

Return to:  
Frank J. Guiliano  
Highway Construction and  
Engineering Division  
1 N University Drive, Suite 300  
Plantation, FL 33324-2038

This instrument was prepared by:  
Name: Michael Vonder Meulen, KEITH  
Address: 301 E. Atlantic Boulevard, Pompano Beach, FL 33060

All R/W: 04 Exempt  
Property appraiser s  
Parcel Folio I.D.# 504126510010  
Grantor s FIN/SS#45-6829368  
Road Davie Road

**WARRANTY DEED**  
**(CORPORATE)**

**THIS INDENTURE**, made this 13<sup>th</sup> day of January, A.D., 2020, between Nob Hill Partners, LLC by 613 Trust whose Post Office address is P.O. Box 14723, Ft. Lauderdale, FL 33302 hereinafter called SELLER, Broward County, a body corporate and political subdivision of the State of Florida, whose Post Office address is Broward County Governmental Center, 115 South Andrews Avenue, Fort Lauderdale, Florida 33301, hereinafter called BUYER. (Wherever used herein the terms SELLER and BUYER shall indicate both singular and plural, as the context requires).

**WITNESSETH:** That SELLER, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations, receipt of which is hereby acknowledged, hereby grants, bargains, sells, conveys, and confirms unto BUYER, its successors and assigns forever, all that certain land situate in Broward County, Florida, described as follows, to-wit:

**See Exhibit "A" with accompanying sketch of description attached hereto and made a part hereof.**

**TOGETHER WITH** all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

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

**AND SELLER** hereby covenants with BUYER that SELLER is lawfully seized of said property in fee simple, that SELLER has good right and lawful authority to sell and convey said property, and SELLER hereby fully warrants the title to said property and will defend same against the lawful claims of all persons whomsoever.

**IN WITNESS WHEREOF**, SELLER has hereunto set his hand and seal the date first above written.

Signed, sealed, and delivered  
in the presence of

ATTEST:

[Signature]  
Secretary Signature  
Robt J. King  
Secretary Print Name

(CORPORATE SEAL)

[Signature]  
Nob Hill Partners, LLC by 613 Trust  
Corporation Name  
By [Signature]  
Trustee Signature  
Michael Konig  
Print Name

13<sup>th</sup> day of January, 2020

**ACKNOWLEDGEMENT**

STATE OF FLORIDA  
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 13<sup>th</sup> day of January, 2020, by Michael Konig, as Trustee of Nob Hill Partners, LLC a Florida corporation, on behalf of the corporation. He is personally known to me or who has produced as identification and did/did not take an oath.

(SEAL)



(Signature of person taking acknowledgment)



Michael Vonder Meulen

(Name of officer taking acknowledgment)

**typed, printed or stamped**

\_\_\_\_\_  
(Title or rank)

GG236459

(Serial number, if any)

My commission expires: 11/2/22

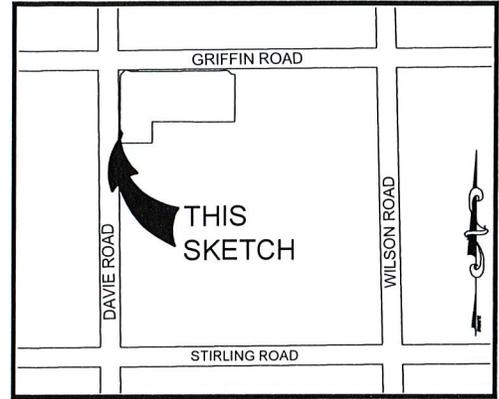
**LEGAL DESCRIPTION:**

**EXHIBIT "A"**

A PORTION OF PARCEL "A", DOWNTOWN DAVIE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 176, PAGES 66 AND 67 OF THE PUBLIC RECORDS OF BROWARD COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL "A"; THENCE NORTH 01°41'16" WEST, ALONG THE WEST LINE OF PARCEL "A", 65.27 FEET; THENCE CONTINUING ALONG SAID WEST LINE, NORTH 11°39'32" EAST, 38.99 FEET; THENCE DEPARTING SAID WEST LINE, SOUTH 01°41'16" EAST, 103.20 FEET TO A POINT ON THE SOUTH LINE OF SAID PARCEL "A"; THENCE SOUTH 88°15'07" WEST, ALONG SAID SOUTH LINE 9.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATED IN THE TOWN OF DAVIE, BROWARD COUNTY, FLORIDA; CONTAINING 758 SQUARE FEET, (0.017 ACRES) MORE OR LESS.



**LOCATION MAP:**  
NOT TO SCALE

**SURVEY NOTES:**

1. THE LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
2. KEITH AND ASSOCIATES, INC. CERTIFICATE OF AUTHORIZATION NUMBER IS L.B.#6860.
3. THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
4. IT IS A VIOLATION OF THE STANDARDS OF PRACTICE PURSUANT TO RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE TO ALTER THIS SURVEY WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND/OR DELETIONS MADE TO THE FACE OF THIS SURVEY WILL MAKE THIS SURVEY INVALID.
5. THIS SKETCH AND DESCRIPTION DOES NOT CONSTITUTE A BOUNDARY SURVEY.
6. BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF NORTH 01°41'16" WEST ALONG THE WEST LINE OF PARCEL A, "DOWNTOWN DAVIE", AS RECORDED IN PLAT BOOK 176, ON PAGES 66 AND 67, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
7. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
8. THE INTENDED DISPLAY SCALE FOR THIS SKETCH IS 1"=40' OR SMALLER.

**CERTIFICATION:**

I HEREBY CERTIFY THAT THE ATTACHED SKETCH & DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS DEPICTED TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THE INFORMATION AS WRITTEN UNDER MY DIRECTION ON JANUARY 31, 2018 MEETS THE STANDARDS OF PRACTICE PURSUANT TO RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE AS APPLICABLE TO SECTION 472.027, FLORIDA STATUTES, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

KEITH & ASSOCIATES, INC.  
CONSULTING ENGINEERS

LEE POWERS  
PROFESSIONAL SURVEYOR AND MAPPER  
REGISTRATION No. 6805  
STATE OF FLORIDA

**SKETCH & DESCRIPTION**

A PORTION OF PARCEL "A",  
DOWNTOWN DAVIE  
P.B. 176, PGS. 66 & 67 B.C.R.

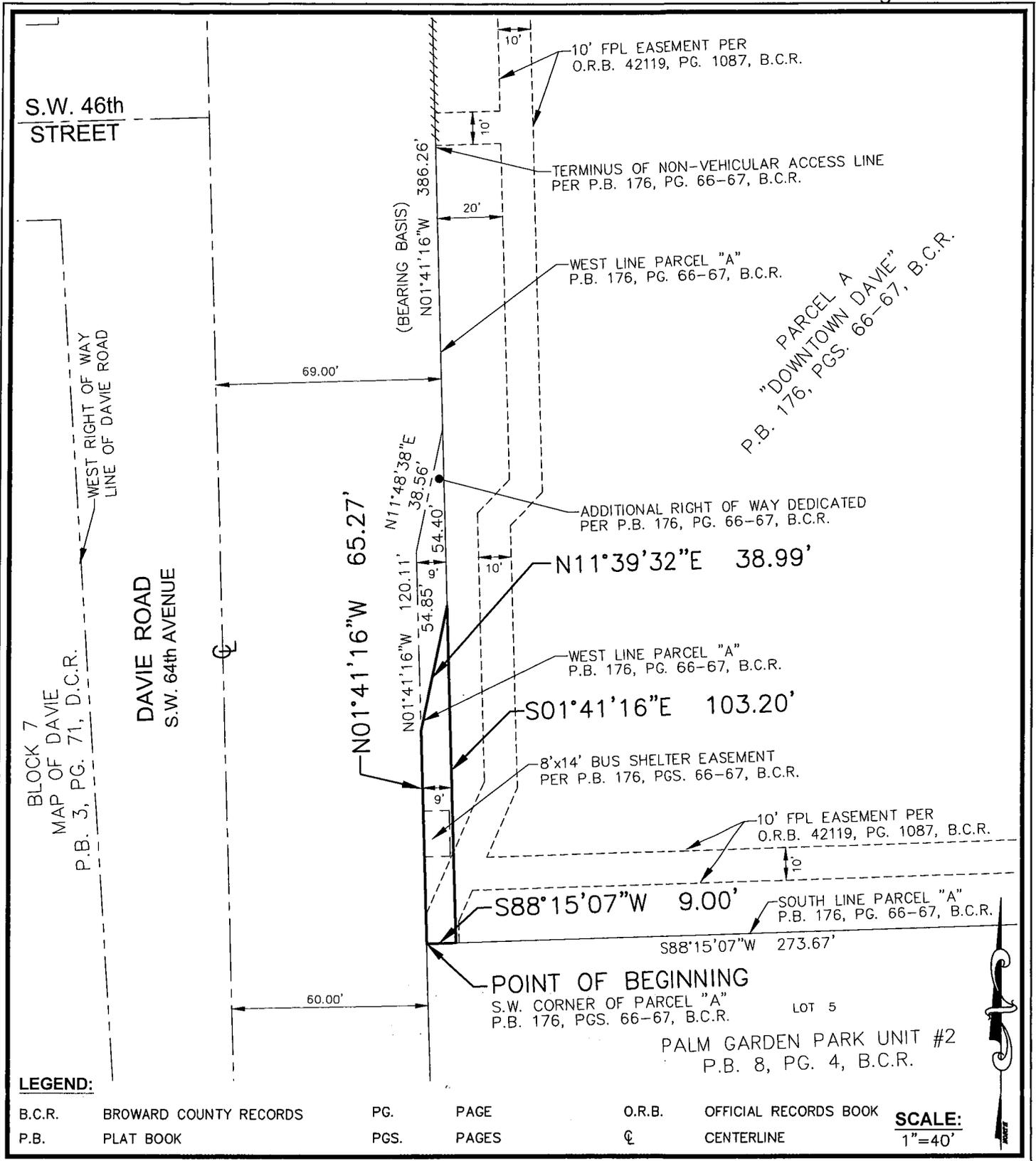
TOWN OF DAVIE, BROWARD COUNTY, FLORIDA

**KEITH**  
ASSOCIATES, INC.  
consulting engineers  
301 EAST ATLANTIC BOULEVARD  
POMPANO BEACH, FLORIDA 33060-6643  
(954) 788-3400 FAX (954) 788-3500  
EMAIL: mail@keith-associates.com LB NO. 6860

SHEET 1 OF 2  
DRAWING NO. 02105.06-SKETCH & DESCRIPTION-01.dwg

DATE 1/31/18  
SCALE 1"=40'  
FIELD BK. N/A  
DWNG. BY DDB  
CHK. BY LP

DATE	REVISIONS



**SKETCH & DESCRIPTION**

A PORTION OF PARCEL "A",  
DOWNTOWN DAVIE  
P.B. 176, PGS. 66 & 67 B.C.R.

TOWN OF DAVIE, BROWARD COUNTY, FLORIDA

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SHEET 2 OF 2

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