

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 02/29/19  
Assistant County Attorney (Date)

By: Annika E. Ashton 02/29/19 for  
Senior Assistant County Attorney (Date)

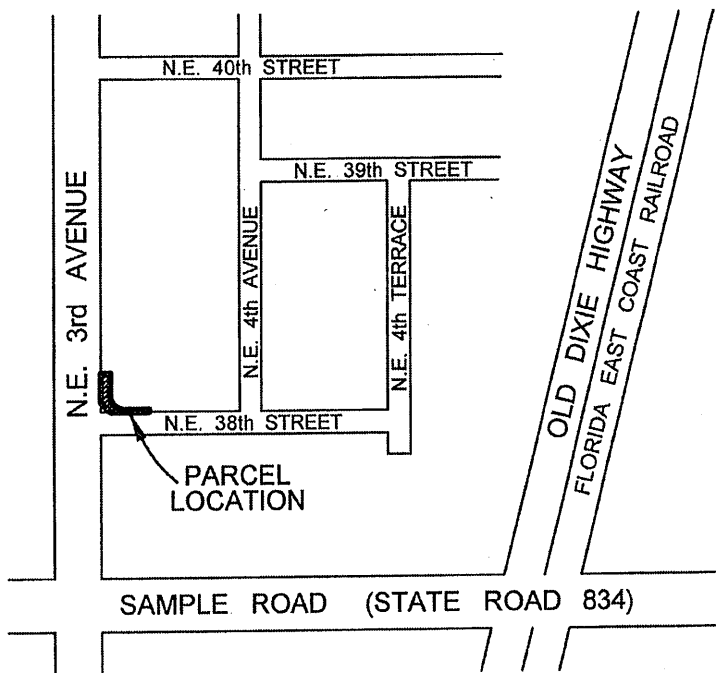
REF: Approved BCC \_\_\_\_\_ Item No: \_\_\_\_\_  
Return to BC Real Property Section

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                          |                               |

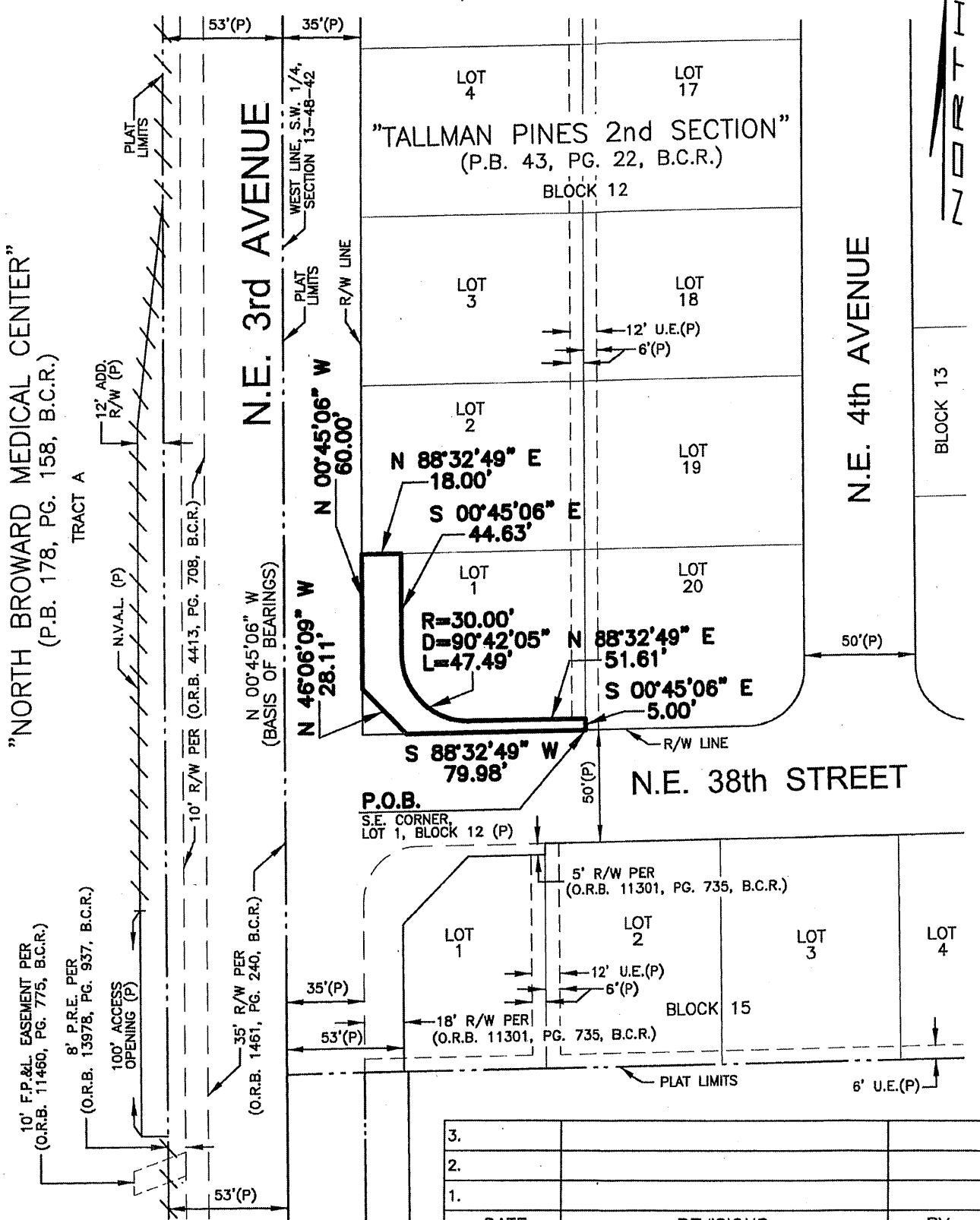
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| 2.  |           |    |
| 1.  |           |    |
| DATE  | REVISIONS | BY |
| File Location:  |           |    |
| E:\RW\ROW\Parcel Sketches\NE 3 Avenue and NE 38 Street\Parcel 2.dwg |           |    |

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| Scale:       | Drawn By: | Date:    | Checked By: | Date:    |
| Not To Scale | JSH       | 10-24-18 | F. Guiliano | 10-24-18 |

# EXHIBIT A

SHEET 2 OF 3

SECTION 13, TOWNSHIP 48 SOUTH, RANGE 42 EAST



|      |           |    |
|------|-----------|----|
| 3.   |           |    |
| 2.   |           |    |
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| 1" = 60' | JSH       | 10-24-18 | F. Guillano | 10-24-18 | E:\RW\ROW\Parcel Sketches\NE 3 Avenue & 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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|----|------|--------------|
| 3. |      |              |
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| Scale:       | Drawn By: | Date:    | Checked By: | Date:    | File Location:  |
| Not To Scale | JSH       | 10-24-18 | F. Gulliano | 10-24-18 | E:\RW\ROW\Parcel Sketches\NE 3 Avenue and NE 38 Street\Parcel 2.dwg |