

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 RW: 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 Davis

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

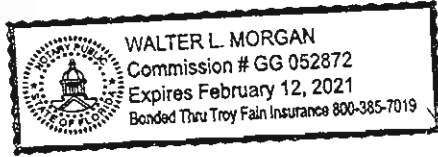


EXHIBIT "A"
LEGAL DESCRIPTION

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:

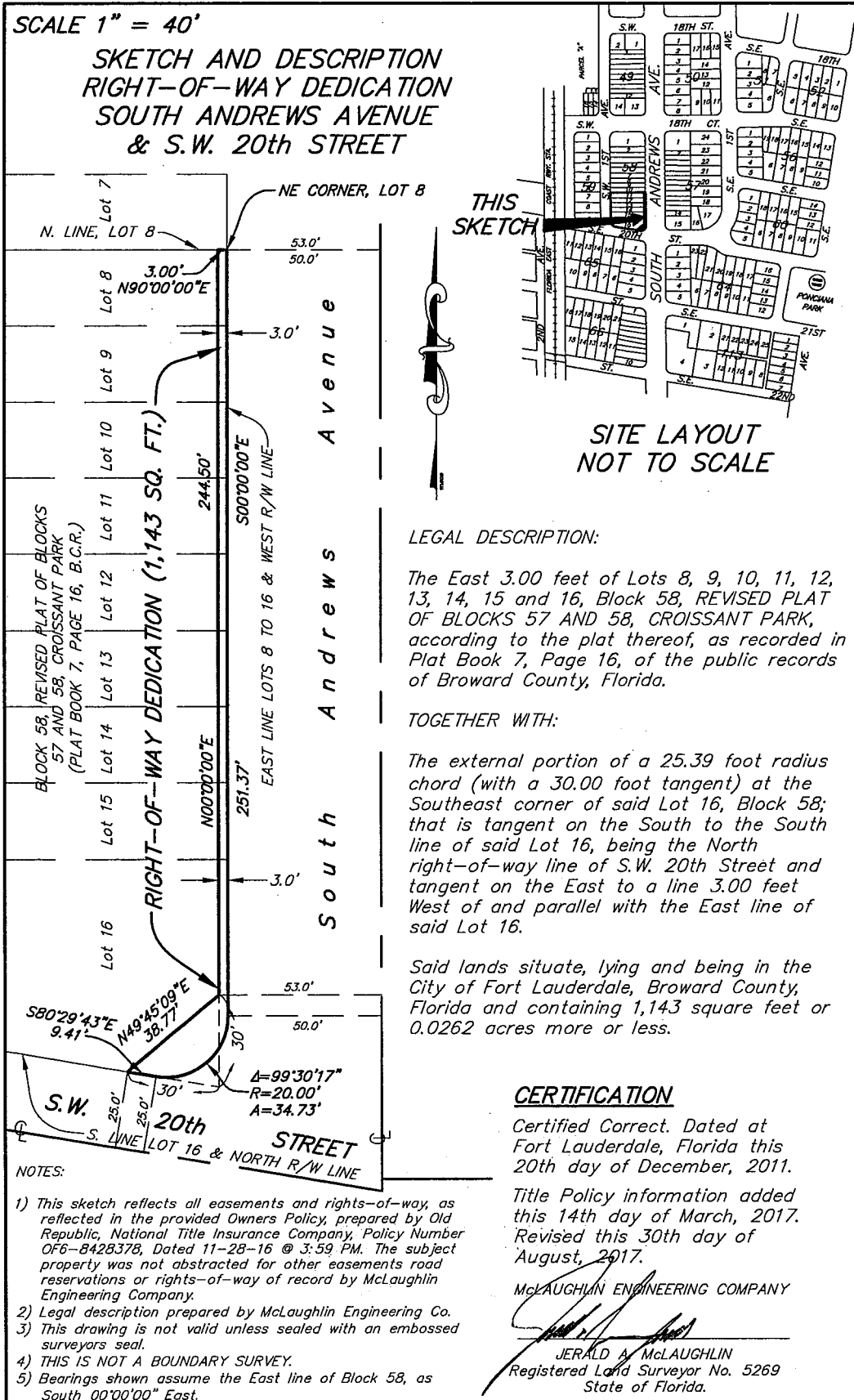
The external portion of a 25.39 foot radius chord (with a 30.00 foot tangent) at the Southeast corner of said Lot 16, Block 58; that is tangent on the South to the South line of said Lot 16, being the North right-of-way line of S.W. 20th Street and tangent on the East to a line 3.00 feet West of and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



McLAUGHLIN ENGINEERING COMPANY
LB#285

ENGINEERING * SURVEYING * PLATTING * LAND PLANNING
 1700 N.W. 3rd 64th STREET, SUITE 400, FORT LAUDERDALE, FLORIDA 33309
 PHONE (954) 763-7611 * FAX (954) 763-7615



FIELD BOOK NO. _____

DRAWN BY: JMMjr _____

JOB ORDER NO. U-7047 _____

CHECKED BY: _____

C: \JMMjr\2011\U7047
 REF. DWG.: 11-2-034