

Return recorded copy to:
Broward County Facilities Management Division
Real Property Section
115 South Andrews Avenue, Room 501
Fort Lauderdale, FL 33301

This document prepared by
and approved as to form by:
Irma Qureshi
Broward County Attorney's Office
115 South Andrews Avenue, Room 423
Fort Lauderdale, FL 33301

Folio: 5042-20-52-0080

QUITCLAIM DEED

(Pursuant to Section 125.411, Florida Statutes)

THIS QUITCLAIM DEED, made this ___ day of _____, 20___, by **BROWARD COUNTY, a political subdivision of the State of Florida** ("Grantor"), whose address is Governmental Center, Room 423, 115 South Andrews Avenue, Fort Lauderdale, Florida 33301, and _____ ("Grantee"), whose address is _____.

(The terms "Grantor" and "Grantee" as used herein shall refer to the respective parties, and the heirs, personal representatives, successors, and assigns of such parties.)

W I T N E S S E T H:

That Grantor, for and in consideration of TEN DOLLARS (\$10.00) and other valuable considerations, the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim unto 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 (the "Property"), to wit:

PARCEL H OF THE RAVENSWOOD 26TH AVE FLL AIRPORT PLAT (PLAT 7), ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 162, PAGE 9 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SUBJECT TO:

1. Resolution No. 2016-469, approved by the Board of County Commissioners of Broward County, Florida, on October 18, 2016, approving the conveyance pursuant to Section 125.35, Florida Statutes.
2. Resolution No. _____, approved by the Board of County Commissioners of Broward County, Florida, on _____, approving this form quitclaim deed for the conveyance.
3. All zoning rules, regulations, ordinances, and other prohibitions imposed by any governmental authority with jurisdiction over the Property, including any rules and regulations that may be imposed by the Federal Aviation Administration (or any successor agency) or the Florida Department of Transportation (or any successor agency) designating any limitation on the uses of property located in the vicinity of an airport.
4. All existing public purpose utility and government easements and rights of way.
5. All other matters of record; real estate taxes for this year 2018 and all subsequent years; and all unpaid taxes, assessments, liens, and encumbrances.
6. The Declaration of Covenants, Restrictions, and Easements, recorded on _____ as Instrument Number _____, Public Records of Broward County, Florida, the provisions of which are hereby incorporated herein and made a part hereof by this reference.

Reserving, however, unto Grantor, its successors, and assigns, an undivided three-fourths (3/4) interest in, and title in and to an undivided three-fourths (3/4) interest in, all the phosphate, minerals, and metals that are or may be in, on, or under the Property and an undivided one-half (1/2) interest in all the petroleum that is or may be in, on, or under said Property. The aforementioned reservation of phosphate, minerals, metals, and petroleum rights shall not include, and Grantor hereby expressly releases, any and all rights of entry and rights of exploration relating to such phosphate, minerals, metals, and petroleum rights.

IN WITNESS WHEREOF, Grantor has caused these presents to be executed in its name by its Board of County Commissioners acting by the Mayor or Vice-Mayor of said Board, the day and year aforesaid.

GRANTOR

(Official Seal)
ATTEST:

BROWARD COUNTY, by and through
its Board of County Commissioners

Broward County Administrator, as
ex officio Clerk of the Broward County
Board of County Commissioners

By: _____
Mayor

_____ day of _____, 20____

Approved as to form by
Andrew J. Meyers
Broward County Attorney
Governmental Center, Suite 423
115 South Andrews Avenue
Fort Lauderdale, Florida 33301
Telephone: (954) 357-7600
Telecopier: (954) 357-7641

By: _____
Irma Qureshi (Date)
Assistant County Attorney

By: _____
Annika E. Ashton (Date)
Senior Assistant County Attorney

REF: Approved BCC _____ Item No: _____
Return to BC Real Property Section

IQ/mdw
12/03/18
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