such  
10 determination will not affect the applicability of this Resolution to any other individual,  
11 group, entity, property, or circumstance.

12 Section 5. Effective Date.

13 This Resolution is effective upon adoption.

14  
15 ADOPTED this day of , 2021.

16  
17 Approved as to form and legal sufficiency:  
18 Andrew J. Meyers, County Attorney

19 By: /s/ Claudia Capdesuner 04/07/2021  
20 Claudia Capdesuner (date)  
Assistant County Attorney

21 By: /s/ Annika E. Ashton 04/07/2021  
22 Annika E. Ashton (date)  
Deputy County Attorney

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

## Attachment 1

This instrument was prepared by:  
Name: Greenspoon Marder LLP  
Address: 200 East Broward Blvd., 15<sup>th</sup> Floor  
Fort Lauderdale, Florida 33323

All RW: 04 Exempt  
Property appraisers  
Parcel Folio I.D.#514222-22-0010/0020/0030

### WARRANTY DEED (CORPORATE)

THIS INDENTURE, made this 7<sup>th</sup> day of August, A.D., 2020, between Stor-All South Dixie Highway, LLC, a Delaware limited liability company whose Post Office address is 141 SE 1<sup>st</sup> Street, Deerfield Beach, Florida 33441 hereinafter called "SELLER" , 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. This conveyance is subject to all matters and limitations of record and taxes for 2020 and subsequent years

**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.

[THIS SPACE IS INTENTIONALLY LEFT BLANK]

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

WITNESSES:

Mark Bergquist  
Print Name: Mark Bergquist

Sharon Estok  
Print Name: SHARON ESTOK

(CORPORATE SEAL)

BORROWER:

**STOR-ALL SOUTH DIXIE HIGHWAY, LLC**, a Delaware limited liability company

By: Stor-All Renaissance LLC, a Florida limited liability company, Manager

By: JMA Family Investments, LLC, a Florida limited liability company, Manager

By: [Signature]  
Print Name: Bert John Anderson  
Title: Manager

August 7, 2020

**ACKNOWLEDGEMENT**

STATE OF Florida )  
 ) SS:  
COUNTY OF Broward )

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, the foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, by John Bert Anderson, as Manager of JMA Family Investments, LLC, as Manager of Stor-All Renaissance LLC, as Manager of Stor-All South Dixie Highway, LLC, who is personally known to me ~~or who has produced~~ \_\_\_\_\_ as identification.

WITNESS my hand and official seal in the County and State last aforesaid this 16 day of AUGUST, 2020.

Sharon Estok  
\_\_\_\_\_  
Notary Public

SHARON ESTOK  
\_\_\_\_\_  
Typed, printed or stamped name of Notary Public

My Commission Expires:

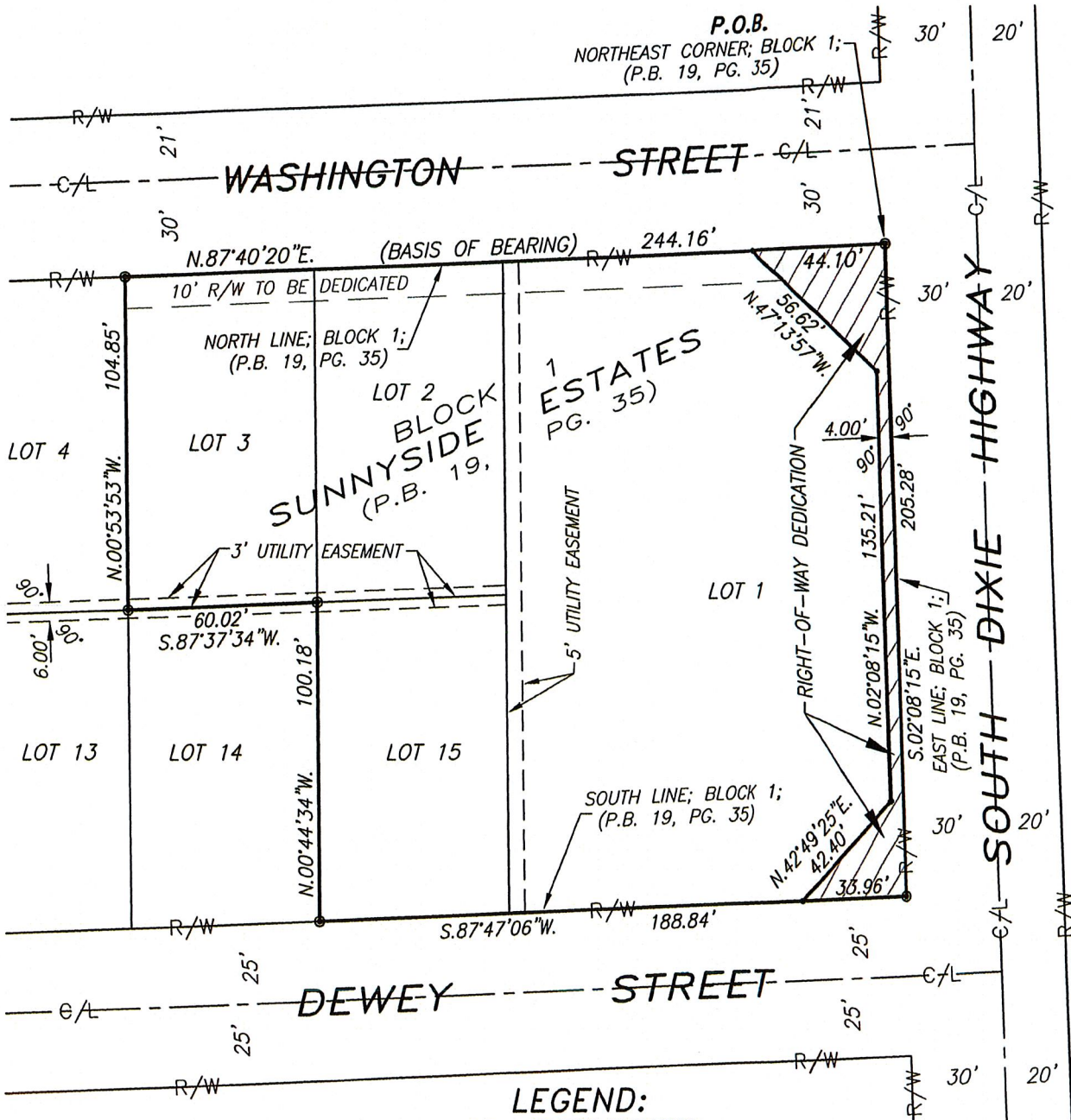


EXHIBIT "A"

# SKETCH TO ACCOMPANY LEGAL DESCRIPTION

## RIGHT-OF-WAY DEDICATION - BROWARD COUNTY, FLORIDA

### A PORTION OF LOT 1, BLOCK 1 - SUNNYSIDE ESTATES PLAT BOOK 19, PAGE 35 - BROWARD COUNTY RECORDS



#### LEGEND:

- P.B. - DENOTES PLAT BOOK
- O.R.B. - DENOTES OFFICIAL RECORDS BOOK
- PG. - DENOTES PAGE
- P.O.C. - DENOTES POINT OF COMMENCEMENT
- P.O.B. - DENOTES POINT OF BEGINNING
- R/W - DENOTES RIGHT-OF-WAY
- C/L - DENOTES CENTER LINE

EXHIBIT "A"  
SHEET 1 OF 2 SHEETS

## SCHWEBKE-SHISKIN & ASSOCIATES, INC.

LAND SURVEYORS-ENGINEERS-LAND PLANNERS 3240 CORPORATE WAY-MIRAMAR, FL 33025  
PHONE No. (954)435-7010 FAX No. (954)438-3288

ORDER NO. 209888  
DATE: NOVEMBER 15, 2019

THIS IS NOT A "BOUNDARY SURVEY"  
CERTIFICATE OF AUTHORIZATION No. LB-87

PREPARED UNDER MY SUPERVISION:

*Ronald A. Fritz*  
RONALD A. FRITZ, ASSISTANT VICE PRESIDENT  
FLORIDA PROFESSIONAL LAND SURVEYOR No. 2767

#### REVISIONS

STREET NAME
09/14/20-#209888
NORTH CHAMFER
09/22/20-#209888



**LEGAL DESCRIPTION TO ACCOMPANY SKETCH**  
**RIGHT-OF-WAY DEDICATION – BROWARD COUNTY, FLORIDA**  
**A PORTION OF LOT 1, BLOCK 1 – SUNNYSIDE ESTATES**  
**PLAT BOOK 19, PAGE 35 – BROWARD COUNTY RECORDS**

**LEGAL DESCRIPTION:**

A PORTION OF LOT 1, BLOCK 1, ACCORDING TO THE PLAT OF "SUNNYSIDE ESTATES", AS RECORDED IN PLAT BOOK 19 AT PAGE 35, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF LOT 1, BLOCK 1, ACCORDING TO THE PLAT OF SUNNYSIDE ESTATES, AS RECORDED IN PLAT BOOK 19 AT PAGE 35, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE SOUTH 02 DEGREES 08 MINUTES 15 SECONDS EAST, ALONG THE EAST LINE OF SAID LOT 1 OF SAID BLOCK 1, FOR 205.28 FEET; THENCE SOUTH 87 DEGREES 47 MINUTES 06 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT 1 OF SAID BLOCK 1, FOR 33.96 FEET; THENCE NORTH 42 DEGREES 49 MINUTES 25 SECONDS EAST FOR 42.40 FEET; THENCE NORTH 02 DEGREES 08 MINUTES 15 SECONDS WEST, ALONG A LINE THAT IS PARALLEL WITH AND 4.00 FEET WEST OF, AS MEASURED AT RIGHT ANGLES TO, THE SAID EAST LINE OF SAID LOT 1 OF SAID BLOCK 1, FOR 135.21 FEET; THENCE NORTH 47 DEGREES 13 MINUTES 57 SECONDS WEST, FOR 56.62 FEET; THENCE NORTH 87 DEGREES 40 MINUTES 20 SECONDS EAST, ALONG THE NORTH LINE OF SAID LOT 1 OF SAID BLOCK 1, FOR 44.10 FEET TO THE POINT OF BEGINNING; ALL LYING AND BEING IN THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 51 SOUTH, RANGE 42 EAST, CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA.

**SURVEYOR'S NOTES:**

- 1) ORDERED BY: STOR-ALL SOUTH DIXIE HIGHWAY, LLC.
- 2) THE LEGAL DESCRIPTION AS SHOWN HEREON WAS PREPARED BY THIS FIRM.
- 3) THIS SKETCH AND LEGAL DESCRIPTION WAS PREPARED FOR THE EXCLUSIVE USE OF THE ENTITY NAMED HEREON. THE ATTACHED CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTIES.
- 4) AUTHENTIC COPIES OF THIS SKETCH AND LEGAL DESCRIPTION MUST BEAR THE ORIGINAL SIGNATURE AND SEAL OF THE ATTESTING FLORIDA LICENSED SURVEYOR AND MAPPER.
- 5) A PORTION OF BROWARD COUNTY, FLORIDA, TAX FOLIO Nos. 5142-22-22-0010 AND 5142-22-22-0020.
- 6) THE PARCEL AS DESCRIBED HEREON CONTAINS 2,074 SQUARE FEET, MORE OR LESS (0.048 ACRES, MORE OR LESS).
- 7) THE BEARINGS AS SHOWN HEREON ARE BASED ON ACTUAL FIELD SURVEY OF THE SUBJECT PROPERTY AND THE ESTABLISHMENT OF THE SOUTH RIGHT-OF-WAY LINE OF WASHINGTON STREET.

EXHIBIT "A"  
SHEET 2 OF 2 SHEETS



**SCHWEBKE-SHISKIN & ASSOCIATES, INC.**  
 LAND SURVEYORS-ENGINEERS-LAND PLANNERS - 3240 CORPORATE WAY-MIRAMAR, FL 33025  
 PHONE No.(954)435-7010 FAX No. (954)438-3288  
 ORDER NO. 209888 PREPARED UNDER MY SUPERVISION:  
 DATE: NOVEMBER 15, 2019 *Ronald A. Fritz*  
 THIS IS NOT A "BOUNDARY SURVEY"  
 CERTIFICATE OF AUTHORIZATION No. LB-87  
 RONALD A. FRITZ, ASSISTANT VICE PRESIDENT  
 FLORIDA PROFESSIONAL LAND SURVEYOR No. 2767

REVISIONS
NORTH CHAMFER
09/22/20-#209888