

Return to: Timothy Gray
Highway Construction & Engineering Division
1 N University Drive, Suite 300
Plantation, FL 33324-2038

This Instrument prepared by:
Name: Dajani Family Holding, LLC
Address: 5611 NW 55th Lane
Tamarac, FL 33319
and Approved as to form by:
Reno V. Pierre
Assistant County Attorney
115 S. Andrews Ave, Rm 423
Fort Lauderdale, FL 33301

All R/W: 04 Exempt
Road: NW 19th Street
Parcel Folio I.D.# 494233140020 _____

WARRANTY DEED
(CORPORATE)

THIS WARRANTY DEED, made this 10 day of NOV, 2025, by and between **Dajani Family Holding, LLC**, a Florida limited liability company, whose post office address is 5611 NW 55th Lane, Tamarac, FL 33319 hereinafter called "**Grantor**", and **BROWARD COUNTY**, a political subdivision of the State of Florida, whose address is Broward County Governmental Center, 115 South Andrews Avenue, Fort Lauderdale, Florida 33301, hereinafter called "**Grantee**". Grantor and Grantee are hereinafter referred to collectively as the "Parties," and individually referred to as a "Party."

WITNESSETH: That **Grantor**, 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 **Grantee**, its successors and assigns forever, all that certain land situated 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. This conveyance is subject to all matters and limitations of record and taxes for year 2025 and subsequent years.

TO HAVE AND TO HOLD THE SAME IN FEE SIMPLE FOREVER.

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

IN WITNESS WHEREOF, Grantor has executed this Instrument as of the date first above written and certifies that **Grantor** has the authority to execute this Instrument.

GRANTOR

Dajani Family Holding, LLC,
a Florida limited liability company

Witness #1:

[Signature]
Signature

By: [Signature]
Maher J. Dajani, Authorized member

10 day of Nov, 20 25

ESPER FAYAD 1600 S Federal HWY
Print Name and address DANIA BEACH
33004

Witness #2

[Signature]
Signature
MUHAMMAD SHOUNN
1150 E 13 ST
FT LAUDERDALE (FL 33311)
Print Name and address

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me, by means of physical presence or online notarization, this 10 day of November, 2025, by Maher J. Dajani, the Authorized member, on behalf of DeJani Family Holding, LLC, a Florida limited liability company, who is personally known to me or who has produced _____ as identification.

(Notary Seal)



[Signature]
Notary Public:
Signature
Anthony F Gondola
Print Name

State of Florida
My Commission Expires: MAY 20 2027
Commission Number: AHH375460



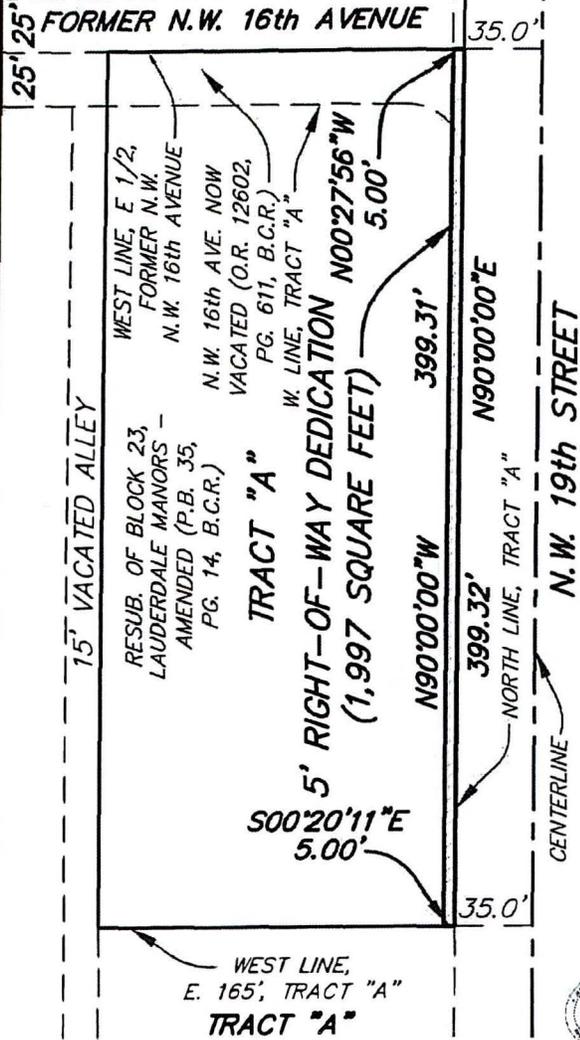
CONTROL POINT ASSOCIATES, FL, LLC.
LB #8137

TRADITIONAL METHODS / MODERN APPROACHES
1901 W. CYPRESS CREEK ROAD #501, FORT LAUDERDALE, FLORIDA 33309
PHONE: (954) 763-7611 * EMAIL: DDONAHOE@CPASURVEY.COM

SCALE 1" = 80' **SKETCH AND DESCRIPTION**
RIGHT-OF-WAY DEDICATION
DAJANI PLAZA **EXHIBIT "A"**

LEGEND:
O.R. = OFFICIAL RECORDS
P.B. = PLAT BOOK
B.C.R. = BROWARD COUNTY RECORDS

FORMER
N.W. 16th AVE.



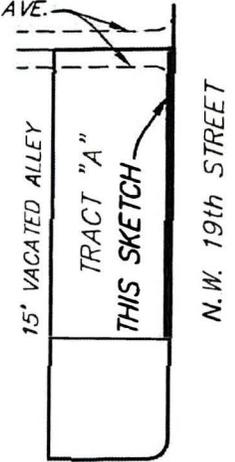
LEGAL DESCRIPTION:

The North 5.00 feet of Tract "A", LESS the East 165 feet of RESUBDIVISION OF BLOCK 23, LAUDERDALE MANORS - AMENDED, according to the Plat thereof as recorded in Plat Book 35, Page 14, of the Public Records of Broward County, Florida.

TOGETHER WITH:

The North 5.00 feet of the East one-half (E 1/2) of former N.W. 16th Avenue, now vacated per Ordinance No. C-85-43, and recorded in Official Records Book 12602, Page 611, of the public records of Broward County, Florida, lying South of and adjacent to the Westerly extension of the North line of said Tract "A".

Said lands situate, lying and being in the City of Fort Lauderdale, Broward County, Florida and containing 1,997 square feet or 0.0458 acres more or less.



SITE LAYOUT NOT TO SCALE

CERTIFICATION

Certified Correct. Dated at Fort Lauderdale, Florida this 21st day of October, 2025.



CONTROL POINT ASSOC. FL, LLC.

Jerald A. McLaughlin
JERALD A. McLAUGHLIN
Registered Land Surveyor No. LS5269
State of Florida.

NOTES:

- 1) This sketch reflects all easements and rights-of-way, as shown on above referenced record plat(s). The subject property was not abstracted for other easements, road reservations or rights-of-way of record by Control Point Associates, FL, LLC.
- 2) Legal description prepared by Control Point Associates, FL, LLC.
- 3) This drawing is not valid unless sealed with an embossed surveyors seal.
- 4) THIS IS NOT A BOUNDARY SURVEY.
- 5) Bearings shown assume the North line of Tract "A", as North 90°00'00" East.

FIELD BOOK NO. OFFICE ONLY

DRAWN BY: JMMjr

JOB ORDER NO. 15-230002-00

CHECKED BY: JAM

C: \JMMjr\2025\15-230062-00 (R/W)

Broward County Engineering Division
Right of Way Section
1 North University Drive, Suite 3002
Plantation, Fl. 33324-2030

- PD-2019-03
 Right of way approved - Public R/W
 Right of way approved - Private Road

By: Jorge Sobeino Date: 10/27/25
Sanchez