

This instrument prepared by:
Broward County Real Property Section
and approved as to form by:
Broward County Attorney's Office
115 South Andrews Ave, Rm. 423
Fort Lauderdale, FL 33301
954-357-7600

Folio: 4741-2600-7050

QUITCLAIM DEED
(Pursuant to Section 125.37, Florida Statutes)

THIS QUITCLAIM DEED, made this 7th day of December, 2017, by **WSFM1, LLC, a Florida Limited Liability Company** (the "GRANTOR"), whose address is c/o Kenneth M. Jones, 1252 Makarios Drive, St. Augustine, FL 32080, and **BROWARD COUNTY, a political subdivision of the State of Florida** (the "GRANTEE"), whose address is Governmental Center, Room 423, 115 South Andrews Avenue, Fort Lauderdale, Florida 33301.

W I T N E S S E T H:

That GRANTOR for and in consideration of the sum of TEN DOLLARS (\$10.00) to it in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to 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, described as follows:

See Exhibit "A" attached hereto and made a part hereof ("Property")

SUBJECT TO:

1. All existing public purpose utility and government easements and rights of way except for the Right-of-Way Deed recorded in the Official Records Book 2301, at Page 1337, of the Public Records of Palm Beach County, Florida, which provisions are hereby cancelled and abandoned by the GRANTOR pursuant to the authority granted by the provisions of House Bill No. 1315 which was recorded in the Official Records Book 48911, at Page 1193, of the Public Records of Broward County, Florida.
2. All other matters of record and taxes for the year 2018, and subsequent years.

This Deed is being conveyed to GRANTEE for the purpose of clarifying ownership, releasing any and all reservations from that certain Right-of-Way Deed to Palm Beach County, Florida, recorded in Official Records Book 2301, Page 1337, of the Public Records of Palm Beach County, Florida, whose said rights were transferred to GRANTEE by House Bill No. 1315 which was recorded in Official Records Book 48911, Page 1193, of the Public Records of Broward County, Florida.

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

Signed, sealed and delivered
in the presence of

WSFM1, LLC,
a Florida Limited Liability Company

William M. Karney
Witness: William M. Karney

By: McJUNKIN FAMILY CHARITABLE
FOUNDATION, INC., a Florida Not-For-Profit
Corporation, the Sole Member of WSFM1,
LLC, a Florida Limited Liability Company

Casey Colonel
Witness: Casey Colonel

By: Patricia Houchens (SEAL)
Patricia Houchens, President

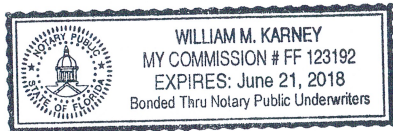
ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 7th day of December, 2017 by Patricia Houchens, the President of McJUNKIN FAMILY CHARITABLE FOUNDATION, INC., a Florida Not-For-Profit Corporation, the sole Member of WSFM1, LLC, a Florida Limited Liability Company. She is personally known to me.

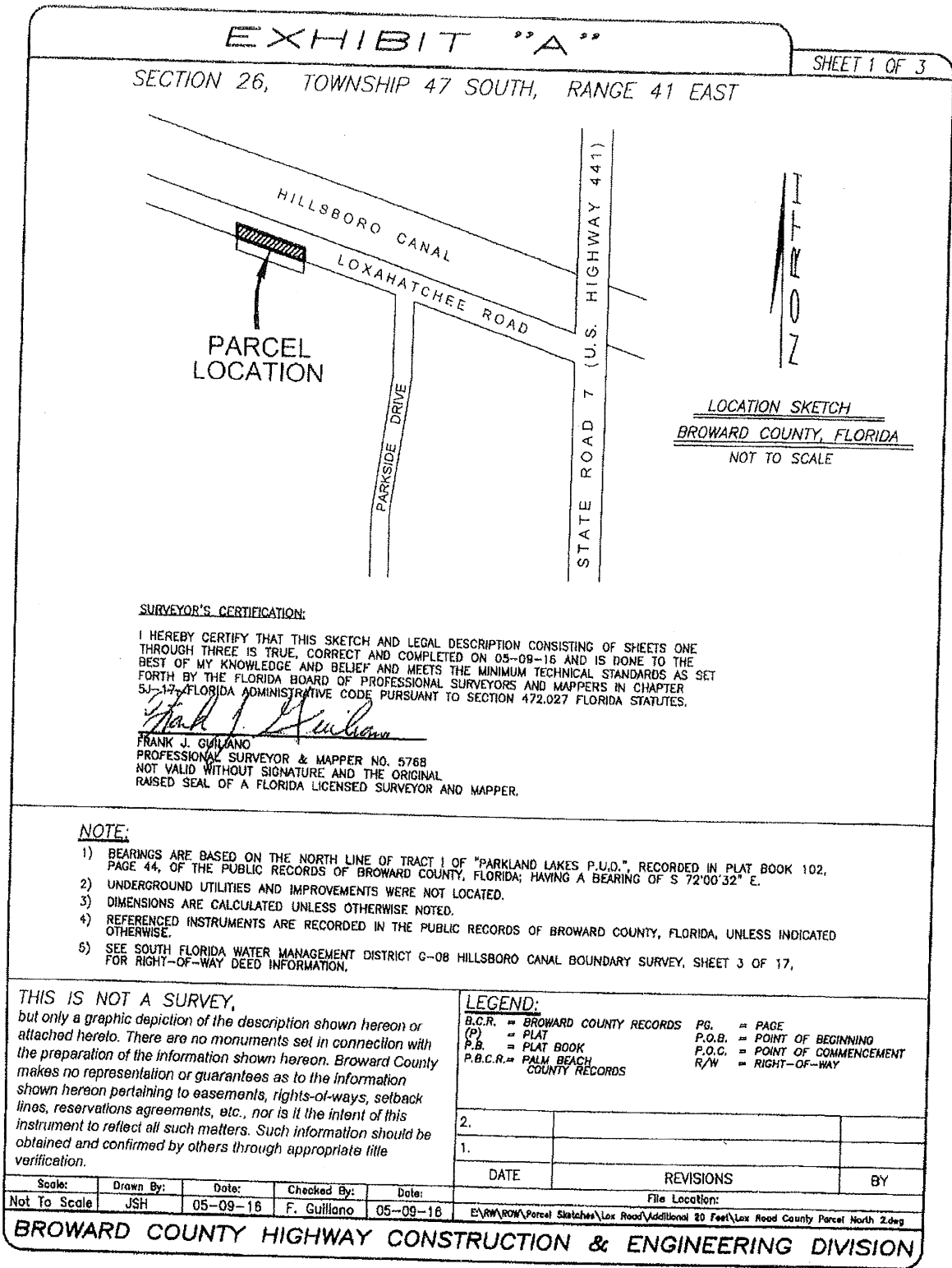
My Commission Expires on:
June 21, 2018

William M. Karney
Notary Public: William M. Karney



[SEAL]

EXHIBIT "A"



SHEET 1 OF 3

SECTION 26, TOWNSHIP 47 SOUTH, RANGE 41 EAST

PARCEL LOCATION

LOCATION SKETCH
BROWARD COUNTY, FLORIDA
NOT TO SCALE

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS SKETCH AND LEGAL DESCRIPTION CONSISTING OF SHEETS ONE THROUGH THREE IS TRUE, CORRECT AND COMPLETED ON 05-09-16 AND IS DONE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

Frank J. Guillano

FRANK J. GUILLANO
PROFESSIONAL SURVEYOR & MAPPER NO. 5768
NOT VALID WITHOUT SIGNATURE AND THE ORIGINAL
RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

NOTE:

- 1) BEARINGS ARE BASED ON THE NORTH LINE OF TRACT 1 OF "PARKLAND LAKES P.U.D.", RECORDED IN PLAT BOOK 102, PAGE 44, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; HAVING A BEARING OF S 72°00'32" E.
- 2) UNDERGROUND UTILITIES AND IMPROVEMENTS WERE NOT LOCATED.
- 3) DIMENSIONS ARE CALCULATED UNLESS OTHERWISE NOTED.
- 4) REFERENCED INSTRUMENTS ARE RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, UNLESS INDICATED OTHERWISE.
- 5) SEE SOUTH FLORIDA WATER MANAGEMENT DISTRICT G-08 HILLSBORO CANAL BOUNDARY SURVEY, SHEET 3 OF 17, FOR RIGHT-OF-WAY DEED INFORMATION.

THIS IS NOT A SURVEY,
but only a graphic depiction of the description shown hereon or attached hereto. There are no monuments set in connection with the preparation of the information shown hereon. Broward County makes no representation or guarantees as to the information shown hereon pertaining to easements, rights-of-ways, setback lines, reservations agreements, etc., nor is it the intent of this instrument to reflect all such matters. Such information should be obtained and confirmed by others through appropriate title verification.

LEGEND:

B.C.R. = BROWARD COUNTY RECORDS PG. = PAGE
(P) = PLAT P.O.B. = POINT OF BEGINNING
P.B. = PLAT BOOK P.O.C. = POINT OF COMMENCEMENT
P.B.C.R. = PALM BEACH COUNTY RECORDS R/W = RIGHT-OF-WAY

DATE	REVISIONS	BY

Scale:	Drawn By:	Date:	Checked By:	Date:	File Location:
Not To Scale	JSH	05-09-16	F. Guillano	05-09-16	EX\RM\ROM\Parcel Sketches\Lox Road\Additional 20 Feet\Lox Road County Parcel North 2.dwg

BROWARD COUNTY HIGHWAY CONSTRUCTION & ENGINEERING DIVISION

EXHIBIT "A"

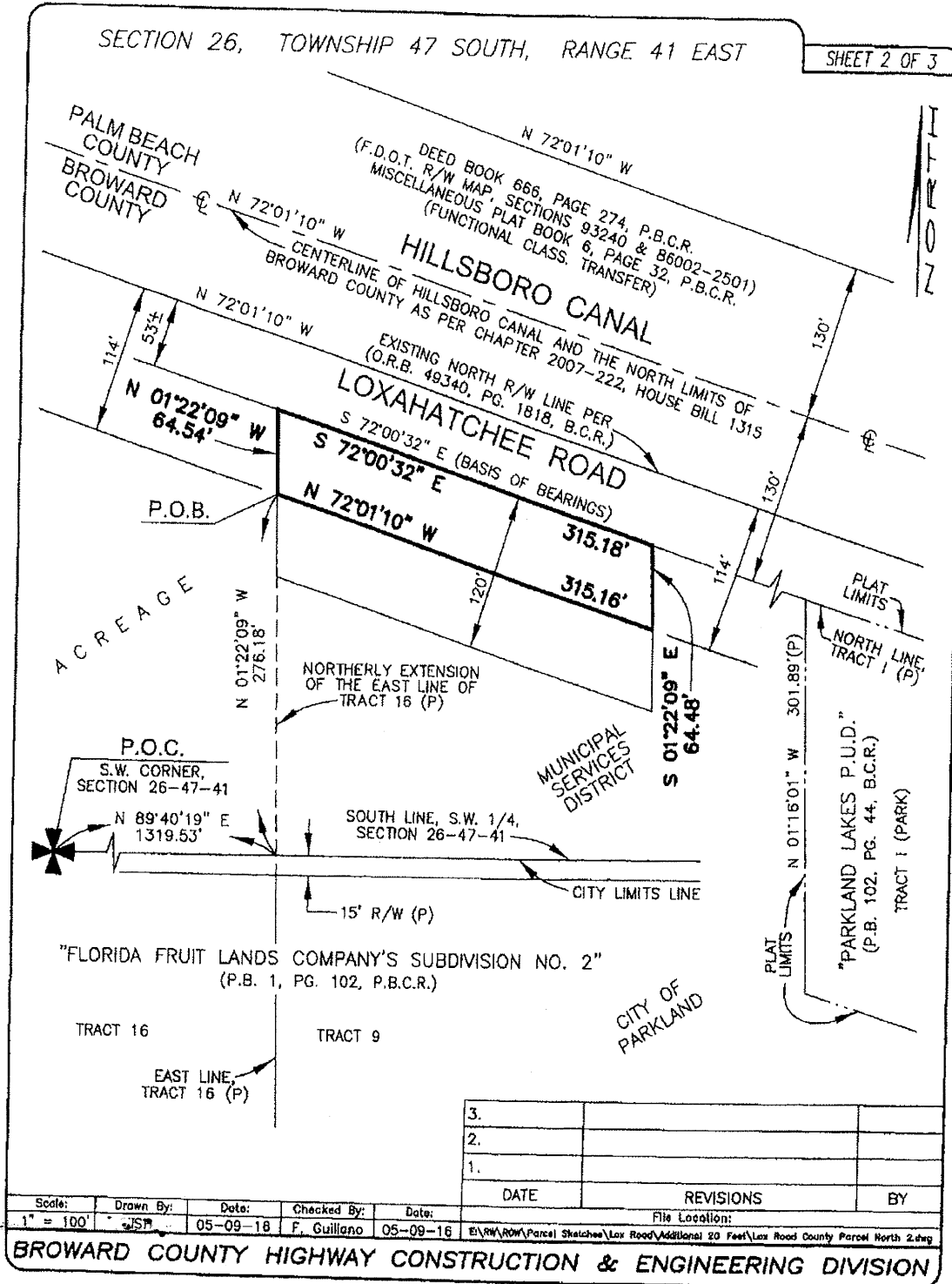


EXHIBIT "A"

SHEET 3 OF 3

LEGAL DESCRIPTION:

A PORTION OF A 120-FOOT PARCEL OF LAND LYING APPROXIMATELY 53 FEET SOUTH OF THE NORTH RIGHT-OF-WAY LINE, ACCORDING TO THE QUIT-CLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 49340, PAGE 1818, BROWARD COUNTY RECORDS, OF THE WEST 297.47 FEET (AS MEASURED ALONG THE SOUTH LINE) OF THE SOUTHWEST ONE-QUARTER (S.W. 1/4) OF THE SOUTHEAST ONE-QUARTER (S.E. 1/4) OF THE SOUTHWEST ONE-QUARTER (S.W. 1/4) OF SECTION 26, TOWNSHIP 47 SOUTH, RANGE 41 EAST; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 26, TOWNSHIP 47 SOUTH, RANGE 41 EAST; THENCE N 89°40'19" E ALONG THE SOUTH LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 26, A DISTANCE OF 1,319.53 FEET TO A POINT, SAID POINT BEING THE INTERSECTION OF THE NORTHERLY EXTENSION OF THE EAST LINE OF TRACT 16 OF THE PLAT "FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 2", AS RECORDED IN PLAT BOOK 1, PAGE 102, PALM BEACH COUNTY RECORDS, WITH SAID SOUTH LINE OF SECTION 26; THENCE N 01°22'09" W ALONG SAID NORTHERLY EXTENSION OF THE EAST LINE OF TRACT 16, A DISTANCE OF 276.18 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N 01°22'09" W ALONG SAID NORTHERLY EXTENSION OF THE EAST LINE OF TRACT 16, A DISTANCE OF 64.54 FEET; THENCE S 72°00'32" E, A DISTANCE OF 315.18 FEET; THENCE S 01°22'09" E, A DISTANCE OF 64.48 FEET; THENCE N 72°01'10" W, A DISTANCE OF 315.16 FEET ALONG A LINE 114 FEET SOUTH OF THE EXISTING NORTH RIGHT-OF-WAY LINE PER QUIT-CLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 49340, PAGE 1818, BROWARD COUNTY RECORDS, TO THE POINT OF BEGINNING.

SAID LAND, SITUATE, LYING AND BEING IN THE MUNICIPAL SERVICES DISTRICT, BROWARD COUNTY, FLORIDA, AND CONTAINS 19,183 SQUARE FEET, MORE OR LESS.

3.		
2.		
1.		
DATE	REVISIONS	BY

Scale:	Drawn By:	Date:	Checked By:	Date:	File Location:
Not To Scale	JSH	05-09-16	F. Guillano	05-09-16	E:\RW\ROW\Parcel Sketches\Lex Road\Additional 30 Feet\Lex Road County Parcel North 2.dwg

BROWARD COUNTY HIGHWAY CONSTRUCTION & ENGINEERING DIVISION