

1 RESOLUTION NO. 2018-

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

8 WHEREAS, BJK Ventures LLC, a Florida limited liability company, is the owner of
9 certain real property located in Fort Lauderdale, Florida ("Property"), which Property is
10 more particularly described in the legal description and sketch made subject to the
11 Warranty Deed, which is attached hereto and made a part hereof as Exhibit 1 ("Warranty
12 Deed"); and

13 WHEREAS, BJK Ventures LLC is willing to grant the Warranty Deed to Broward
14 County, Florida ("County"), in accordance with the terms of the attached Warranty Deed;
15 and

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

19 BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF
20 BROWARD COUNTY, FLORIDA:

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

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

Exhibit 1

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:
Walter L. Morgan, Esq.
633 S. Federal Highway, #400A
Fort Lauderdale, FL 33301

All R/W: 04 Exempt
Parcel Folio I.D.# 5042-15-14-0250; 5042-15-14-0240;
5042-15-14-0270

WARRANTY DEED
(CORPORATE)

Road South Andrews Avenue

THIS INDENTURE, made this 23rd day of October, A.D., 2017, between BJK VENTURES LLC, a Florida limited liability company, whose Post Office address is 2600 SW 3rd Avenue, Fort Lauderdale, FL 33312, hereinafter called "SELLER", 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 its hand and seal the date first above written.

Signed, sealed, and delivered
in the presence of

ATTEST:

Nathan L Morgan
Paula Laiko

BJK VENTURES LLC

By *[Signature]*
Ben Koppenhoefer, Authorized Member

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing Warranty Deed was acknowledged before me this 23rd day of October, 2017, by Ben Koppenhoefer, the Authorized Member of BJK Ventures, LLC, a Florida limited liability company, who is personally known to me or who produced FLA. Drivers Lic as identification, and who acknowledged acting on behalf of the company.

Walter L Morgan
Notary Public
My Commission Expires

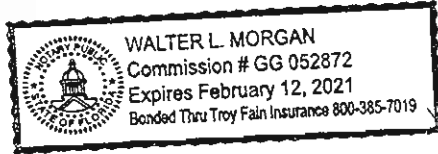


EXHIBIT "A"
LEGAL DESCRIPTION

The East 3.00 feet of Lots 8, 9, 10, 11, 12, 13, 14, 15 and 16, Block 58, REVISED PLAT OF BLOCKS 57 AND 58, CROISSANT PARK, according to the plat thereof, as recorded in Plat Book 7, Page 16, of the Public Records of Broward County, Florida.

TOGETHER WITH:

The external portion of a 25.39 foot radius chord (with a 30.00 foot tangent) at the Southeast corner of said Lot 16, Block 58; that is tangent on the South to the South line of said Lot 16, being the North right-of-way line of S.W. 20th Street and tangent on the East to a line 3.00 feet West of and parallel with the East line of said Lot 16.

Said lands situate, lying and being in the City of Fort Lauderdale, Broward County, Florida, and containing 1,143 square feet or 0.0262 acres more or less.

