

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, Assistant County Attorney
115 South Andrews Avenue, Room 423
Fort Lauderdale, FL 33301

Folio: 4842 2901 0101

QUITCLAIM DEED

(Pursuant to Sections 125.411 and 125.38, Florida Statutes)

THIS QUITCLAIM DEED is made this ____ day of _____, 2021, 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 Coconut Creek, a Florida municipal corporation (“Grantee”), whose address is 4800 West Copans Road, Coconut Creek, Florida 33063.

(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.)

W I T N E S S E T H:

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 (“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 2021 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

BROWARD COUNTY, by and through
its Board of County Commissioners

ATTEST:

Broward County Administrator, as
ex officio Clerk of the Broward County
Board of County Commissioners

(Official Seal)

By: _____
Mayor

____ day of _____, 20____

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

LEGAL DESCRIPTION OF PROPERTY

The North 35.0 feet and the East 40.0 feet of the following described parcel of land in the Southwest Quarter (SW $\frac{1}{4}$) of Section 29 and the Southeast Quarter (SE $\frac{1}{4}$) of Section 30, Township 48 South, Range 42 East, including portions of Tracts.26, 27 and 28, Block 92, and a portion of Tract 1 in Block 94, according to the Palm Beach Farms Company Plat No. 3, recorded in Plat Book 2, Pages 45 through 54, inclusive, Public Records of Palm Beach County, Florida, said parcel being more particularly described as follows:

Commencing at the Southwest corner of the Southwest Quarter (SW $\frac{1}{4}$) of Section 29; thence run North 1°19'13" West (on an assumed bearing) 40.48 feet along the West line of said Southwest Quarter (SW $\frac{1}{4}$) to an intersection with the North right of way line of Atlantic Boulevard Extension (S.R. 814) and the Point of Beginning; thence run North 88°19'31" East 554.46 feet along said North right of way line, to an intersection with a line 1320.0 feet East of and parallel to the West boundary of aforesaid Tracts 27 and 28, Block 92, according to said Palm Beach Farms Company Plat No. 3; thence run due North 1303.70 feet along said parallel line; thence run North 89°59'00" West 1320.0 feet along a line parallel to the North boundary of said Tracts 26 and 27, Block 92, to an intersection with said West boundary of Tract 27; thence run due South 1331.75 feet along said West boundary of Tracts 27 and 28 to an intersection with the aforesaid North right of way line of Atlantic Boulevard Extension (S.R. 814); thence run North 89° 03' 31" East 765.87 feet along said North right of way line to the Point of Beginning as described above.

Said lands lying and being in Broward County, Florida.