

RESOLUTION NO. 2014-

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA, ACKNOWLEDGING AND ACCEPTING A QUIT CLAIM DEED FROM GENESIS RE HOLDINGS, LLC, FOR CERTAIN REAL PROPERTY LOCATED IN COOPER CITY; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, Genesis RE Holdings, LLC ("Genesis"), owns certain real property located at 10030 N.W. 37 Street, Cooper City, Florida, and identified by folio number 5141-05-01-0192 ("Property"); and

WHEREAS, the legal description of the Property includes the North Palm Avenue Road right-of-way measuring 100 feet-wide ("Road ROW"), as more particularly described in the legal description contained within the Quit Claim Deed, attached hereto as Exhibit "A" and made a part hereof; and

WHEREAS, a review of the title history for the Property shows, in relevant part, the following:

i. In 1991, the Abdools acquired the Property via Warranty Deed, as recorded in Official Records Book 18761, Page 79 of the Public Records of Broward County;

ii. In 1996, the Abdools conveyed the Property to the Williams via Warranty Deed, as recorded in Official Records Book 25392, Page 153 of the Public Records of Broward County;

iii. In 1997, the Abdools conveyed the Road ROW to Broward County ("County") via Quit Claim Deed, as recorded in Official Records Book 29022, Page 1282

1 of the Public Records of Broward County, and, therefore, created a cloud upon the title;
2 and

3 iv. Subsequently, the Property went into foreclosure, and, in 2013, a
4 Certificate of Title was issued to Genesis, as recorded in Official Records Book 50207,
5 Page 1020 of the Public Records of Broward County; and

6 WHEREAS, Genesis desires to clear the cloud on the title of the Property by
7 conveying the Road ROW to the County via Quit Claim Deed; and

8 WHEREAS, the County desires to accept the Quit Claim Deed from Genesis to
9 remove the cloud on the title of the Property, NOW, THEREFORE,

10
11 BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF
12 BROWARD COUNTY, FLORIDA:

13
14 Section 1. The recitals set forth in the preamble to this Resolution are
15 incorporated by reference herein.

16 Section 2. The Board of County Commissioners of Broward County, Florida
17 ("Board"), hereby acknowledges and accepts the Quit Claim Deed, attached hereto and
18 made a part hereof as Exhibit "A," and authorizes recordation of same.

19 Section 3. The Board is of the opinion that acceptance of the Quit Claim Deed
20 is in the best interest of the County.

21 Section 4. The attached Quit Claim Deed shall be properly recorded in the
22 Public Records of Broward County, Florida;

Section 5. SEVERABILITY.

If any portion of this Resolution is determined by any Court to be invalid, the invalid portion shall be stricken, and such striking shall not affect the validity of the remainder of this Resolution. If any Court determines that this Resolution, or any portion hereof, cannot be legally applied to any individual(s), group(s), entity(ies), property(ies), or circumstance(s), such determination shall not affect the applicability hereof to any other individual, group, entity, property, or circumstance.

Section 6. EFFECTIVE DATE.

This Resolution shall become effective upon adoption.

ADOPTED this day of , 2014.

Approved as to form and legal sufficiency:
Joni Armstrong Coffey, County Attorney

By: /s/ Carlos Rodriguez-Cabarrocas 04/04/14
Carlos Rodriguez-Cabarrocas (Date)
Assistant County Attorney

CRC:dmv
04/04/14
palm avenue resolution
14-089.26

EXHIBIT "A"

----- [SPACE ABOVE THIS LINE FOR RECORDING DATE] -----

This instrument was prepared by:
Genesis RE Holdings, LLC
PO BOX 970913, Coconut Creek, FL 33097

QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED, is executed this 7th day of April, 2014 by

Genesis RE Holdings, LLC, a Florida limited liability company, hereinafter referred to as "First Party", whose mailing address is PO BOX 970913, Coconut Creek, FL 33097, to **Broward County**, a political subdivision of the State of Florida, hereinafter referred to as "Second Party", whose mailing address is 115 South Andrews Avenue, Fort Lauderdale, FL 33301.

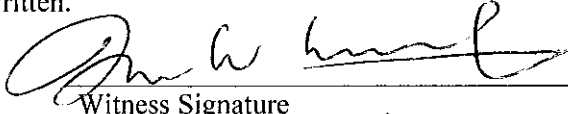
WITNESSETH:

That the First Party, for and in consideration of TEN & NO/100 DOLLARS (\$10.00), and other good and valuable consideration in hand paid by the said Second Party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the Second Party, all right, title, interest, and claim which the First Party has in and to the following described lot, piece or parcel of land, situate, lying and being in the county of Broward, State of Florida to wit:

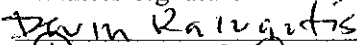
See Exhibit "A" attached hereto and made a part hereof.

TO HAVE AND HOLD the same, together with all and singular the appurtenances thereunto, of all interest, equity and claim whatsoever the First Party may have, either in law or equity, for the proper use, benefit and behalf of the Second Party forever.

IN WITNESS WHEREOF, the First Party has signed and sealed these presents the day and year first above written.



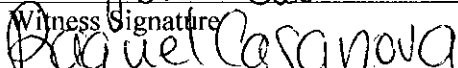
Witness Signature



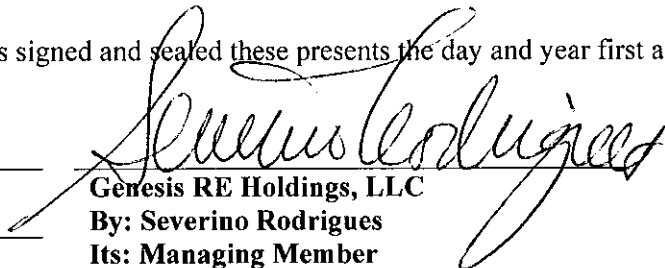
Print name of Witness



Witness Signature

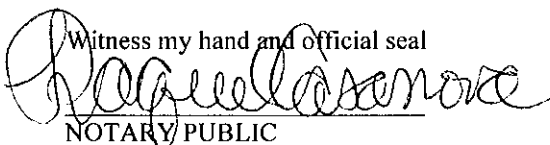


Print name of Witness


Genesis RE Holdings, LLC
By: Severino Rodrigues
Its: Managing Member

STATE OF FLORIDA, COUNTY OF BROWARD

On April 7, 2014, before me, Raquel Casanova, a notary public in and for said state personally appeared Severino Rodrigues, personally known to me to be the person(s) whose name is subscribed to the within instrument and acknowledged that he executed the same in his signature in the instrument the person or entity on behalf of which they acted, executed the instrument.


NOTARY PUBLIC

My commission expires _____

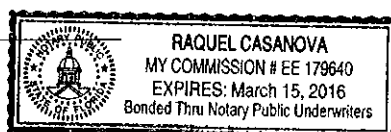


EXHIBIT "A"

A portion of Tract 17 of, THE EVERGLADES SUGAR AND LAND COMPANY SUBDIVISION, according to the plat thereof, as recorded in Plat Book 2, Page 75 of the Public Records of Broward County, Florida in Section 5, Township 51 South, Range 41 East, bounded as follows:

ON THE NORTH by Westerly extension of the North line of said Tract 17;

ON THE SOUTH by Westerly extension of the South line of said Tract 17;

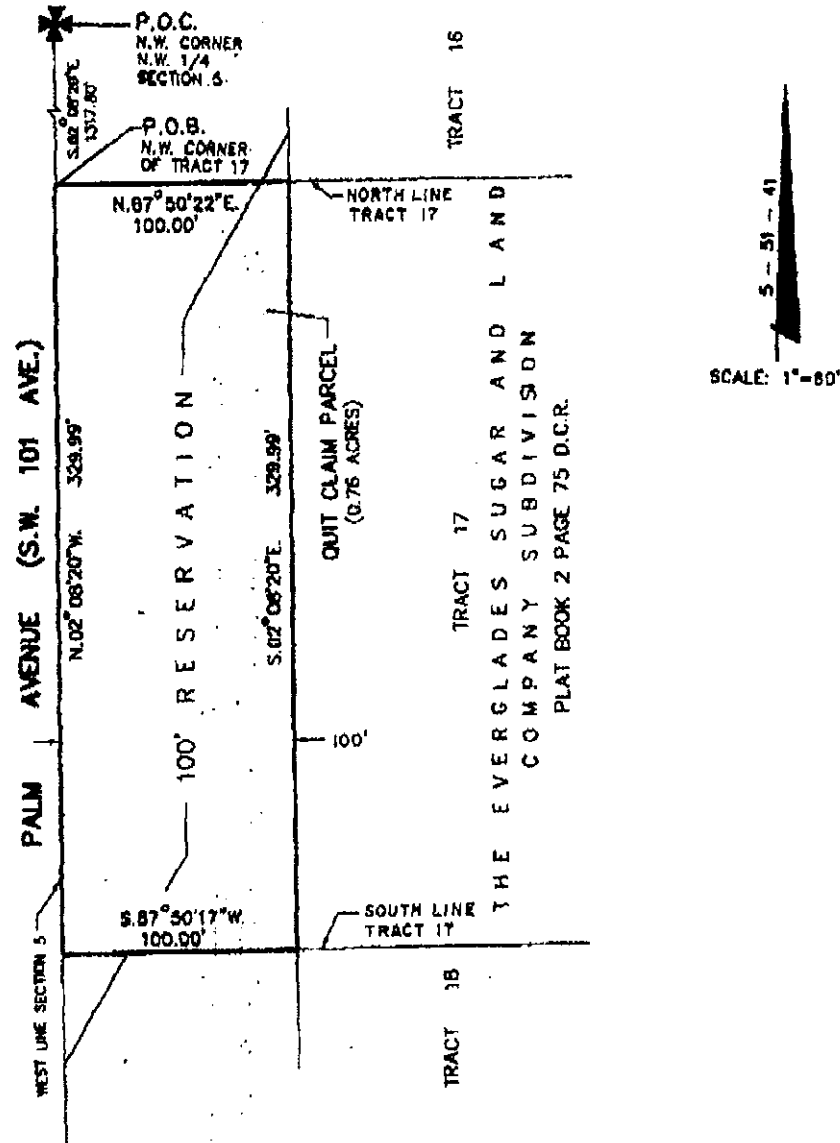
ON THE EAST by a line 100 feet East of and parallel with, as measured at right angles to, the West line of the Northwest- One Quarter (NW ¼) of said Section 5;

ON THE WEST by the West line of the Northwest – One Quarter (NW ¼) of said Section 5.

QUIT CLAIM DEED PARCEL

FOR: 100' RESERVATION

FROM: AMER-SAW ABDOOL and MAIZOON ABDOOL, his wife



NOTE:

BEARINGS AND DISTANCES ARE BASED ON THE "COMMUNITY CHRISTIAN CHURCH", AS RECORDED IN PLAT BOOK 128, PAGE 16 B.C.R.

P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
B.C.R. = BROWARD COUNTY RECORDS
D.C.R. = DADE COUNTY RECORDS

RECORDED IN THE OFFICIAL RECORD BOOK
OF BROWARD COUNTY, FLORIDA
COUNTY ADMINISTRATOR

SHEET 2 OF 2

THIS IS NOT A SKETCH OF SURVEY, but only a graphic depiction of the description shown herein or attached hereto. There are no covenants set in connection with the preparation of the information in hereon. Broward County makes no representation or guarantee as to the information shown herein pertaining to easements, rights-of-way, wet lines, reservations, agreements, etc., nor is it the intent of this document to reflect all such matters. Such information should be obtained confirmed by others through appropriate site verification.

DATE	REVISIONS	BY
1/16/97		
1/17/97		

BROWARD COUNTY ENGINEERING DIVISION