

This instrument was prepared by:  
Lauren Deutch, Esq.  
Broad and Cassel  
2 South Biscayne Boulevard  
Miami, FL 33131

Property Appraiser's Parcel  
I.D. No. 4841 20 01 7860

**WARRANTY DEED**

**THIS WARRANTY DEED**, made this \_\_\_\_\_ day of \_\_\_\_\_, 2016, between Coral Springs Apartments, LLC, a Delaware limited liability company, whose address is 12765 West Forest Hill Boulevard, Suite 1307, Wellington, Florida 33414, hereinafter called "GRANTOR" and Broward County, a body corporate and political subdivision of the State of Florida, whose Post Office address is Broward County Governmental Center, 115 South Andrews Avenue, Fort Lauderdale, Florida 33301, hereinafter called "GRANTEE." (Wherever used herein the terms "GRANTOR" and "GRANTEE" shall indicate both singular and plural, as the context requires).

**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 situate in Broward County, Florida, described as follows, to-wit:

A Portion of Parcel "D", Coral Springs Country Club Subdivision, according to the Plat thereof, as recorded in Plat Book 60, Page 43, of the Public Records of Broward County, Florida. Begin more particularly described as follows:

Commencing at the Northwest corner of said Parcel "D" said corner being coincident with the Northeast corner of Lot 59, Block S, of said Coral Springs Country Club Subdivision:

Thence South 89'39'15" East, A distance of 356.00 feet to the point of beginning;  
Thence South 00'20'45" West A distance of 3.00 feet;  
Thence South 89'39'15" East A distance of 44.00 feet;  
Thence North 00'20'45" East A distance of 3.00 feet;  
Thence North 89'39'15" West, A distance of 44.00 feet to the point of Beginning.

**TOGETHER WITH** all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

**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 whomsoever.

IN WITNESS WHEREOF, GRANTOR has hereunto set his hand and seal the date first above written.

Signed, sealed, and delivered  
In the presence of:

[Signature]

Witness 1 Signature

Charles F. Persons

Witness Printed Name

[Signature]

Witness 2 Signature

Justin L. Owens

Witness Printed Name

GRANTOR:

**CORAL SPRINGS APARTMENTS, LLC,**  
a Delaware limited liability company

By: **BAINBRIDGE MANAGER, LLC**  
a Florida limited liability company, its  
Manager

By: [Signature]  
Thomas Keady, Vice President

STATE OF N. Carolina

COUNTY OF Wake

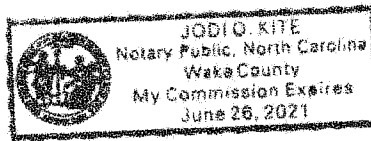
The foregoing instrument was acknowledged before me this 17<sup>th</sup> day of October, 2016  
by Thomas Keady, as Vice President of Bainbridge Manager, LLC, manager of Coral Springs  
Apartments, LLC, who is personally known to me or who has produced  
NC drivers license as identification.

[Signature]

Jodi O. Kite  
Notary Public in and for said County and State

Expires: June 26, 2021

201618100120



Print Name:

My Commission

Serial No., if any:

REF: Approved BCC \_\_\_\_\_ Item No: \_\_\_\_\_  
Return to BC Real Property Section

# SKETCH AND DESCRIPTION

## NOTES:

1. THIS IS NOT A MAP OF BOUNDARY SURVEY.
2. BEARINGS SHOWN HEREON ARE BASED ON THE PLAT OF CORAL SPRINGS COUNTY CLUB SUBDIVISION, (P.B. 60, PG. 43 B.C.R.)
3. EASEMENTS SHOWN HEREON ARE AS PER THE PLAT OF CORAL SPRINGS COUNTY CLUB SUBDIVISION (P.B. 60, PG. 43 B.C.R.) UNLESS NOTED OTHERWISE.

## LEGEND:

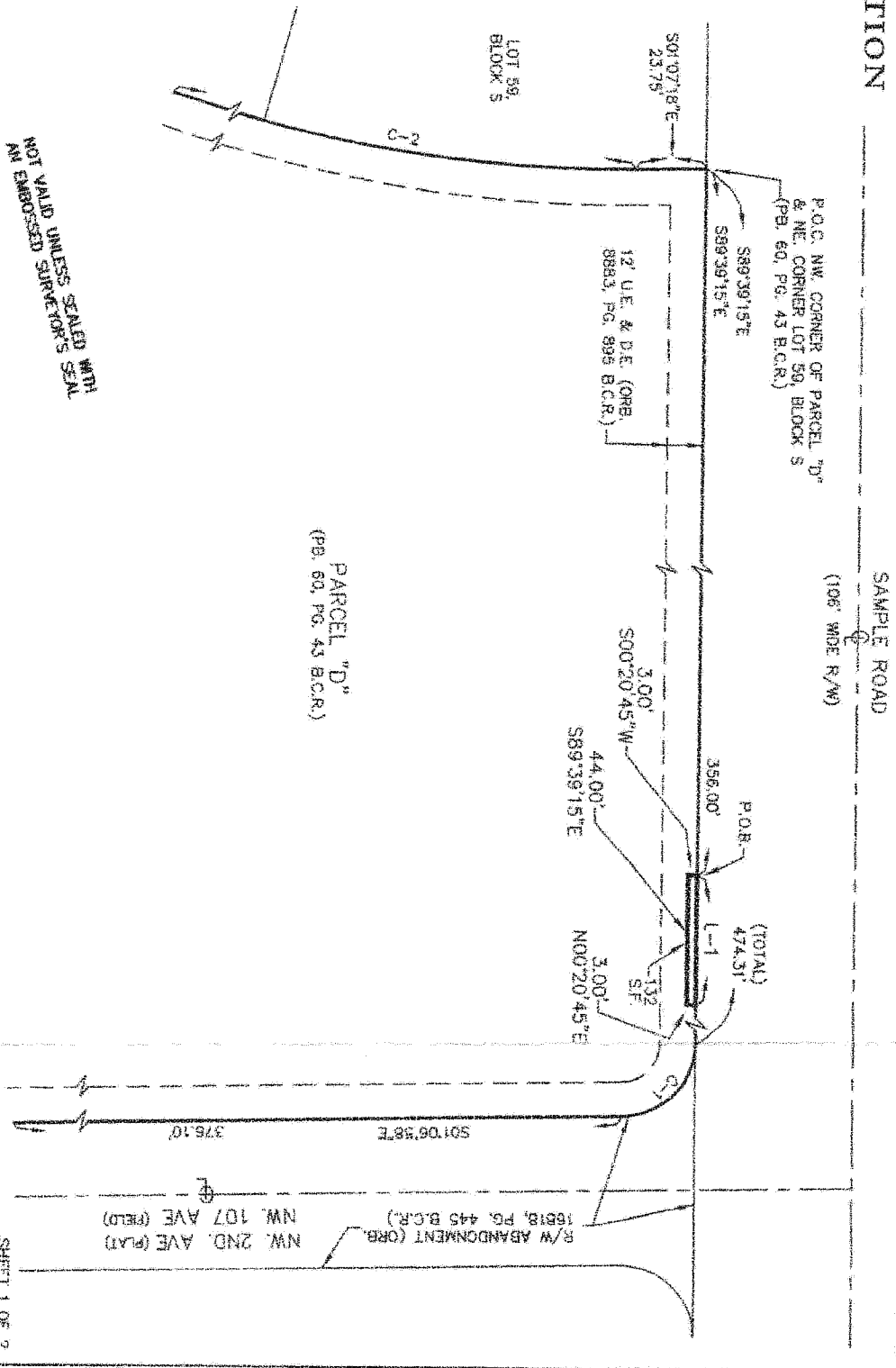
- U.E. = UTILITY EASEMENT
- P.B. = PLAT BOOK
- P.G. = PAGE
- R/W = RIGHT OF WAY
- S.F. = SQUARE FEET
- ORB. = OFFICIAL RECORD BOOK
- B.C.R. = BROWARD COUNTY RECORDS
- 0 = CENTRAL ANGLE
- R = RADIUS
- L = ARC LENGTH
- C = CENTERLINE
- P.O.B. = POINT OF BEGINNING
- D.E. = DRAINAGE EASEMENT
- P.O.C. = POINT OF COMMENCEMENT

## CURVE TABLE

C-1	D=88'32.17"	R=25.00'	L=35.63'
C-2	D=69'25.35"	R=44.00'	L=533.28'

## LINE TABLE

L-1	M89'39.15"W	44.00'
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NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL

**PAUL E. BREWER & ASSOCIATES, INC.**  
12821 N.W. 35th Street  
Coral Springs, FL 33065  
PH: (954) 753-9219  
FAX: (954) 753-9213

SCALE	1" = 50'
F.B./P.G.	FILE
DRAWN BY	W.D.K.
CKD BY	AJT
JOB NO.	13-110-BUS-1

**DESCRIPTION:**  
I HEREBY CERTIFY THAT THE ABOVE SKETCH AND DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND CONFORMS WITH THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYS ADOPTED BY THE FLORIDA STATE BOARD OF LAND SURVEYING IN COMPLIANCE WITH SECTION 403, CHAPTER 40, STATUTES, AS AMENDED.

DATE: 5/20/15

PAUL E. BREWER  
PROFESSIONAL LAND SURVEYOR  
FLORIDA REGISTRATION NO. 5140

**NOTE:**  
THE UNDERSIGNED AND PAUL E. BREWER & ASSOCIATES, INC. MAKE NO REPRESENTATION OR WARRANTIES AS TO THE INFORMATION SET FORTH HEREON. THIS INFORMATION IS NOT INTENDED TO SELECT OR SET FORTH ALL SUCH MATTERS, SUCH INFORMATION SHOULD BE OBTAINED AND COMPARED BY OWNERS THROUGH APPROPRIATE TITLE INVESTIGATION AND OR EASEMENTS OF RECORD.

REVISIONS	DATE	BY	CHKD	F.B./P.G.

REVIEW SIZE & LOCATION BASED ON FIELD LOCATIONS

DATE	7/15/16
BY	AJT
CHKD	N/A

SHEET 1 OF 2

## SKETCH AND DESCRIPTION


**DESCRIPTION:**

A PORTION OF PARCEL "D", CORAL SPRINGS COUNTRY CLUB SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 60, PAGE 43 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID PARCEL "D", SAID CORNER BEING COINCIDENT WITH THE NORTHEAST CORNER OF LOT 59, BLOCK S, OF SAID CORAL SPRINGS COUNTRY CLUB SUBDIVISION;  
 THENCE SOUTH 89°39'15" EAST, A DISTANCE OF 356.00 FEET TO THE POINT OF BEGINNING;  
 THENCE SOUTH 00°20'45" WEST, A DISTANCE OF 3.00 FEET;  
 THENCE SOUTH 89°39'15" EAST, A DISTANCE OF 44.00 FEET;  
 THENCE NORTH 00°20'45" EAST, A DISTANCE OF 3.00 FEET;  
 THENCE NORTH 89°39'15" WEST, A DISTANCE OF 44.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA, CONTAINING 132 SQUARE FEET MORE OR LESS.

SHEET 2 OF 2

 <b>PAUL E. BREWER &amp; ASSOCIATES, INC.</b> 12321 N. W. 35th Street Coral Springs, FL 33065 PH: (954) 753-5210 FAX: (954) 753-9813	SCALE:	N/A	REVISIONS	DATE	BY	CKD	FB/PG
	FB/PG:	N/A					
	DRAWN BY:	W.D.K.					
	CKD. BY:	AFF					
	JOB NO:	13-110-BUS-1	REVISE SIZE & LOCATION BASED ON FIELD LOCATIONS	7/15/16	AFF	<i>W.D.K.</i>	N/A