

RESOLUTION NO. 2019-

1  
2 A RESOLUTION OF THE BOARD OF COUNTY  
3 COMMISSIONERS OF BROWARD COUNTY, FLORIDA,  
4 ACCEPTING A WARRANTY DEED FROM HOLMAN  
5 AUTOMOTIVE, INC., FOR PROPERTY LOCATED IN THE  
6 CITY OF FORT LAUDERDALE, FLORIDA; AND PROVIDING  
7 FOR SEVERABILITY AND AN EFFECTIVE DATE.

8 WHEREAS, Holman Automotive, Inc., a Florida for-profit corporation, is the owner  
9 of 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  
12 Exhibit 1 ("Warranty Deed");

13 WHEREAS, Holman Automotive, Inc., is willing to grant the Warranty Deed to  
14 Broward County, Florida ("County"), in accordance with the terms of the attached  
15 Warranty Deed; 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.

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 will be stricken, and such striking will not affect the validity of the remainder of this  
6 Resolution. If any court determines that this Resolution, in whole or in part, cannot be  
7 legally applied to any individual, group, entity, property, or circumstance, such  
8 determination will not affect the applicability of this Resolution to any other individual,  
9 group, entity, property, or circumstance.

10 Section 5. Effective Date.

11 This Resolution is effective upon adoption.

12  
13 ADOPTED this day of , 2019.

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

16 By /s/ Claudia Capdesuner 00/00/19  
17 Claudia Capdesuner  
18 Assistant County Attorney

19 By /s/ Annika E. Ashton 00/00/19  
20 Annika E. Ashton  
Senior Assistant County Attorney

21  
22  
23 CC/mdw  
01/10/19  
Resolution Accepting Warranty Deed from Holman Automotive, Inc.  
24 #402640v2

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:  
Name: John L. Shiekman, Esquire; Greenspoon Marder LLP  
Address: 200 East Broward Boulevard, Suite 1800  
Fort Lauderdale, Florida 33301

All R/W: 04 Exempt  
Property appraiser s  
Parcel Folio I.D.# 4942 34 06 2740  
Grantor s FIN/SS# 59-0573006  
Road North Andrews Avenue

**WARRANTY DEED**  
(CORPORATE)

**THIS INDENTURE**, made this 16<sup>th</sup> day of November, A.D., 2018, between **HOLMAN AUTOMOTIVE, INC.**, a Florida corporation, whose Post Office address is 911 N.E. 2<sup>nd</sup> Avenue, Fort Lauderdale, Florida 33304, 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 its hand and seal the date first above written.

Signed, sealed, and delivered  
in the presence of

ATTEST:

  
\_\_\_\_\_  
Assistant Secretary Signature  
Margaret Tracz  
Assistant Secretary Print Name

(CORPORATE SEAL)

HOLMAN AUTOMOTIVE, INC., a Florida corporation  
Corporation Name  
By   
\_\_\_\_\_  
Vice - President Signature  
Ken Loiseau  
Print Name

16 day of November, 2018

**ACKNOWLEDGEMENT**

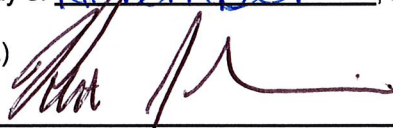
STATE OF FLORIDA

COUNTY OF BROWARD

On this day, before me, the undersigned authority, personally KEN LOISEAU and MARGARET TRACZ, each and both of them well known, and well known to me to be respectively, the [REDACTED] Vice President and Assistant Secretary of HOLMAN AUTOMOTIVE, INC., a Florida corporation, and severally acknowledged to and before me that as such officers of said corporation they, being thereunto duly authorized, executed the foregoing instrument, as and for the corporate act and deed of said corporation, for the uses and purposes in said instrument expressed; and the said HOLMAN AUTOMOTIVE, INC., a Florida corporation, he/she is the legal and official custodian of the corporate seal of said corporation and knows the said seal, that as such assistant secretary of said corporation, he/she affixed to the foregoing instrument, in execution thereof, the corporate seal of said company, and that the seal so affixed to said instrument is in fact, and indeed the corporate seal of HOLMAN AUTOMOTIVE, INC., a Florida corporation.

**IN WITNESS WHEREOF** I have hereunto set my hand and affixed my official seal at HOLMAN AUTOMOTIVE, INC., in the State and County aforesaid, on this 10 day of November, A.D., 2018.

(SEAL)



(Signature of person taking acknowledgement)

Ken Loiseau

(Name of officer taking acknowledgement)

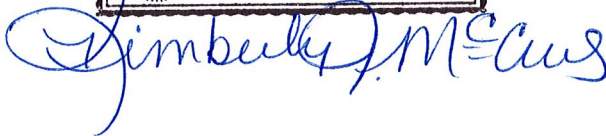
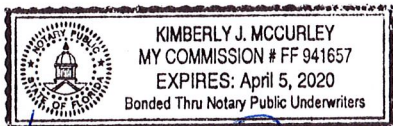
**typed, printed or stamped**

[REDACTED] V.P.

(Title or rank)

(Serial number, if any)

My commission expires: April 5, 2020



**LEGAL DESCRIPTION**

A portion of Lots 41 through 48, inclusive, within Block 258 according to the Plat of "Progresso" as Recorded in Plat Book 2 at Page 18 of the Public Records of Dade County, Florida, described as follows:

COMMENCING at the Northwest corner of said Block 258 run North 87°51'55" East on an assumed bearing along the North line of said Block 258, 15.00 feet to the POINT OF BEGINNING:

Thence continue North 87°51'55" East, 39.00 feet;

thence run South 42°51'21" West, 42.43 feet;

thence run South 02°09'13" East on a line lying 24.00 feet easterly of and parallel to the West line of said Block 258, 169.99 feet to an intersection with the South line of said Lot 41;

thence run South 87°51'55" West along the South line of said Lot 41, 9.00 feet;

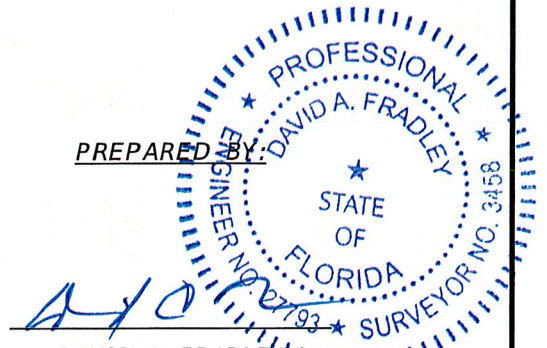
thence run North 02°09'13" West on a line lying 15.00 feet easterly of and parallel to the West line of said Block 258, 200.00 feet to the POINT OF BEGINNING.

Said Land Situates, Lying and Being in the City of Fort Lauderdale, Broward County, Florida, Containing 0.0517 Acres (2,250 Square Feet), More or Less.

**NOTES:**

1. THIS SKETCH & LEGAL DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE & SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER.
2. THIS SKETCH & LEGAL DESCRIPTION CONSISTS OF TWO (2) SHEETS & IS NOT COMPLETE WITHOUT BOTH SHEETS.
3. THIS IS NOT A SURVEY.

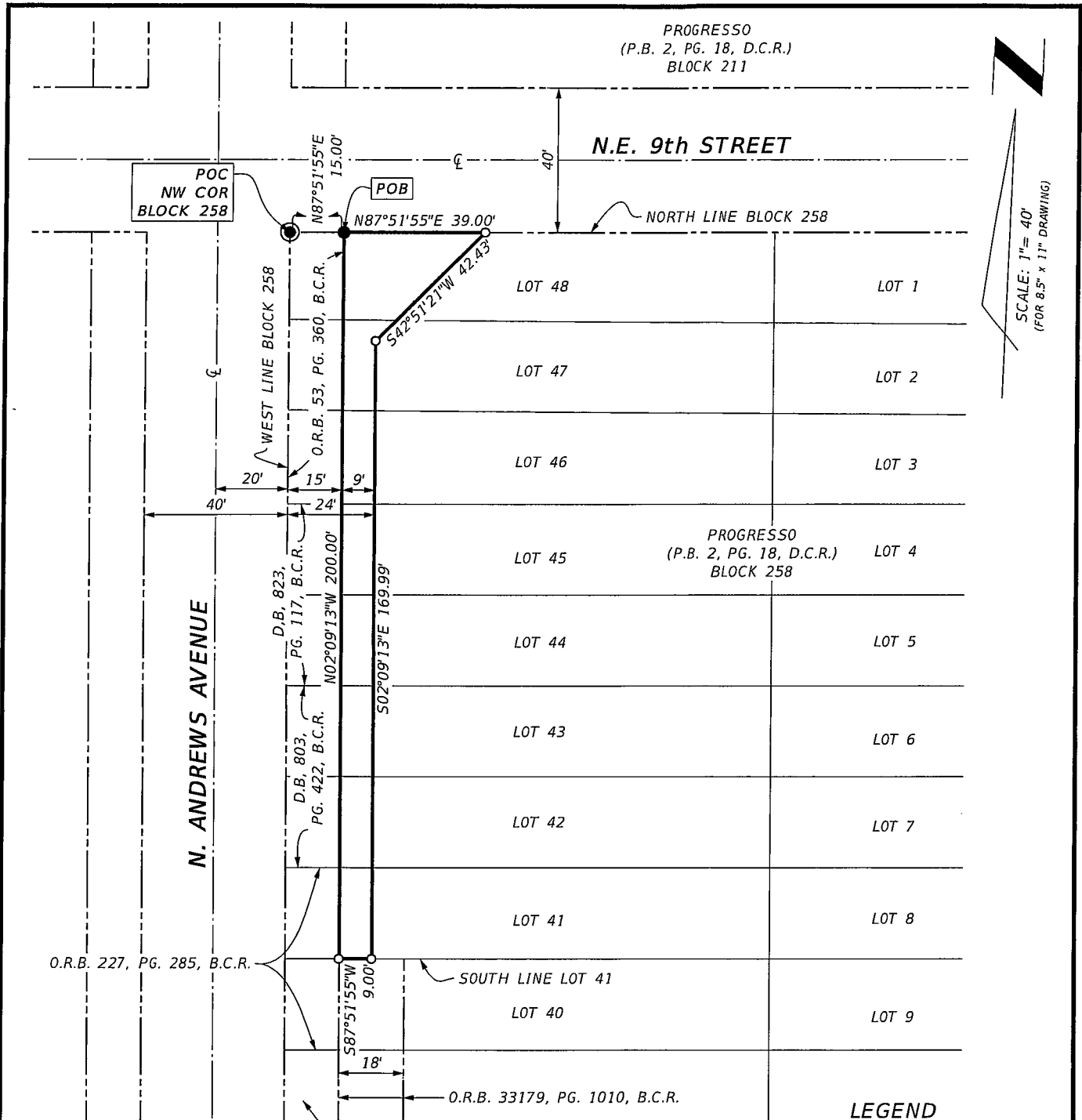
PREPARED BY:



DAVID A. FRADLEY  
PROFESSIONAL SURVEYOR & MAPPER  
FLORIDA LICENSE NUMBER 3458

DATE: 12/14/18

<b>PROGRESSO - BLOCK 258</b>		PARCEL TO BE DEDICATED		
CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA		<b>SKETCH &amp; DESCRIPTION</b>		
	EB-0002995	DRAWN: AMF DATE: 09/2018	PROJECT NUMBER	SHEET
	LB-0002995	CHECKED: DAF DATE: 09/2018	18009	1 OF 2



SCALE: 1" = 40'  
(FOR 8.5" x 11" DRAWING)

**LEGEND**

- COR CORNER
- D.B. DEED BOOK
- D.C.R. DADE COUNTY RECORDS
- O.R.B. OFFICIAL RECORD BOOK
- PG. PAGE
- P.B. PLAT BOOK
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- R/W RIGHT-OF-WAY
- CL --- CENTERLINE
- RW --- RIGHT-OF-WAY LINE

**PROGRESSO - BLOCK 258**  
CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA

PARCEL TO BE DEDICATED  
**SKETCH & DESCRIPTION**

EB-0002995	DRAWN: AMF	DATE: 09/2018	PROJECT NUMBER	SHEET
LB-0002995	CHECKED: DAF	DATE: 09/2018	18009	2 OF 2