

This Instrument Prepared by:

Gerald L. Knight, Esq.
Billing, Cochran, et al.
515 East Las Olas Boulevard, Sixth Floor
Fort Lauderdale, FL 33316

Parcel Identification Nos. 474128-00-7020 and
474129-01-0015

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (this "**Deed**") is made as of the 6th day of March, 2019, from **NORTH SPRINGS IMPROVEMENT DISTRICT**, a local unit of special government and public corporation of the State of Florida, with an address at 9700 NW 52 Street, Coral Springs, FL 33317 ("**Grantor**"), to **BROWARD COUNTY**, a political subdivision of the State of Florida, with an address at Broward County Governmental Center, 115 South Andrews Avenue, Fort Lauderdale, FL 33301 ("**Grantee**").

WITNESSETH:

THAT Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, by these presents does grant, bargain and sell unto Grantee, and Grantee's successors and assigns forever, all the right, title, interest, claim and demand that Grantor has or may have in and to the following described real property (the "**Property**") located and situate in the County of Broward and State of Florida, to wit:

See **Exhibit A** attached hereto and made a part hereof

Subject To: Covenants, conditions, restrictions, reservations, limitations, easements and agreements of record; taxes and assessments for the year 2019 and subsequent years; and all applicable zoning ordinances restrictions, and prohibitions imposed by appropriate governmental authorities, if any.

Together with all tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

Grantor hereby covenants with said Grantee that Grantor is lawfully seized of said Property in fee simple; that Grantor has good right and lawful authority to sell and convey said Property; and Grantor does hereby fully warrant, and will defend, the title to the Property hereby conveyed, subject as aforesaid, against the lawful claims of all persons claiming by, through or under Grantor, but none other.

IN WITNESS WHEREOF, Grantor has caused this Deed to be executed and its seal to be affixed the day and year first above written.

Signed, sealed, and delivered in the presence of:


WITNESSES:

GRANTOR:


Print Name: Vince Moretti

Print Name: Brenda Richard

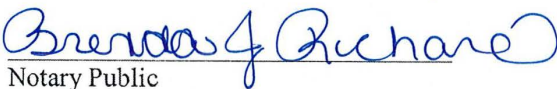
**NORTH SPRINGS
IMPROVEMENT DISTRICT**, a
local unit of special government and
public corporation of the State of
Florida

By: 
Print Name: Mark Capwell
Title: President

STATE OF FLORIDA }
COUNTY OF Broward }

The foregoing instrument was acknowledged before me this 6th day of March, 2019, by Mark Capwell, as President of **NORTH SPRINGS IMPROVEMENT DISTRICT**, who is personally known and/or produced _____ as identification and who being duly sworn, deposes and says that the aforementioned is true and correct to his or her best knowledge.

[SEAL]


Notary Public
Commission:

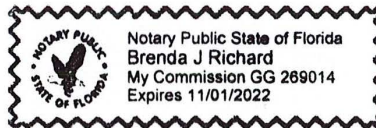
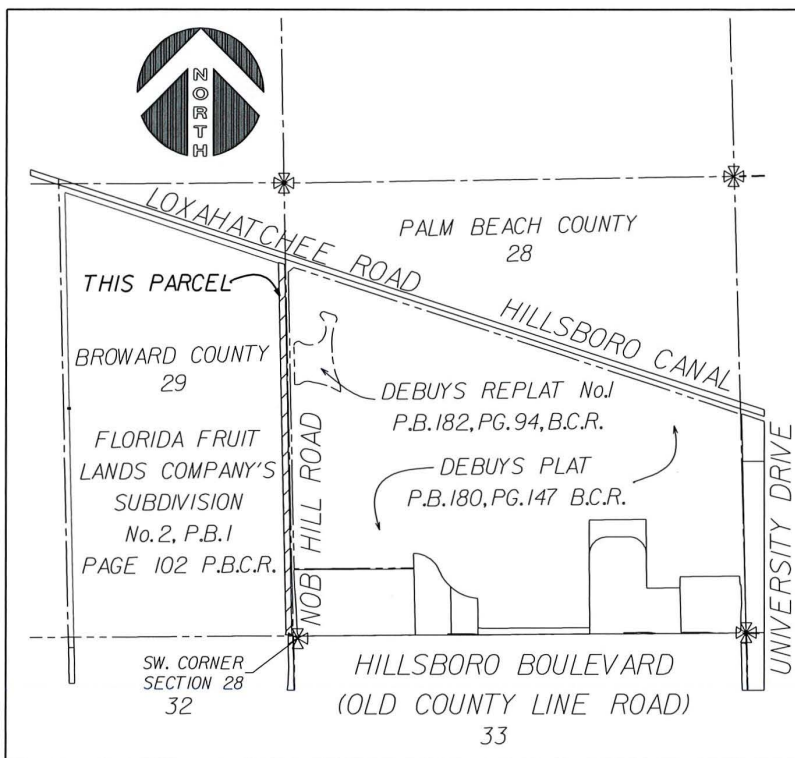


EXHIBIT A
Legal Description of Property

EXHIBIT "A"



LOCATION MAP
N.T.S.

LEGEND:

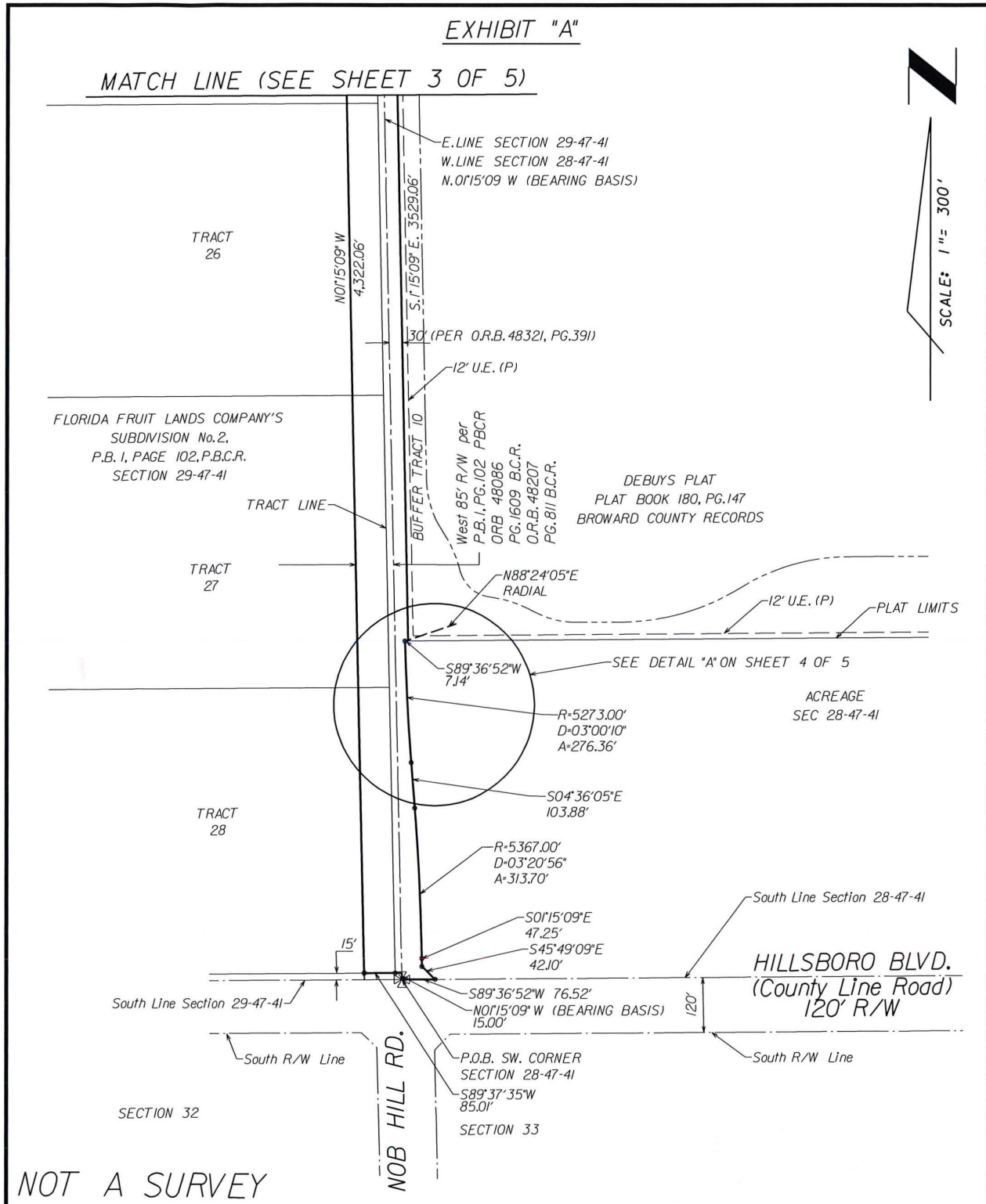
- P.O.B. POINT OF BEGINNING
- PBCR PALM BEACH COUNTY RECORDS
- ORB OFICIAL RECODS BOOK & PAGE
- R/W RIGHT-OF-WAY
- R RADIUS
- D DELTA (CENTRAL ANGLE)
- A ARC
- BCR BROWARD COUNTY RECORDS
- ⊗ SECTION CORNER
- U.E. UTILITY EASEMENT
- (P) PER PLAT

By: *Cary D. Winningham*
 CARY D. WINNINGHAM
 PROFESSIONAL SURVEYOR AND MAPPER NO. 2961
 STATE OF FLORIDA

NOTE: NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. THIS IS NOT A SKETCH OF SURVEY, IT IS ONLY THE GRAPHIC REPRESENTATION OF THE DESCRIPTION DEPICTED ON SHEET 5.

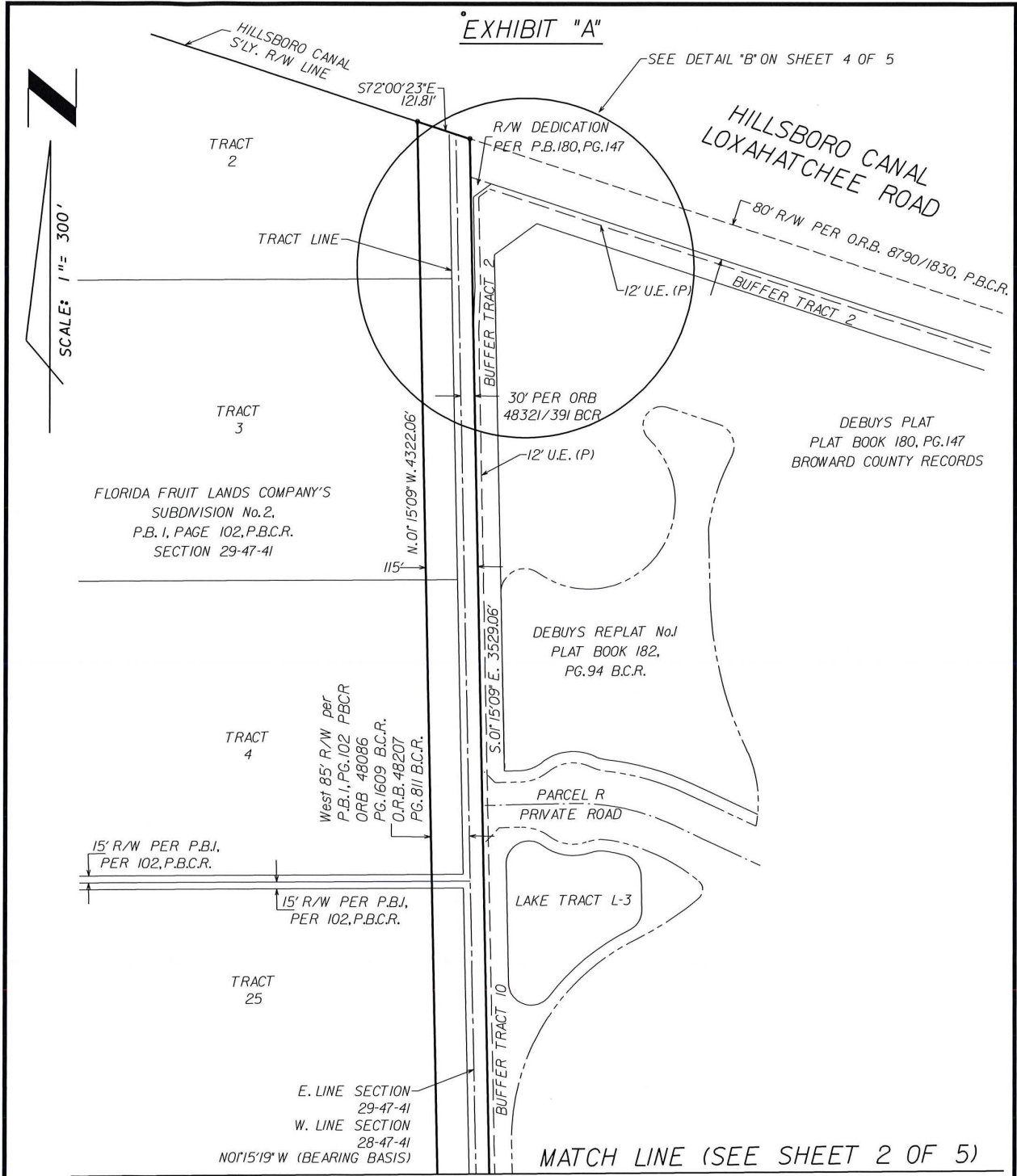
NOT A SURVEY

BROWARD COUNTY, FLORIDA		SKETCH & DESCRIPTION OF A PORTION OF SECTIONS 28 AND 29-47-41			
WINNINGHAM & FRADLEY, INC. ENGINEERS - PLANNERS - SURVEYORS 111 N.E. 44th STREET, OAKLAND PARK, FL 33334 954-771-7440 FAX: 954-771-0298	EB-0002995	DRAWN: CEG	DATE: 5-5-11	PROJECT NUMBER	SHEET
	LB-0002995	CHECKED: CDW	DATE: 4-22-16	11011	1 OF 5



NOT A SURVEY

BROWARD COUNTY, FLORIDA	SKETCH & DESCRIPTION OF A PORTION OF SECTIONS 28 AND 29-47-41				
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	LB-0002995	CHECKED: CDW	DATE: 4-22-16	11011	2 OF 5



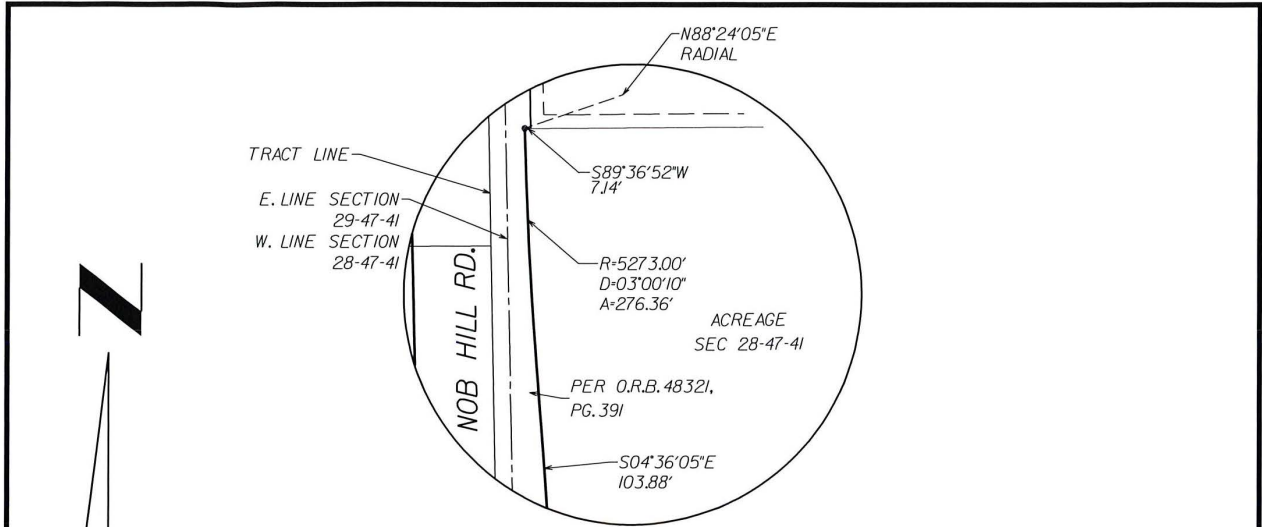
NOT A SURVEY

BROWARD COUNTY, FLORIDA

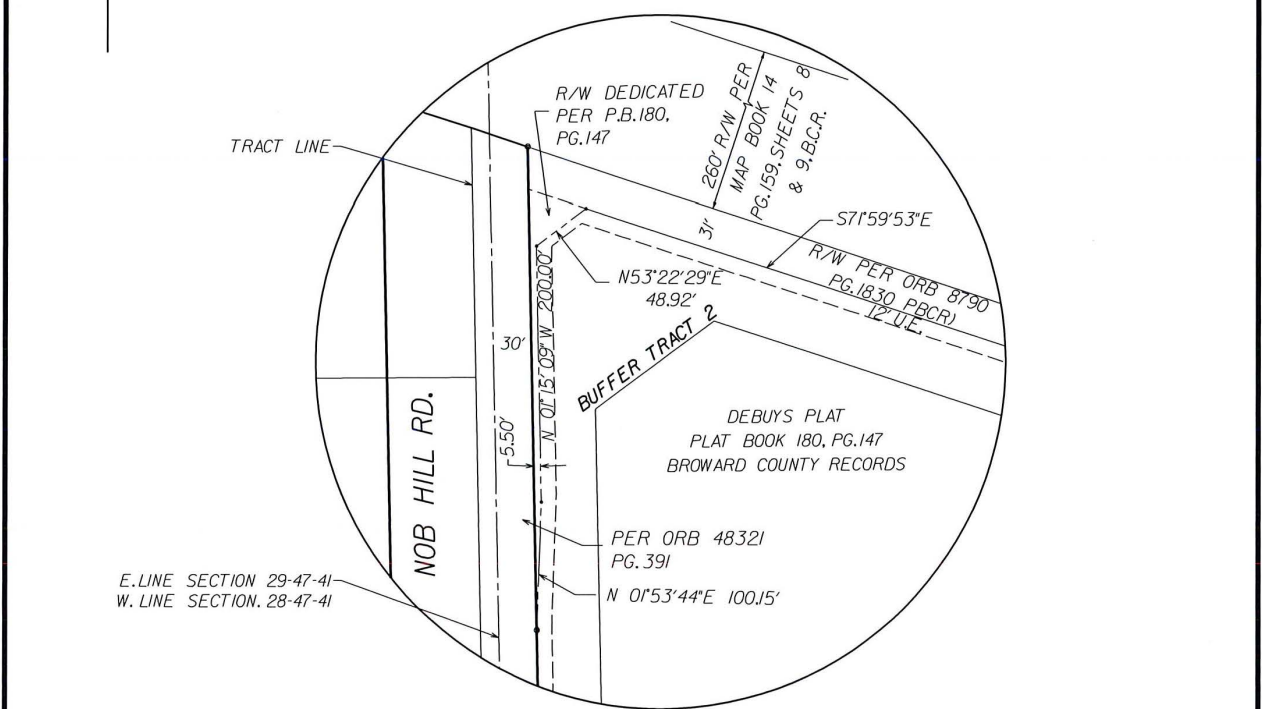
SKETCH & DESCRIPTION OF
A PORTION OF SECTIONS 28 AND 29-47-41

WINNINGHAM & FRADLEY, INC.
ENGINEERS - PLANNERS - SURVEYORS
111 N.E. 4th STREET, OAKLAND PARK, FL 33334 954-771-7440 FAX 954-771-0298

EB-0002995	DRAWN: CEG	DATE: 5-5-11	PROJECT NUMBER	SHEET
LB-0002995	CHECKED: CDW	DATE: 4-22-16	11011	3 OF 5



DETAIL "A" (SHEET 2 OF 5)



DETAIL "B" (SHEET 3 OF 5)

NOT A SURVEY

BROWARD COUNTY, FLORIDA		SKETCH & DESCRIPTION OF A PORTION OF SECTIONS 28 AND 29-47-41			
WINNINGHAM & FRADLEY, INC. ENGINEERS • PLANNERS • SURVEYORS <small>111 N.E. 44th STREET, OAKLAND PARK, FL 33334 954-771-7140 FAX 954-171-0298</small>	EB-0002995	DRAWN: CEG	DATE: 5-5-11	PROJECT NUMBER	SHEET
	LB-0002995	CHECKED: CDW	DATE: 4-22-16	11011	4 OF 5

U:\2010\0041-Triple H Ranch\CAD\Exhibits\NobHillRd\Bx11.dgn(nob Hill alignment plan)

EXHIBIT "A"


LEGAL DESCRIPTION:

THOSE PORTIONS OF SECTIONS 28 AND 29, TOWNSHIP 47 SOUTH, RANGE 41 EAST AS SHOWN ON THE FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO.2 AS RECORDED IN PLAT BOOK 1, AT PAGE 102, PALM BEACH COUNTY RECORDS DESCRIBED AS FOLLOWS;

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 28; THENCE RUN NORTH 0°15'09" WEST (BASIS OF BEARINGS) 15.00 FEET ALONG THE WEST LINE OF SAID SECTION 28; THENCE RUN NORTH 89°37'35" WEST 85.01 FEET ALONG A LINE 15 FEET NORTH OF, AS MEASURED AT RIGHT ANGLES AND PARALLEL WITH THE SOUTH LINE OF SAID SECTION 29 TO AN INTERSECTION WITH A LINE 85 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SECTION 29; THENCE RUN NORTH 0°15'09" WEST 4322.06 FEET ALONG SAID PARALLEL LINE TO AN INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF THE HILLSBORO CANAL; THENCE RUN SOUTH 72°00'23" EAST 121.81 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE TO AN INTERSECTION WITH A LINE 30 FEET EAST OF, AS MEASURED AT RIGHT ANGLES, AND PARALLEL WITH THE WEST LINE OF SAID SECTION 28; THENCE RUN SOUTH 0°15'09" EAST 3529.06 FEET ALONG SAID PARALLEL LINE; THENCE RUN SOUTH 89°36'52" WEST 7.14 FEET TO A POINT OF INTERSECTION WITH THE ARC OF A CURVE RUNNING SOUTHEASTERLY TO THE LEFT, A RADIAL AT SAID POINT BEARING NORTH 88°24'05" EAST; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 5273.00 FEET AND A CENTRAL ANGLE OF 03°00'10" RUN SOUTHERLY 276.36 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 04°36'05" EAST 103.88 FEET ALONG THE TANGENT EXTENDED TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 5367.00 FEET AND A CENTRAL ANGLE OF 03°20'56" RUN SOUTHERLY 313.70 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 0°15'09" EAST 47.25 FEET ALONG THE TANGENT EXTENDED; THENCE RUN SOUTH 45°49'09" EAST 42.10 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF SAID SECTION 28; THENCE RUN SOUTH 89°36'52" WEST 76.52 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN BROWARD COUNTY, FLORIDA AND CONTAIN 11.50 ACRES, MORE OR LESS.

REVISED: 2019-10-31

BROWARD COUNTY, FLORIDA		SKETCH & DESCRIPTION OF A PORTION OF SECTIONS 28 AND 29-47-41			
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