Return recorded copy to: Broward County Facilities Management Division Real Property Section 115 South Andrews Avenue, Room 501 Fort Lauderdale, FL 33301

This document prepared by and approved as to form by: Sara F. Cohen Broward County Attorney's Office 115 South Andrews Avenue, Room 423 Fort Lauderdale, FL 33301

Folio: 4842-09-02-0452

QUITCLAIM DEED

(Pursuant to Section 125.411 and Section 197.592(3), Florida Statutes)

THIS QUITCLAIM DEED, made this _____ day of ______, 2020, by **BROWARD COUNTY, a political subdivision of the State of Florida** ("Grantor"), whose address is 115 South Andrews Avenue, Fort Lauderdale, Florida 33301, and **City of Deerfield Beach, a Florida municipal corporation** ("Grantee"), whose address is 150 NE 2nd Avenue, Deerfield Beach, Florida 33441

(The terms "Grantor" and "Grantee" as used herein shall refer to the respective parties, and the heirs, personal representatives, successors, and assigns of such parties.)

WITNESSETH:

That Grantor, for and in consideration of TEN DOLLARS (\$10.00) and other valuable consideration, the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim unto Grantee, its successors and assigns, forever, all of Grantor's rights, title, and interest, if any, in and to the following described lands, lying and being in Broward County, Florida ("Property"), to wit:

ANGLO-AMERICAN PLAT ONE 116-15 B PARCEL R-6, THE NORTH ONE-HALF; being the same property conveyed to Broward County pursuant to Tax Deed 25961, dated October 28, 2014, recorded in Instrument Number 112640553 of the Public Records of Broward County, Florida

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity, and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit, and behalf of the said Grantee forever.

THIS CONVEYANCE IS SUBJECT TO all zoning rules, regulations, and ordinances and other prohibitions imposed by any governmental authority with jurisdiction over the Property conveyed herein; existing public purpose utility and government easements and rights of way and other matters of record; and real estate taxes for this year 2020 and all subsequent years. Provided, however, that such Property shall be freely alienable to Grantee without regard to third parties, and Grantor's liens of record on such Property shall not survive this conveyance of the Property to Grantee.

IN WITNESS WHEREOF, Grantor has caused these presents to be executed in its name by its Board of County Commissioners acting by the Mayor or Vice-Mayor of said Board, the day and year aforesaid.

GRANTOR

BROWARD COUNTY, by and through its Board of County Commissioners

Broward County Administrator, as ex officio Clerk of the Broward County Board of County Commissioners

(Official Seal)

ATTEST:

By

Mayor

___ day of ____ , 2020

Approved as to form by Andrew J. Meyers Broward County Attorney Governmental Center, Suite 423 115 South Andrews Avenue Fort Lauderdale, Florida 33301 Telephone: (954) 357-7600 Telecopier: (954) 357-7641

By: Sara F. Cohen (Date) Assistant County Attorney 1/15/2020 By: Annika E. Ashton (Date)

Deputy County Attorney

REF: Approved BCC

Item No:

Return to BC Real Property Section

SC/mdw QCD Transfer Escheated Property - Deerfield Beach 0452 (6) 01/15/2020 #: 487205 INSTR # 112640553, OR BK 51240 PG 463, Page 1 of 1, Recorded 11/13/2014 at 08:25 AM, Broward County Commission, Deputy Clerk 2150

Exhibit 7 Page 3 of 5

Tax Deed # 25961

Property Identification # 484209-02-0452

Escheatment Tax Deed

County of Broward

State of Florida

For Official Purposes Only

This Tax Deed is issued pursuant to Section 197.502(8), Florida Statutes, wherein three years have passed from the day the subject land was offered for public sale and placed on the list of "lands available for taxes" in accordance with Section 197.502(7), Florida Statutes, without having been purchased. As provided in Section 197.502(8), Florida Statutes, the property has escheated to the County free and clear of any and all tax certificates, tax liens or any other liens of record, including governmental liens, which liens are deemed canceled pursuant to said statute.

Now on this **28TH DAY OF OCTOBER 2014,** the undersigned Clerk conveys to BROWARD_County through its Board of County Commissioners, whose address is:

115 S. Andrews Avenue, Fort Lauderdale, Florida 33301

together with all hereditaments, buildings, fixtures and improvements of any kind and description, the following legally described land situate in BROWARD County, Florida:

ANGLO-AMERICAN PLAT ONE 116-15 B PARCEL R-6,THE SOUTH ONE-HALF

Witness:

WWWWWWWWWW OMMIS CREATED OCT. 151 1915 (Seal) k of Circujt Court or County Comptroller

Deputy County Administrator Broward County, Florida

State of Florida County of Broward

On this **28TH of OCTOBER, 2014**, before me **Roberto Martinez** personally appeared Bertha Henry, County Administrator, by **Rebecca Leder**, Deputy in and for the State and this County known to me to be the person described in, and who executed the forgoing instrument, and acknowledged the execution of this instrument to be his own free act and deed for the use and purposes therein mentioned.

Witness my hand and office seal date aforesaid.

Notary Public State of Florida Roberto Martinez y Commission EE 167764 «pires 02/08/2016

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Site Address	AMERICAN WAY, DEERFIELD BEACH FL 33442	ID #	4842 09 02 0452						
	BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS	Millage	1112						
		Use	94						
Mailing Address	115 S ANDREWS AVE RM 501-RP FORT LAUDERDALE FL 33301-1801								
Abbr Legal Description	ANGLO-AMERICAN PLAT ONE 116-15 B PARCEL R-6, THE SOUTH ONE-HALF								

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

					Pro	perty Ass	sessm	ent \	/alue	s			
Year	Land			Building / Improvement			Just / Market Value			Assessed / SOH Value		Тах	
2019	\$8,280					\$8,280			\$8,280				
2018	\$8,280					\$8,280			\$8,280				
2017	\$8,280						\$8,280		\$8,280				
			201	I9 Exem	ptions	and Taxa	ble Va	lues	by Ta	axing Auth	nority		
		County		School Board		Municipal		Independent					
Just Value			\$	8,280		\$8,280			\$8,280		\$8,280		
Portability				0	0			0		0	0		
Assessed/SOH			\$	\$8,280			\$8,280			\$8,280		\$8,280	
Homestead			0					0		0		0	
Add. Homestead				0				0		0		0	
Wid/Vet/Dis				0			0		0		0		
Senior				0			0			0	0 C		
Exempt Type 04			\$	8,280	\$8,280		\$8,280 \$		\$8,280				
Taxable					0	0				0		0	
		~	Sale	es Histor	у					L	and Ca	lculations	
Date	e	Туре		Price	Bo	ook/Page	or CIN		Price		Factor		Туре
10/28/20)/28/2014 TXD-T		р-т			1126405	53		\$0.50		16,559		SF
12/10/1996		QC	D	\$100	100 25838 / 1		750						
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Exhibit 7 Page 5 of 5

Aerial Location Map - Parcel 6 Folio Number: 484209020452



Legend



Boundary of County Property



Public Works Department Facilities Management Division Real Property Section

0.02 Miles 0.01

Disclaimer: Unstantmer: Information on this map is provided "as is". The division does not accept responsibility for damages suffered as a result of using, modifying, contributing or distributing the enclosed material. Prepared by: Real Property Section January 24, 2020