

1 RESOLUTION NO. 2019-

2 A RESOLUTION OF THE BOARD OF COUNTY  
3 COMMISSIONERS OF BROWARD COUNTY, FLORIDA,  
4 APPROVING THE CONVEYANCE OF CERTAIN PARCELS  
5 OF COUNTY-OWNED LAND TO THE CITY OF DEERFIELD  
6 BEACH FOR RIGHT-OF-WAY PURPOSES; AND  
7 PROVIDING FOR SEVERABILITY AND AN EFFECTIVE  
8 DATE.

9 WHEREAS, Broward County ("County") owns title to certain parcels of real  
10 property located in Deerfield Beach, Florida, identified as folio numbers 4842-13-09-0361,  
11 4842-13-09-0362, 4842-13-09-0411, and 4842-13-09-0421 (the "Properties"), which are  
12 more particularly described in the legal descriptions within the quitclaim deeds, attached  
13 to and made a part of this Resolution as Attachment 1 ("Quitclaim Deed A"), Attachment 2  
14 ("Quitclaim Deed B"), Attachment 3 ("Quitclaim Deed C"), and Attachment 4  
15 ("Quitclaim Deed D");

16 WHEREAS, the City of Deerfield Beach ("City"), a Florida municipal corporation,  
17 desires to acquire the Properties for right-of-way purposes;

18 WHEREAS, Section 335.0415(3), Florida Statutes, provides that public roads, with  
19 the mutual agreement of the affected governmental entities, may be transferred between  
20 jurisdictions;

21 WHEREAS, on February 19, 2019, the City Commission of the City of Deerfield  
22 Beach adopted Resolution No. 2019/017, which authorized the City to accept the  
23 conveyance of the Properties for right-of-way purposes, and authorized the City Manager  
24 to execute any necessary documents for such conveyance; and

1 WHEREAS, the Board of County Commissioners of Broward County,  
2 Florida ("Board"), desires to approve the conveyance of the Properties to the City for right-  
3 of-way purposes, NOW, THEREFORE,

4 BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF  
5 BROWARD COUNTY, FLORIDA:

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

8 Section 2. The Board authorizes the conveyance of the Properties to the City  
9 for right-of-way purposes pursuant to Section 335.0415(3), Florida Statutes.

10 Section 3. The Board authorizes the Mayor or Vice-Mayor of the Board to  
11 execute (i) Quitclaim Deed A, in the same form as Attachment 1, (ii) Quitclaim Deed B, in  
12 the same form as Attachment 2, (iii) Quitclaim Deed C, in the same form as Attachment 3,  
13 and (iv) Quitclaim Deed D, in the same form as Attachment 4, and authorizes the County  
14 Administrator to attest to such execution.

15 Section 4. Quitclaim Deed A, Quitclaim Deed B, Quitclaim Deed C, and  
16 Quitclaim Deed D shall be properly recorded in the Public Records of Broward County,  
17 Florida.

18 Section 5. Severability.

19 If any portion of this Resolution is determined by any court to be invalid, the invalid  
20 portion will be stricken, and such striking will not affect the validity of the remainder of this  
21 Resolution. If any court determines that this Resolution, in whole or in part, cannot be  
22 legally applied to any individual, group, entity, property, or circumstance, such  
23 determination will not affect the applicability of this Resolution to any other individual,  
24 group, entity, property, or circumstance.

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Section 6. Effective Date.

This Resolution is effective upon adoption.

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

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

By /s/ Irma Qureshi 04/03/19  
Irma Qureshi (date)  
Assistant County Attorney

By /s/ Annika Ashton 04/03/19  
Annika Ashton (date)  
Senior Assistant County Attorney

IQ/mdw  
04/03/19  
Deerfield Beach Roadways Reso.doc  
iManage #422138

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: 4842-13-09-0361

**QUITCLAIM DEED**

(Pursuant to Section 125.411 and Section 335.0415(3), Florida Statutes)

THIS QUITCLAIM DEED, made this \_\_\_ day of \_\_\_\_\_, 2019, by **BROWARD COUNTY, a political subdivision of the State of Florida** (the "Grantor"), whose address is Governmental Center, Room 423, 115 South Andrews Avenue, Fort Lauderdale, Florida 33301, and **City of Deerfield Beach, a Florida municipal corporation** (the "Grantee"), whose address is 150 Northeast 2nd Avenue, Deerfield Beach, Florida 33441.

(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.)

WITNESSETH:

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, to wit:

**See Exhibit A attached hereto and made a part hereof (the "Property").**

**TO HAVE AND TO HOLD** the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity, and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit, and behalf of the said Grantee forever.

**THIS CONVEYANCE IS SUBJECT TO** all zoning rules, regulations, and ordinances and other prohibitions imposed by any governmental authority with jurisdiction over the Property conveyed herein; existing public purpose utility and government easements and rights of way and other matters of record; and real estate taxes for this year 2019 and all subsequent years.

**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

BROWARD COUNTY, by and through  
its Board of County Commissioners

ATTEST:

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

(Official Seal)

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

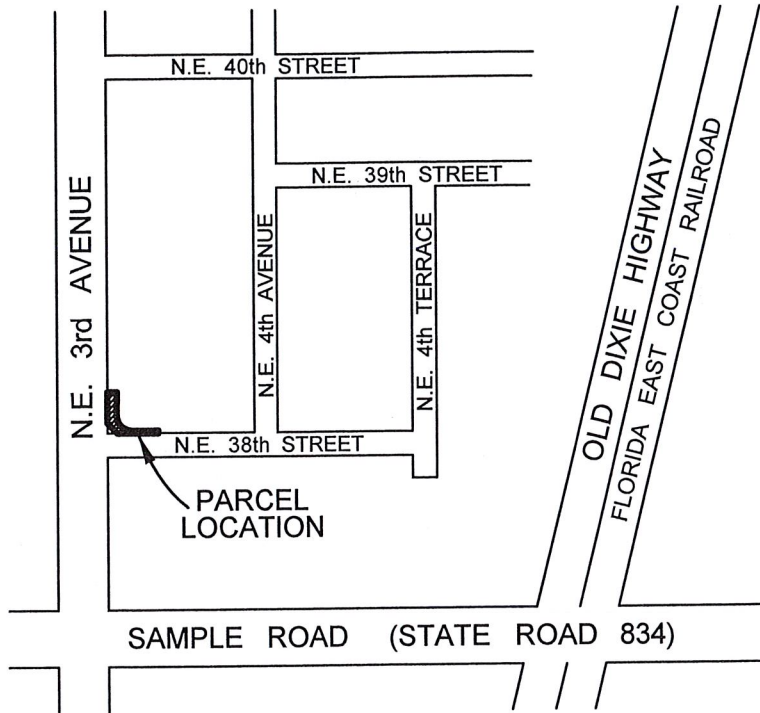
REF: Approved BCC \_\_\_\_\_ Item No: \_\_\_\_\_  
Return to BC Real Property Section

IQ/mdw  
Quitclaim Deed – 4842-13-09-0361  
03/28/19  
#422145

# EXHIBIT A

SHEET 1 OF 3

SECTION 13, TOWNSHIP 48 SOUTH, RANGE 42 EAST



LOCATION SKETCH  
BROWARD COUNTY, FLORIDA  
NOT TO SCALE

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS SKETCH AND LEGAL DESCRIPTION CONSISTING OF SHEETS ONE THROUGH THREE IS TRUE, CORRECT AND COMPLETED ON 10-24-18 AND IS DONE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

*Frank J. Guiliano*

FRANK J. GUILIANO  
PROFESSIONAL SURVEYOR & MAPPER NO. 5768  
NOT VALID WITHOUT SIGNATURE AND THE ORIGINAL  
RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

NOTE:

- 1) BEARINGS ARE BASED ON THE WEST LINE OF THE SOUTHWEST ONE-QUARTER OF SECTION 13, TOWNSHIP 48 SOUTH, RANGE 42 EAST, AS SHOWN ON THE PLAT "NORTH BROWARD MEDICAL CENTER", RECORDED IN PLAT BOOK 178, PAGE 158, BROWARD COUNTY RECORDS; HAVING A BEARING OF N 00°45'06" W.
- 2) UNDERGROUND UTILITIES AND IMPROVEMENTS WERE NOT LOCATED.
- 3) DIMENSIONS ARE CALCULATED UNLESS OTHERWISE NOTED.
- 4) REFERENCED INSTRUMENTS ARE RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, UNLESS INDICATED OTHERWISE.

**THIS IS NOT A SURVEY,**  
*but only a graphic depiction of the description shown hereon or attached hereto. There are no monuments set in connection with the preparation of the information shown hereon. Broward County makes no representation or guarantees as to the information shown hereon pertaining to easements, rights-of-ways, setback lines, reservations agreements, etc., nor is it the intent of this instrument to reflect all such matters. Such information should be obtained and confirmed by others through appropriate title verification.*

LEGEND:

- |   |                               |
|---|-------------------------------|
| B.C.R. = BROWARD COUNTY RECORDS           | PG. = PAGE                    |
| F.P.&L. = FLORIDA POWER AND LIGHT COMPANY | P.O.B. = POINT OF BEGINNING   |
| N.V.A.L. = NON-VEHICULAR ACCESS LINE      | P.R.E. = PUBLIC ROAD EASEMENT |
| O.R.B. = OFFICIAL RECORDS BOOK            | R/W = RIGHT-OF-WAY            |
| (P) = PLAT                                | U.E. = UTILITY EASEMENT       |
| P.B. = PLAT BOOK                          |                               |

2.		
1.		
DATE	REVISIONS	BY

Scale:	Drawn By:	Date:	Checked By:	Date:	File Location:
Not To Scale	JSH	10-24-18	F. Guiliano	10-24-18	E:\RW\ROW\Parcel Sketches\NE 3 Avenue and NE 38 Street\Parcel 2.dwg





**LEGAL DESCRIPTION:**

A portion of Lot 1, Block 12, according to the plat of "TALLMAN PINES 2nd SECTION", as recorded in Plat Book 43, Page 22, Public Records of Broward County, Florida, lying in Section 13, Township 48 South, Range 42 East; more particularly described as follows:

Begin at the southeast corner of said Lot 1 on a point lying on the north right-of-way line of N.E. 38th Street; thence S 88°32'49" W along the south line of said Lot 1, also being the said north right-of-way line of N.E. 38th Street, 79.98 feet; thence N 46°06'09" W, 28.11 feet to a point on the west line of said Lot 1, also being the east right-of-way line of N.E. 3rd Avenue; thence N 00°45'06" W along the west line of said Lot 1, also being the said east right-of-way line of N.E. 3rd Avenue, 60.00 feet to the northwest corner of said Lot 1; thence N 88°32'49" E along the north line of said Lot 1, 18.00 feet; thence S 00°45'06" E, 44.63 feet to a point on a tangent curve concave to the northeast; thence southeasterly along said curve with a radius of 30.00 feet, a central angle of 90°42'08", and an arc length of 47.49 feet; thence N 88°32'49" E, 51.61 feet to a point on the east line of said Lot 1; thence S 00°45'06" E along the east line of said Lot 1, 5.00 feet to a point on the north right-of-way line of N.E. 38th Street, being the southeast corner of said Lot 1 and the Point of Beginning.

Said lands situate and lying in the City of Deerfield Beach, Broward County, Florida, and containing 1,849 square feet, more or less.

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DATE	REVISIONS	BY

Scale:	Drawn By:	Date:	Checked By:	Date:	File Location:
Not To Scale	JSH	10-24-18	F. Guiliano	10-24-18	E:\RW\ROW\Parcel Sketches\NE 3 Avenue and NE 38 Street\Parcel 2.dwg



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: 4842-13-09-0362

**QUITCLAIM DEED**

(Pursuant to Section 125.411 and Section 335.0415(3), Florida Statutes)

THIS QUITCLAIM DEED, made this \_\_\_ day of \_\_\_\_\_, 2019, by **BROWARD COUNTY, a political subdivision of the State of Florida** (the "Grantor"), whose address is Governmental Center, Room 423, 115 South Andrews Avenue, Fort Lauderdale, Florida 33301, and **City of Deerfield Beach, a Florida municipal corporation** (the "Grantee"), whose address is 150 Northeast 2nd Avenue, Deerfield Beach, Florida 33441.

(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, to wit:

**See Exhibit A attached hereto and made a part hereof (the "Property").**

**TO HAVE AND TO HOLD** the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity, and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit, and behalf of the said Grantee forever.

**THIS CONVEYANCE IS SUBJECT TO** all zoning rules, regulations, and ordinances and other prohibitions imposed by any governmental authority with jurisdiction over the Property conveyed herein; existing public purpose utility and government easements and rights of way and other matters of record; and real estate taxes for this year 2019 and all subsequent years.

**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

BROWARD COUNTY, by and through  
its Board of County Commissioners

ATTEST:

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

(Official Seal)

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

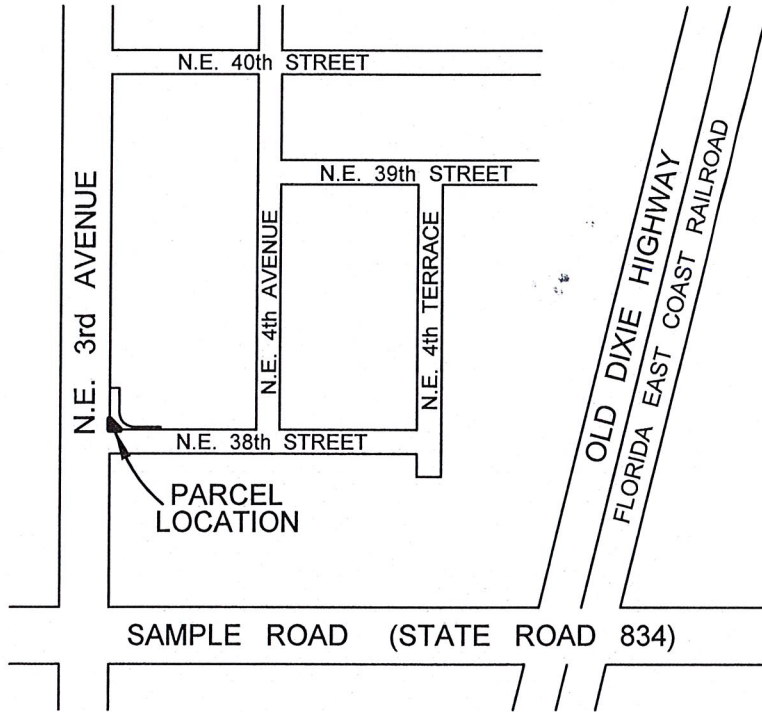
REF: Approved BCC \_\_\_\_\_ Item No: \_\_\_\_\_  
Return to BC Real Property Section

IQ/mdw  
Quitclaim Deed – 4842-13-09-0362  
03/28/19  
#423745

# EXHIBIT A

SHEET 1 OF 3

SECTION 13, TOWNSHIP 48 SOUTH, RANGE 42 EAST



LOCATION SKETCH  
BROWARD COUNTY, FLORIDA  
NOT TO SCALE

**SURVEYOR'S CERTIFICATION:**

I HEREBY CERTIFY THAT THIS SKETCH AND LEGAL DESCRIPTION CONSISTING OF SHEETS ONE THROUGH THREE IS TRUE, CORRECT AND COMPLETED ON 10-24-18 AND IS DONE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

*Frank J. Guiliano*  
FRANK J. GUILIANO  
PROFESSIONAL SURVEYOR & MAPPER NO. 5768  
NOT VALID WITHOUT SIGNATURE AND THE ORIGINAL  
RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

**NOTE:**

- 1) BEARINGS ARE BASED ON THE WEST LINE OF THE SOUTHWEST ONE-QUARTER OF SECTION 13, TOWNSHIP 48 SOUTH, RANGE 42 EAST, AS SHOWN ON THE PLAT "NORTH BROWARD MEDICAL CENTER", RECORDED IN PLAT BOOK 178, PAGE 158, BROWARD COUNTY RECORDS; HAVING A BEARING OF N 00°45'06" W.
- 2) UNDERGROUND UTILITIES AND IMPROVEMENTS WERE NOT LOCATED.
- 3) DIMENSIONS ARE CALCULATED UNLESS OTHERWISE NOTED.
- 4) REFERENCED INSTRUMENTS ARE RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, UNLESS INDICATED OTHERWISE.

**THIS IS NOT A SURVEY,**  
*but only a graphic depiction of the description shown hereon or attached hereto. There are no monuments set in connection with the preparation of the information shown hereon. Broward County makes no representation or guarantees as to the information shown hereon pertaining to easements, rights-of-ways, setback lines, reservations agreements, etc., nor is it the intent of this instrument to reflect all such matters. Such information should be obtained and confirmed by others through appropriate title verification.*

**LEGEND:**

B.C.R. = BROWARD COUNTY RECORDS	PG. = PAGE
F.P.&L. = FLORIDA POWER AND LIGHT COMPANY	P.O.B. = POINT OF BEGINNING
N.V.A.L. = NON-VEHICULAR ACCESS LINE	P.O.C. = POINT OF COMMENCEMENT
O.R.B. = OFFICIAL RECORDS BOOK	P.R.E. = PUBLIC ROAD EASEMENT
(P) = PLAT	R/W = RIGHT-OF-WAY
P.B. = PLAT BOOK	U.E. = UTILITY EASEMENT

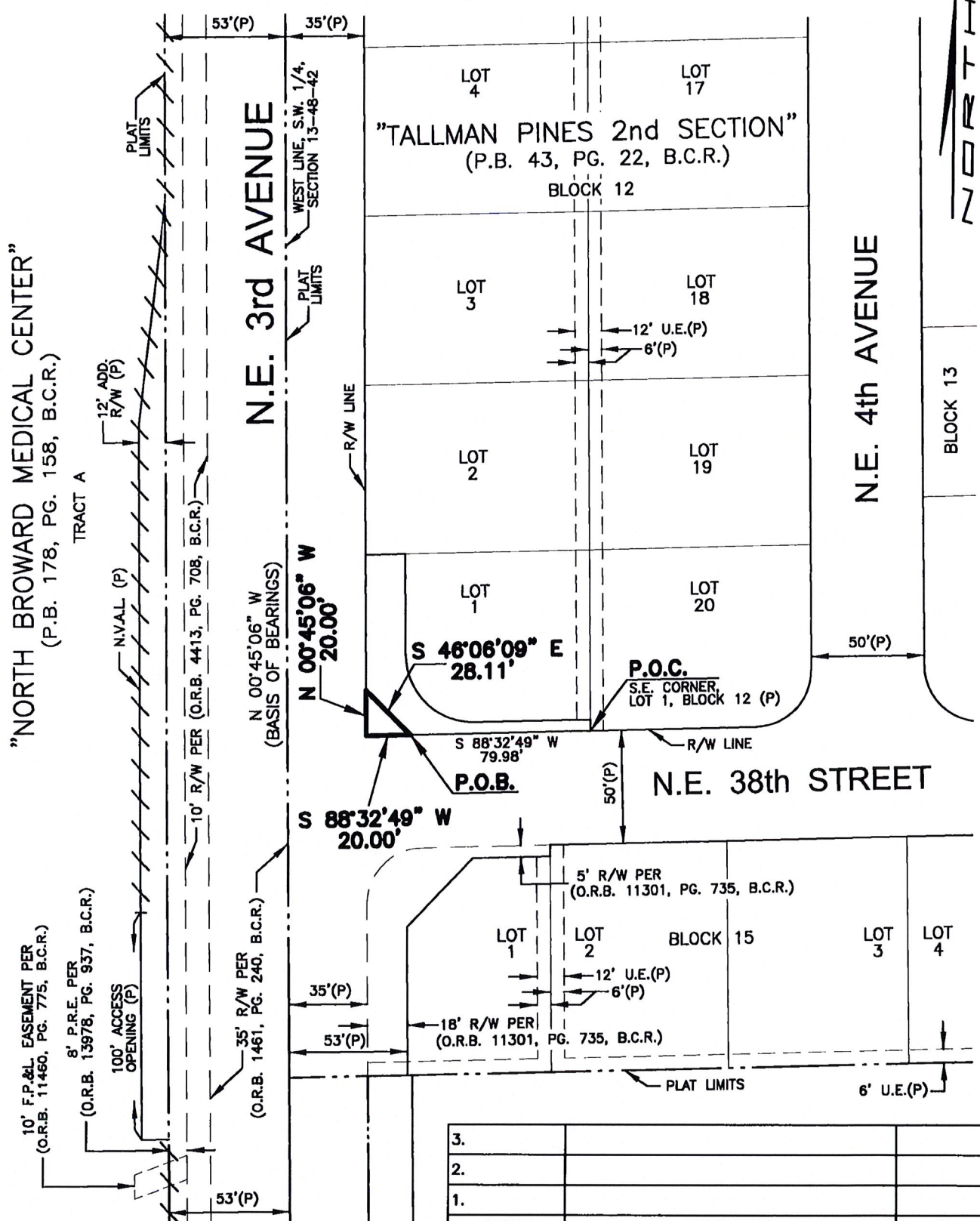
DATE	REVISIONS	BY
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Scale: Not To Scale	Drawn By: JSH	Date: 10-24-18	Checked By: F. Guiliano	Date: 10-24-18	File Location: E:\RW\ROW\Parcel Sketches\NE 3 Avenue and NE 38 Street\Parcel 1 - Corner Chord.dwg
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# EXHIBIT A

SHEET 2 OF 3

SECTION 13, TOWNSHIP 48 SOUTH, RANGE 42 EAST



"NORTH BROWARD MEDICAL CENTER"  
(P.B. 178, PG. 158, B.C.R.)

TRACT A

"TALLMAN PINES 2nd SECTION"  
(P.B. 43, PG. 22, B.C.R.)

BLOCK 12

N.E. 4th AVENUE

N.E. 3rd AVENUE

N.E. 38th STREET

BLOCK 13

BLOCK 15

3.		
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1.		
DATE	REVISIONS	BY

Scale:	Drawn By:	Date:	Checked By:	Date:	File Location:
1" = 60'	JSH	10-24-18	F. Guillano	10-24-18	E:\RW\ROW\Parcel Sketches\NE 3 Avenue & NE 38 Street\Parcel 1 - Corner Chord.dwg



**LEGAL DESCRIPTION:**

A portion of Lot 1, Block 12, and a portion of the right-of-way at the northeast corner of the intersection of N.E. 3rd Avenue and N.E. 38th Street, according to the plat of "TALLMAN PINES 2nd SECTION", as recorded in Plat Book 43, Page 22, Public Records of Broward County, Florida, lying in Section 13, Township 48 South, Range 42 East; more particularly described as follows:

Commence at the southeast corner of said Lot 1 on a point lying on the north right-of-way line of N.E. 38th Street; thence S 88°32'49" W along the south line of said Lot 1, also being the said north right-of-way line of N.E. 38th Street, 79.98 feet to the Point of Beginning; thence continue S 88°32'49" W along the westerly extension of the north right-of-way line of N.E. 38th Street, 20.00 feet; thence N 00°45'06" W along the southerly extension line of the east right-of-way line of N.E. 3rd Avenue, 20.00 feet; thence S 46°06'09" E, 28.11 feet to a point on the north right-of-way line of N.E. 38th Street, said point being the Point of Beginning.

Said lands situate and lying in the City of Deerfield Beach, Broward County, Florida, and containing 200 square feet, more or less.

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DATE	REVISIONS	BY

Scale:	Drawn By:	Date:	Checked By:	Date:	File Location:
Not To Scale	JSH	10-24-18	F. Guiliano	10-24-18	E:\RW\ROW\Parcel Sketches\NE 3 Avenue and NE 38 Street\Parcel 1 - Corner Chord.dwg



ATTACHMENT 3

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: 4842-13-09-0411

**QUITCLAIM DEED**

(Pursuant to Section 125.411 and Section 335.0415(3), Florida Statutes)

THIS QUITCLAIM DEED, made this \_\_\_\_ day of \_\_\_\_\_, 2019, by **BROWARD COUNTY, a political subdivision of the State of Florida** (the "Grantor"), whose address is Governmental Center, Room 423, 115 South Andrews Avenue, Fort Lauderdale, Florida 33301, and **the City of Deerfield Beach, a Florida municipal corporation** (the "Grantee"), whose address is 150 Northeast 2nd Avenue, Deerfield Beach, Florida 33441.

(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.)

WITNESSETH:

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:

**The West 18.0 feet of Lot 6, Block 12, "TALLMAN PINES 2ND SECTION" as recorded in Plat Book 43, Page 22, of the Public Records of Broward County.**

**TO HAVE AND TO HOLD** the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity, and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit, and behalf of the said Grantee forever.

**THIS CONVEYANCE IS SUBJECT TO** all zoning rules, regulations, and ordinances and other prohibitions imposed by any governmental authority with jurisdiction over the Property conveyed herein; existing public purpose utility and government easements and rights of way and other matters of record; and real estate taxes for this year 2019 and all subsequent years.

**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

BROWARD COUNTY, by and through  
its Board of County Commissioners

ATTEST:

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

(Official Seal)

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  
Quitclaim Deed – 4842 13 09 0411  
03/28/19  
#423978

ATTACHMENT 4

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: 4842-13-09-0421

**QUITCLAIM DEED**

(Pursuant to Section 125.411 and Section 335.0415(3), Florida Statutes)

THIS QUITCLAIM DEED, made this \_\_\_ day of \_\_\_\_\_, 2019, by **BROWARD COUNTY, a political subdivision of the State of Florida** (the "Grantor"), whose address is Governmental Center, Room 423, 115 South Andrews Avenue, Fort Lauderdale, Florida 33301, and **the City of Deerfield Beach, a Florida municipal corporation** (the "Grantee"), whose address is 150 Northeast 2nd Avenue, Deerfield Beach, Florida 33441.

(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:

**The West 18.0 feet of Lot 7, Block 12, "TALLMAN PINES 2ND SECTION" as recorded in Plat Book 43, Page 22, of the Public Records of Broward County.**

**TO HAVE AND TO HOLD** the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity, and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit, and behalf of the said Grantee forever.

**THIS CONVEYANCE IS SUBJECT TO** all zoning rules, regulations, and ordinances and other prohibitions imposed by any governmental authority with jurisdiction over the Property conveyed herein; existing public purpose utility and government easements and rights of way and other matters of record; and real estate taxes for this year 2019 and all subsequent years.

**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

BROWARD COUNTY, by and through  
its Board of County Commissioners

ATTEST:

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

(Official Seal)

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  
Quitclaim Deed – 4842-13-09-0421  
03/28/19  
#424445