

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

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

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

WARRANTY DEED
(CORPORATE)

THIS INDENTURE, made this 7th 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 1st 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:



Print Name: Mark Bergquist



Print Name: SHARON ESTOK

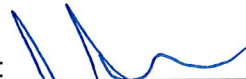
(CORPORATE SEAL)

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: 

Print Name: Bert John Anderson
Title: Manager

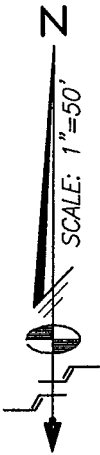
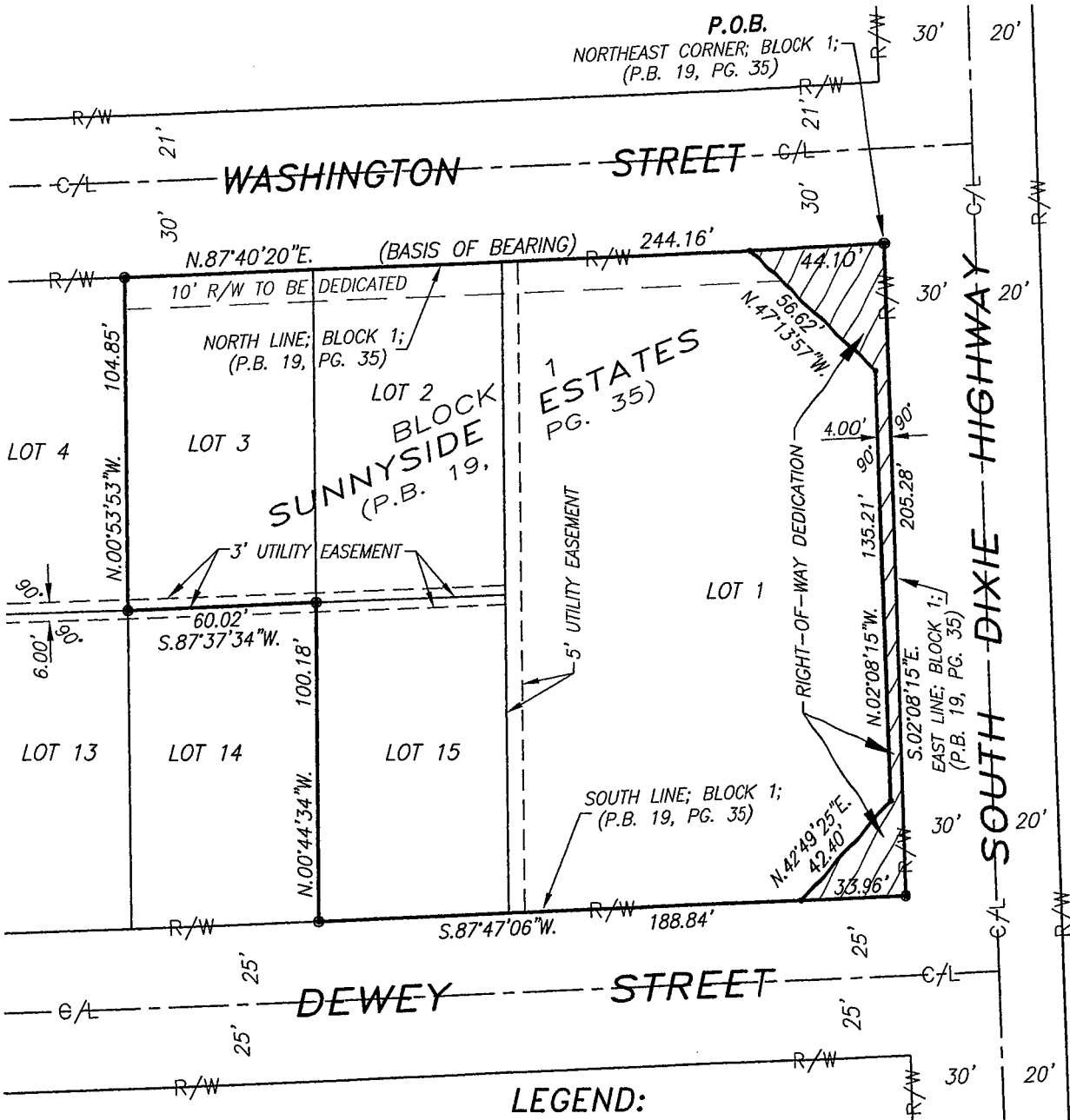
August 7, 2020

EXHIBIT "A"

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

RIGHT-OF-WAY DEDICATION - BROWARD COUNTY, FLORIDA

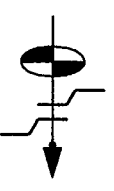
A PORTION OF LOT 1, BLOCK 1 - SUNNYSIDE ESTATES PLAT BOOK 19, PAGE 35 - BROWARD COUNTY RECORDS



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)435-3288
 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, 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.

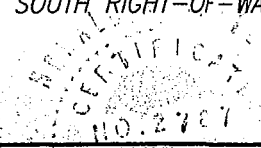
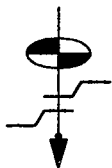


EXHIBIT "A"
SHEET 2 OF 2 SHEETS



SCHWEBKE-SHISKIN & ASSOCIATES, INC.
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