

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: 4942-1803-0340

QUITCLAIM DEED

(Pursuant to Section 125.411 and Section 125.38, 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 the **State of Florida, Department of Transportation, a component agency of the State of Florida** ("Grantee"), whose address is 3400 West Commercial Boulevard, Fort Lauderdale, FL 33309.

(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, to wit:

See Attachment A-1 attached hereto and made a part hereof

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.

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 _____, 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:  1/31/2020
Sara F. Cohen (Date)
Assistant County Attorney

By:  2/24/2020
Annika E. Ashton (Date)
Deputy County Attorney

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

SC/
QCD Folio 4842-1100-0018
01/31/2020
#489833

Folio Number 4942-1803-0340

Attachment A-1

Parcel 19:

A PORTION of Lot 8, Block 1, TAMARAC BUSINESS CENTER, Section 2, as recorded in Plat Book 61, Page 50, of the Public Records of Broward County, Florida, more fully described as follows:

BEGINNING at the Northeast corner of said Lot 8;
THENCE on an assumed bearing of North $88^{\circ} 45' 02''$ West along the North line of said Lot 8, a distance of 149.37 feet to a point of curve;
THENCE Southwesterly along a curve to the left with a radius of 25.0 feet and a central angle of $91^{\circ} 26' 04''$. An arc distance of 39.90 feet to a point of tangency;
THENCE South $00^{\circ} 11' 06''$ East along the West line of said Lot 8, a distance of 6.63 feet;
THENCE North $45^{\circ} 31' 56''$ East, a distance of 42.95 feet;
THENCE South $88^{\circ} 45' 02''$ East, a distance of 144.24 feet to a point on the East line of said Lot 8;
THENCE North $00^{\circ} 11' 06''$ West along the said East line, a distance of 1.50 feet to the POINT OF BEGINNING;
SAID LANDS CONTAINING 593 square feet, MORE OR LESS.

Parcel 20:

PORTIONS OF Lots 6 and 7, Block 1, TAMARAC BUSINESS CENTER, Section 2, as recorded in Plat Book 61, Page 50, of the Public Records of Broward County, Florida, more fully described as follows:

BEGINNING at the Northwest corner of said Lot 7;
THENCE on an assumed bearing of South $88^{\circ} 45' 02''$ East along the North line of said Lot 7, a distance of 20.46 feet to a point of curve;
THENCE easterly along a curve to the right and along the North lines of said Lots 7 and 6 with a radius of 2814.79 feet and a central angle of $03^{\circ} 42' 22''$ an arc distance of 182.047 feet to the Northeast corner of said Lot 6;
THENCE South $01^{\circ} 14' 58''$ West along the East line of said Lot 6, a distance of 4.16 feet to a point on a non-tangent curve;
THENCE Northwesterly along a curve to the left whose tangent bears North $83^{\circ} 22' 08''$ West with a radius of 1939.88 feet in a central angle of $05^{\circ} 22' 54''$, an arc distance of 182.21 feet to a point of tangency;
THENCE North $88^{\circ} 45' 02''$ West, a distance of 20.42 feet to a point on the West line of said Lot 7;
THENCE North $00^{\circ} 11' 06''$ West along the said West line, a distance of 1.50 feet to the POINT OF BEGINNING;
SAID LANDS CONTAINING 465.0 square feet, MORE OR LESS