

1 RESOLUTION NO. 2018-

2 A RESOLUTION OF THE BOARD OF COUNTY  
3 COMMISSIONERS OF BROWARD COUNTY, FLORIDA,  
4 ACCEPTING A WARRANTY DEED FROM ASHLEY  
5 DELFYETTE FOR PROPERTY LOCATED IN FORT  
LAUDERDALE, FLORIDA; AND PROVIDING FOR  
SEVERABILITY AND AN EFFECTIVE DATE.

6 WHEREAS, Ashley Delfyette is the owner of certain real property located in Fort  
7 Lauderdale, Florida ("Property"), which Property is more particularly described in the legal  
8 description and sketch made subject to the Warranty Deed, which is attached hereto and  
9 made a part hereof as Exhibit 1 ("Warranty Deed"); and

10 WHEREAS, Ashley Delfyette is willing to grant the Warranty Deed to Broward  
11 County, Florida ("County"), in accordance with the terms of the attached Warranty Deed;  
12 and

13 WHEREAS, the Board of County Commissioners of Broward County, Florida  
14 ("Board"), has determined that acceptance of the Warranty Deed serves a public purpose  
15 and is in the best interest of the County, NOW, THEREFORE,

16  
17 BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF  
18 BROWARD COUNTY, FLORIDA:

19  
20 Section 1. The recitals set forth in the preamble to this Resolution are true,  
21 accurate, and incorporated by reference herein as though set forth in full hereunder.

22 Section 2. The Board hereby accepts the Warranty Deed attached as  
23 Exhibit 1.

24

1           Section 3.    The Warranty Deed shall be properly recorded in the Public Records  
2 of Broward County, Florida.

3           Section 4.    SEVERABILITY.

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

10          Section 5.    EFFECTIVE DATE.

11          This Resolution shall become effective upon adoption.

12  
13          ADOPTED this                  day of                                  , 2018.

14  
15          Approved as to form and legal sufficiency:  
16          Andrew J. Meyers, County Attorney

17          By /s/ Israel Fajardo                                  03/08/18  
18                  Israel Fajardo  
19                  Assistant County Attorney

20          By /s/ Annika E. Ashton                                  03/08/18  
21                  Annika E. Ashton  
22                  Senior Assistant County Attorney

23          IF  
24          03/08/18  
        Warranty Deed from Ashley Delfyette  
        #280698

Return To:  
Frank J. Guiliano  
Highway Construction and  
Engineering Division  
1 N. University Drive, Suite 300  
Plantation, FL 33324-2038

Exhibit 1

This instrument was prepared by:  
Harvey L. Rubinchik, Esq.  
Harvey L. Rubinchik, P.A.  
1860 N. Pine Island Rd, Ste 201  
Plantation, FL 33322

All R/W 04 Exempt  
Property appraisers  
Parcel Folio I.D.# 494232120400, 494232120410  
Grantor's FIN/SS# \_\_\_\_\_  
Road N.W. 19th Street

**WARRANTY DEED**  
(INDIVIDUAL)

**THIS INDENTURE**, made this 7<sup>th</sup> day of March, 2018, between Ashley Delfyette, a single woman whose Post Office address is 11501 NW 24 Street, Plantation, FL 33323, hereinafter called SELLER, 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 "BUYER." (Wherever used herein the terms "SELLER" and "BUYER" shall indicate both singular and plural, as the context requires.)

**WITNESSETH:** That SELLER, 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 BUYER, its successors and assigns forever, all that certain land situate in Broward County, Florida, described as follows, to-wit:

**See Exhibit "A" with accompanying sketch of description attached hereto and made a part hereof.**

**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 SELLER** hereby covenants with BUYER that SELLER is lawfully seized of said property in fee simple, that SELLER has good right and lawful authority to sell and convey said property, and SELLER hereby fully warrants the title to said property and will defend same against the lawful claims of all persons whomsoever.

**IN WITNESS WHEREOF**, SELLER has hereunto set my hand and seal the date first above written.

Signed, sealed, and delivered  
in the presence of

[Signature]  
Witness Signature  
Rebecca Picado  
(Print Name)

[Signature]  
Witness Signature  
Tracy Needleman  
(Print Name)

Ashley Delfyette  
Signature  
Ashley Delfyette  
Ashley Delfyette

**ACKNOWLEDGEMENT**

STATE OF Florida  
COUNTY OF Broward

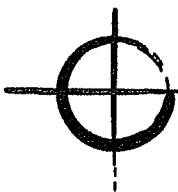
The foregoing instrument was acknowledged before me this 7 day of  
March, 2018, by Ashley Delfyette  
\_\_\_\_\_, who is  
personally known to me or who has produced Drivers License  
\_\_\_\_\_ as identification and who did/did not take an oath.



(SEAL) T. Needleman  
\_\_\_\_\_  
(Signature of person taking acknowledgment)  
Tracy Needleman  
\_\_\_\_\_  
(Name of officer taking acknowledgment)  
**typed, printed or stamped**  
notary  
\_\_\_\_\_  
(Title or rank)  
\_\_\_\_\_  
(Serial number, if any)

My commission expires:

Revised 10-18-95



**PINNELL SURVEY, INC.**  
 LICENSED BUSINESS #6857  
 5300 WEST HILLSBORO BOULEVARD, SUITE 215-A  
 COCONUT CREEK, FLORIDA 33073  
 PHONE (954)418-4940 FAX(954)418-4941

**EXHIBIT "A"**  
**SKETCH AND LEGAL DESCRIPTION**

FOR RIGHT OF WAY

**LEGAL DESCRIPTION:**

A PORTION OF LOTS 18 AND 19, BLOCK 2 OF "LAUDERDALE MANOR HOMESITES", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 34, PAGE 21 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SAID LOT 19; THENCE SOUTH 00°50'06" WEST ALONG THE EAST LINE OF SAID LOT 19, FOR 5.00 FEET; THENCE SOUTH 90°00'00" WEST ALONG A LINE 5 FEET SOUTH OF AND PARALLEL WITH NORTH OF SAID LOTS 18 AND 19, FOR 150.36 FEET; THENCE SOUTH 45°25'03" WEST, FOR 35.10 FEET TO A POINT ON THE WEST LINE OF SAID LOT 18; THENCE NORTH 00°50'06" EAST ALONG THE WEST LINE OF SAID LOT 18, FOR 5.00 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 25.00 FEET; THENCE NORTHEASTERLY AND EASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 89°09'54", FOR AN ARC DISTANCE OF 38.91 FEET TO A POINT OF TANGENCY; THENCE NORTH 90°00'00" EAST ALONG THE NORTH LINE OF SAID LOTS 18 AND 19, FOR 150.36 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA AND CONTAINS 1049 SQUARE FEET +/-.

**NOTES:**

1. THIS IS NOT A SURVEY.
2. THE PROPERTY SHOWN HEREON WAS NOT ABSTRACTED FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF RECORD BY PINNELL SURVEY, INC.
3. THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
4. BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF SOUTH 00°50'06" WEST ALONG THE EAST LINE OF LOT 19, BLOCK 2, PLAT BOOK 34, PAGE 21 BROWARD COUNTY RECORDS.

☉ - CENTERLINE

**LINE DATA:**

L1: S00°50'06"W 5.00'  
 L2: N00°50'06"E 5.00'

JASON H. PINNELL  
 PROFESSIONAL SURVEYOR & MAPPER  
 STATE OF FLORIDA - LICENSE NO. 5734

SCALE: 1" = 30'	SKETCH NO.: 17-2027S&D
DRAWN BY: Q.D.I.	SIDE 1 OF 1

