

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: 4842-02-06-0081

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:

THE TRAIL COMMERCE PARK 108-15 B BEG SW COR OF LOT 8,NWLY 80,NELY 109.03,SELY 199.75,NELY AN ARC DIST 86.74,NLY 99.60,NWLY AN ARC DIST OF 63.89,NWLY 39.68, NWLY AN ARC DIST OF 40.43 TO PT ON N/BNDRY OF SAID LOT,ELY 16.59 TO NE COR OF SAID LOT,SELY AN ARC DIST OF 37.18,CONT SELY FOR 39.68,SELY AN ARC DIST OF 66.98, SLY 221.28 TO SE COR OF SAID LOT WLY 357 TO POB; being the same property conveyed to Broward County pursuant to Tax Deed 25957, dated October 28, 2014, recorded in Official Records Book 51240, Page 459 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

(Official Seal)
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 _____, 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:  _____ 1/15/2020
Sara F. Cohen (Date)
Assistant County Attorney

By:  _____ 1/15/2020
Annika E. Ashton (Date)
Deputy County Attorney

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

Tax Deed # 25957

Property
Identification # 484202-06-0081

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:

THE TRAIL COMMERCE PARK 108-15 B BEG SW COR OF LOT 8, NWLY 80,NELY 109.03,SELY 199.75,NELY AN ARC DIST 86.74,NLY 99.60,NWLY AN ARC DIST OF 63.89,NWLY 39.68, NWLY AN ARC DIST OF 40.43 TO PT ON N/BNDRY OF SAID LOT,ELY 16.59 TO NE COR OF SAID LOT,SELY AN ARC DIST OF 37.18,CONT SELY FOR 39.68,SELY AN ARC DIST OF 66.98, SLY 221.28 TO SE COR OF SAID LOT WLY 357 TO POB



Witness:

[Handwritten signature]
[Handwritten signature]

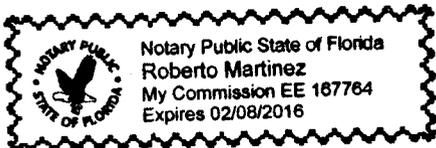
[Handwritten signature] (Seal)
Clerk of Circuit Court or County Comptroller
Deputy County Administrator
Broward County, Florida

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.

[Handwritten signature]



Aerial Location Map - Parcel 1

Folio Number: 484202060081



Legend

 Boundary of County Property



Public Works Department
Facilities Management Division
Real Property Section

0 0.007 0.014 Miles



Disclaimer:
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