

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

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 appraiser s
Parcel Folio I.D.# 494232120400, 494232120410
Grantor s FIN/SS# _____
Road N.W. 19th Street

WARRANTY DEED
(INDIVIDUAL)

THIS INDENTURE, made this 7th 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

Witness Signature
Rebecca Picado
(Print Name)

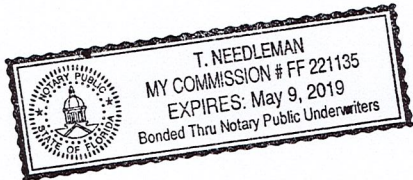
Witness Signature
Tracy Needleman
(Print Name)

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) [Signature]
(Signature of person taking acknowledgment)

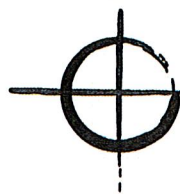
Tracy Needleman
(Name of officer taking acknowledgment)
typed, printed or stamped

notary
(Title or rank)

(Serial number, if any)

My commission expires:

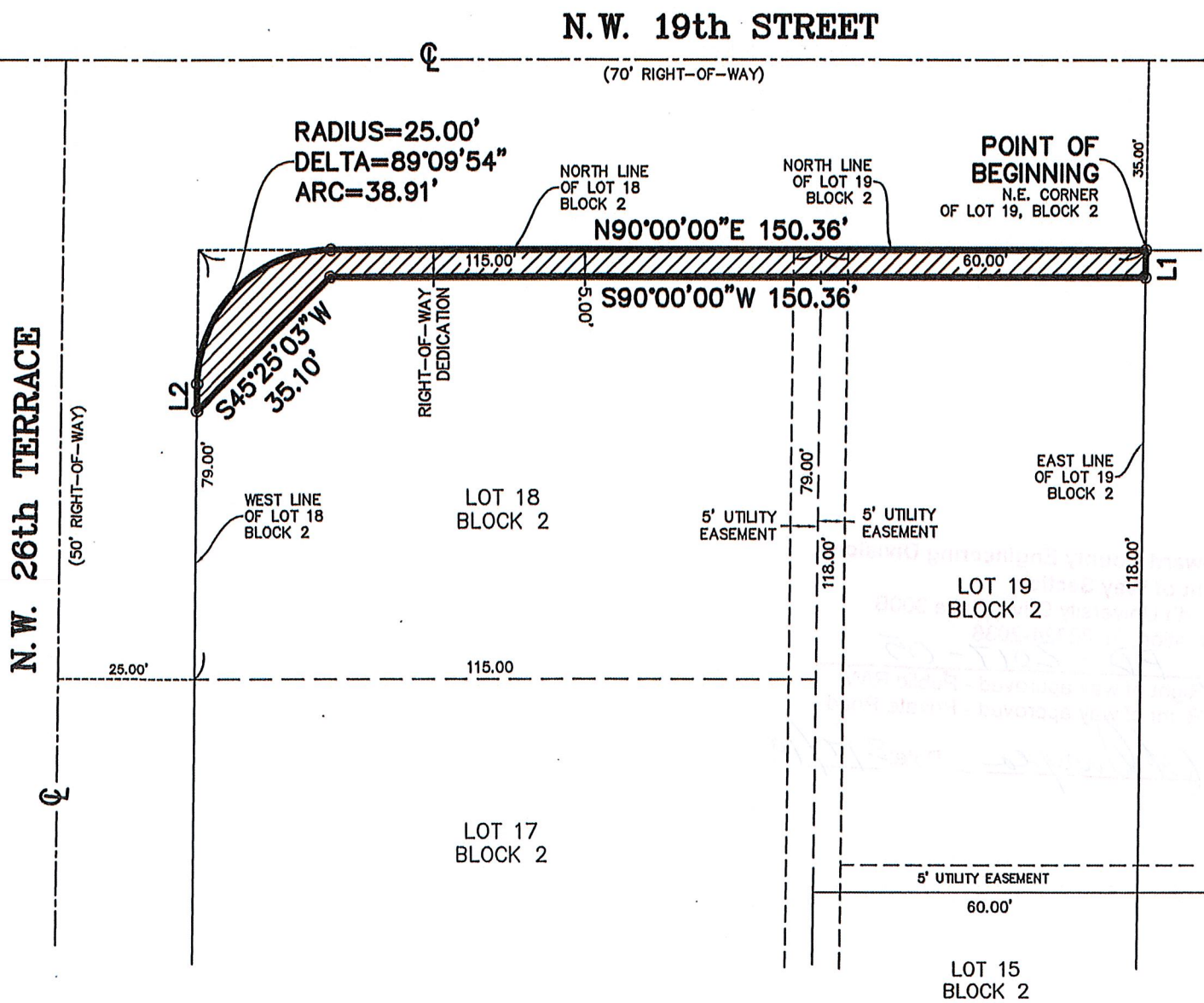
Revised 10-18-95



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

Jason H. Pinnell
NORTH

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