

Return recorded copy to:
Broward County
Real Property and Real Estate Development Division
115 South Andrews Avenue, Suite 501
Fort Lauderdale, Florida 33301

This document prepared by
and approved as to form by:
Stacey-Ann M. Rowe, Esq.
Office of the County Attorney
Broward County, Florida
115 South Andrews Avenue, Suite 423
Fort Lauderdale, Florida 33301

Folio: 4842-18-01-0212

QUITCLAIM DEED

(Pursuant to Sections 125.411 and 125.35(2), Florida Statutes)

THIS QUITCLAIM DEED, made this ____ day of _____, 202__, by BROWARD COUNTY, a political subdivision of the State of Florida ("Grantor"), whose address is Governmental Center, Suite 501, 115 South Andrews Avenue, Fort Lauderdale, Florida 33301, and JOHNS FAMILY PARTNERS, LLLP, a Florida limited liability limited partnership ("Grantee"), whose address is 2609 N.E. 27th Avenue, Fort Lauderdale, Florida 33306.

(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 the sum 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 (the "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; that certain Drainage, Sidewalk and Access Easement Agreement recorded of even date herewith; and real estate taxes for the year 2025 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
115 South Andrews Avenue, Suite 423
Fort Lauderdale, Florida 33301
Telephone: (954) 357-7600

By: _____
Stacey-Ann M. Rowe (Date)
Senior Assistant County Attorney

By: _____
Annika E. Ashton (Date)
Deputy County Attorney

REF: Approved BCC _____ Item No: _____
Return to BC Real Property and Real Estate Development Division

EXHIBIT A
LEGAL DESCRIPTION

A PARCEL OF LAND BEING PORTIONS OF TRACTS 33 AND 55, BLOCK 89, PALM BEACH FARMS CO. PLAT NO. 3 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND LYING IN BROWARD COUNTY, FLORIDA. SAID PARCEL OF LAND ALSO BEING PORTIONS OF LANDS KNOWN AS PARCELS 105.1 AND 105.2 CONVEYED TO THE BROWARD COUNTY EXPRESSWAY AUTHORITY AND BROWARD COUNTY, FLORIDA, BY ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 13966, PAGE 480, AND BY JOINT STIPULATION AND CONSENT FINAL JUDGEMENT FOR PARCELS 105.1 AND 105.2 RECORDED IN OFFICIAL RECORDS BOOK 14153, PAGE 119, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID TRACT 33;

THENCE SOUTH 89°37'34" WEST, ALONG THE SOUTH LINE OF SAID TRACT 33, SAME BEING THE NORTH LINE OF TRACT 55 AS SHOWN ON SAID PALM BEACH FARMS CO. PLAT NO. 3, A DISTANCE OF 59.93 FEET TO THE EXISTING WEST RIGHT OF WAY LINE FOR LYONS ROAD AND THE POINT OF BEGINNING;

THENCE NORTH 00°36'48" WEST, A DISTANCE OF 80.00 FEET;

THENCE NORTH 44°30'19" EAST, A DISTANCE OF 42.51 FEET;

THENCE NORTH 00°36'48" WEST, A DISTANCE OF 200.00 FEET;

THENCE NORTH 06°16'44" EAST, A DISTANCE OF 100.00 FEET, THE PREVIOUS FOUR COURSES BEING COINCIDENT WITH THE SAID EXISTING WEST RIGHT OF WAY LINE;

THENCE SOUTH 00°36'48" EAST, A DISTANCE OF 439.58 FEET;

THENCE NORTH 45°29'42" WEST, A DISTANCE OF 42.69 FEET;

THENCE SOUTH 89°37'34" WEST, A DISTANCE of 12.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA.