

EXHIBIT "C"
SPECIAL WARRANTY DEED

Prepared by:
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1323 SE Third Avenue
Fort Lauderdale, FL 33316

SPECIAL WARRANTY DEED

THIS INDENTURE, made this ____ day of _____, 20 ____, BETWEEN THE SCHOOL BOARD OF BROWARD COUNTY, FLORIDA, a body corporate and political subdivision of the State of Florida, whose post office address is: 600 SE Third Avenue, Fort Lauderdale, FL 33301, of the County of Broward and State of Florida, Grantor*, and BROWARD COUNTY, a political subdivision of the State of Florida, whose post office address is: Governmental Center, Room 423, 115 South Andrews Avenue, Fort Lauderdale, Florida 33301, Grantee*,

WITNESSETH, that said Grantor, for and in consideration of the sum of TEN and 00/100 (\$10.00) DOLLARS, and other good and valuable consideration to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Broward County, Florida, to-wit:

Legal Description attached hereto as Exhibit "A"

Tax Folio No. 4942-32-22-0012

SUBJECT TO land use designations, zoning restrictions, prohibitions and other requirements imposed by governmental authority, none of which are hereby reimposed; the Permitted Encumbrances attached hereto as Exhibit "B"; and taxes for the year of closing and subsequent years.

Grantee, for itself and its heirs, successors and assigns, covenants and agrees that the Property shall never be used to enroll any students in classes earning credit towards graduation for Kindergarten through Grades 12.

In the event that the Grantee, its heirs, successors and assigns, violates the afore covenant, Grantor shall have all remedies available at law or equity, including but not limited to the right to injunctive relief.

and said Grantor will only warrant and forever defend the right and title to the above described property unto said Grantee against the claims of those persons claiming by, through or under Grantor, but not otherwise.

*"Grantor" and "Grantee" are used for singular or plural, as the context requires.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed, and delivered in
our presence:

THE SCHOOL BOARD OF BROWARD COUNTY,
FLORIDA, a body corporate and
political subdivision of the State of Florida

Witness 1

by: _____
Name: Abby M. Freedman
Title: Chair

Printed name

Witness 2

Printed name

ATTEST:

Approved as to form and legal content:

Name: Robert W. Runcie
Title: Superintendent of Schools

Name: Robert Vignola
Title: School Board Attorney

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this ____ day of _____ 20____ by Abby M. Freedman, Chair of The School Board of Broward County, Florida, a body corporate and political subdivision of the State of Florida, who ____ is personally known to me or who ____ has produced _____ for identification.

_____(SEAL)
My Commission Expires:
Notary Public

EXHIBIT “A”

LEGAL DESCRIPTION

THE SOUTH 364.97 FEET OF BLOCK 1, “LAUDERDALE INDUSTRIAL PARK – AMENDED” ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 57, PAGE 50 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LESS THE EAST 5.00 FEET THEREOF.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA.