

Return recorded copy to:

Broward County Real Property Section
115 South Andrews Avenue, Room 501
Fort Lauderdale, FL 33301

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

Folio: 5141-03-01-0942

QUITCLAIM DEED

(Pursuant to Sections 125.411 and 125.35(2), Florida Statutes)

THIS QUITCLAIM DEED, made this ___ day of _____, 2022, by BROWARD COUNTY, a political subdivision of the State of Florida ("Grantor"), whose address is Governmental Center, Room 423, 115 South Andrews Avenue, Fort Lauderdale, Florida 33301, and Anthony Rodriguez, a married man ("Grantee"), whose address is 7928 NW 38th Court, Davie, Florida 33024.

(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 considerations, 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, to wit:

See Exhibit A, attached hereto and made a part hereof (the "Property").

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 2022 and all subsequent years.

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

ATTEST:

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

By: _____
Mayor

____ day of _____, 20____

(Official Seal)

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: _____
Christina A. Blythe (Date)
Assistant County Attorney

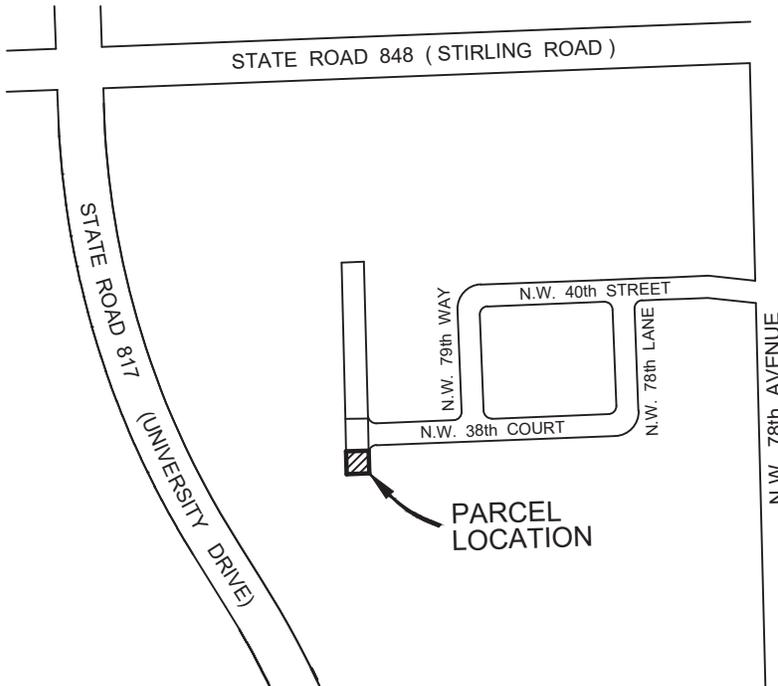
By: _____
Annika E. Ashton (Date)
Deputy County Attorney

REF: Approved BCC _____ Item No: _____
Return to BC Real Property Section

EXHIBIT "A"

SHEET 1 OF 3

SECTION 03, TOWNSHIP 51 SOUTH, RANGE 41 EAST



LOCATION SKETCH
BROWARD COUNTY, FLORIDA
NOT TO SCALE

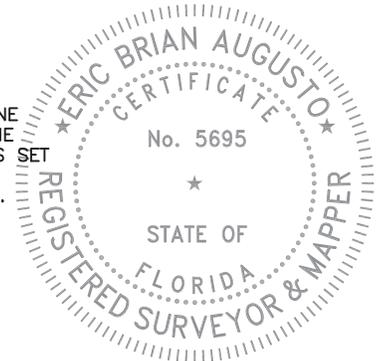
SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS SKETCH AND LEGAL DESCRIPTION CONSISTING OF SHEETS ONE THROUGH THREE IS TRUE, CORRECT AND COMPLETED ON 08-27-14 AND IS DONE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

Eric B Augusto

Digitally signed by Eric B Augusto
Date: 2022.04.26 13:57:56 -04'00'

ERIC B. AUGUSTO
PROFESSIONAL SURVEYOR & MAPPER NO. LS 5695
NOT VALID WITHOUT SIGNATURE AND THE ORIGINAL
RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.



NOTE:

- 1) BEARINGS ARE BASED ON THE WEST LINE OF SECTION 03, TOWNSHIP 51 SOUTH, RANGE 41 EAST, AS SHOWN ON THE PLAT "STIRLING MEADOWS", RECORDED IN PLAT BOOK 165, PAGE 39, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; HAVING A BEARING OF N 01°26'34" W.
- 2) UNDERGROUND UTILITIES AND IMPROVEMENTS WERE NOT LOCATED.
- 3) DIMENSIONS ARE CALCULATED UNLESS OTHERWISE NOTED.
- 4) REFERENCED INSTRUMENTS ARE RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, UNLESS INDICATED OTHERWISE.

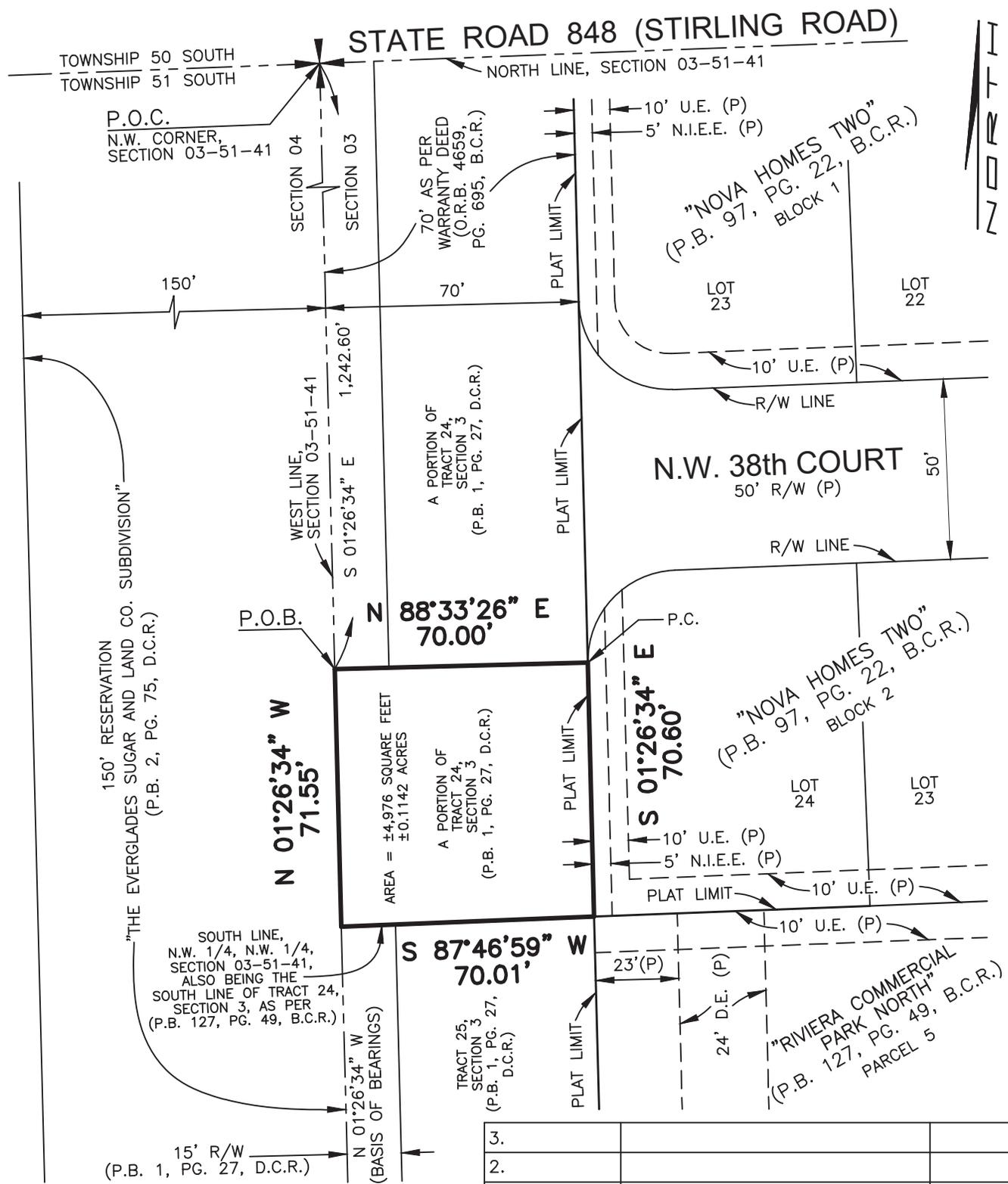
THIS IS NOT A SURVEY, but only a graphic depiction of the description shown hereon or attached hereto. There are no monuments set in connection with the preparation of the information shown hereon. Broward County makes no representation or guarantees as to the information shown hereon pertaining to easements, rights-of-ways, setback lines, reservations agreements, etc., nor is it the intent of this instrument to reflect all such matters. Such information should be obtained and confirmed by others through appropriate title verification.

LEGEND:

B.C.R. = BROWARD COUNTY RECORDS	P.C. = POINT OF CURVATURE
D.C.R. = DADE COUNTY RECORDS	PG. = PAGE
N.I.E.E. = NON-INGRESS & EGRESS EASEMENT	P.O.B. = POINT OF BEGINNING
O.R.B. = OFFICIAL RECORDS BOOK	P.O.C. = POINT OF COMMENCEMENT
(P) = PLAT	P.O.T. = POINT OF TANGENCY
P.B. = PLAT BOOK	R/W = RIGHT-OF-WAY
	U.E. = UTILITY EASEMENT

2.		
1. 04/26/22	CORRECT BOUNDARY	EBA/JSH
DATE	REVISIONS	BY

Scale:	Drawn By:	Date:	Checked By:	Date:	File Location:
Not To Scale	JSH	08-27-14	F. Guiliano	08-27-14	E:\RW\ROW\Parcel Sketches\NW 38 Court in Davie\Parcel 3\Cover Sheet & Legal Description.dwg



3.		
2.		
1.	04/26/22	CORRECT BOUNDARY
	DATE	REVISIONS
		BY
		EBA/JSH

Scale:	Drawn By:	Date:	Checked By:	Date:	File Location:
1" = 40'	JSH	08-27-14	F. Guiliano	08-27-14	E:\RW\ROW\Parcel Sketches\NW 38 Court in Davie\Parcel 3\Sheet 2.dwg

LEGAL DESCRIPTION:

A PORTION OF "A.J. BENDLE'S SUBDIVISION OF SECTIONS 3 AND 10, TOWNSHIP 51 SOUTH, RANGE 41 EAST" (PLAT BOOK 1, PAGE 27, DADE COUNTY RECORDS) IN THE NORTHWEST ONE-QUARTER OF SECTION 03, TOWNSHIP 51 SOUTH, RANGE 41 EAST, DESCRIBED IN A WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 4659, PAGE 695, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 03; THENCE S 01°26'34" E, ALONG THE WEST LINE OF SAID SECTION 03, 1,242.60 FEET TO THE POINT OF BEGINNING; THENCE N 88°33'26" E, 70.00 FEET TO THE POINT OF CURVATURE OF A CURVE ON THE WEST LINE OF LOT 24, BLOCK 2, OF "NOVA HOMES TWO", AS RECORDED IN PLAT BOOK 97, PAGE 22, BROWARD COUNTY RECORDS; THENCE S 01°26'34" E, ALONG THE WEST LINE OF SAID LOT 24, 70.60 FEET TO THE NORTHWEST CORNER OF THE PLAT OF "RIVIERA COMMERCIAL PARK NORTH" AS RECORDED IN PLAT BOOK 127, PAGE 49, BROWARD COUNTY RECORDS; THENCE S 87°46'59" W ALONG THE SOUTH LINE OF THE NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 03 (ALSO BEING THE SOUTH LINE OF TRACT 24, PER SAID PLAT OF "RIVIERA COMMERCIAL PARK NORTH"), 70.01 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 03; THENCE N 01°26'34" W, ALONG SAID WEST LINE OF SECTION 03, 71.55 FEET TO THE POINT OF BEGINNING.

SAID LAND SITUATE, LYING, AND BEING IN THE TOWN OF DAVIE, BROWARD COUNTY, FLORIDA AND CONTAINS 4,976 SQUARE FEET (0.1142 ACRES), MORE OR LESS.

3.		
2.		
1. 04/26/22	CORRECT BOUNDARY	EBA/JSH
DATE	REVISIONS	BY

Scale:	Drawn By:	Date:	Checked By:	Date:	File Location:
Not To Scale	JSH	08-27-14	F. Guiliano	08-27-14	E:\RW\ROW\Parcel Sketches\NW 38 Court in Davie\Parcel 3\Cover Sheet & Legal Description.dwg