

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.)

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.

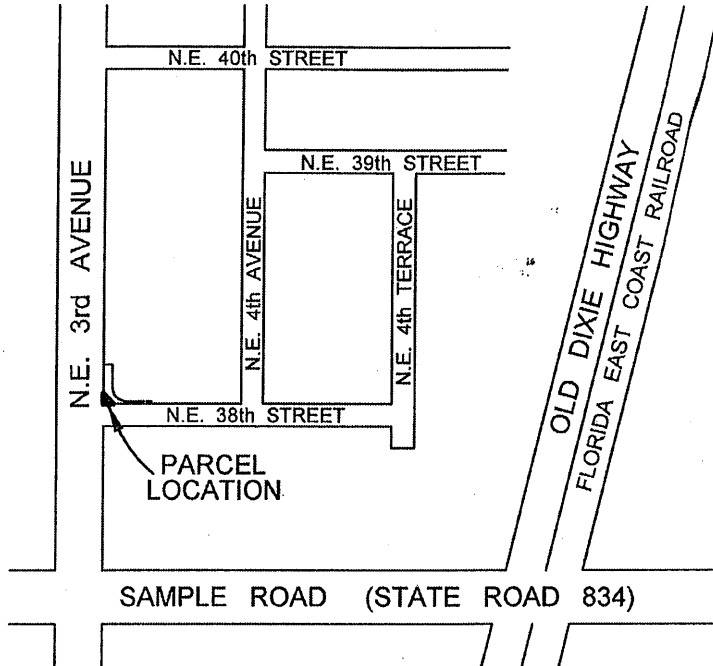
**THIS CONVEYANCE IS SUBJECT TO** all zoning rules, regulations, and ordinances and other prohibitions imposed by any governmental authority with jurisdiction over the Property conveyed herein; existing public purpose utility and government easements and rights of way and other matters of record; and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



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        |

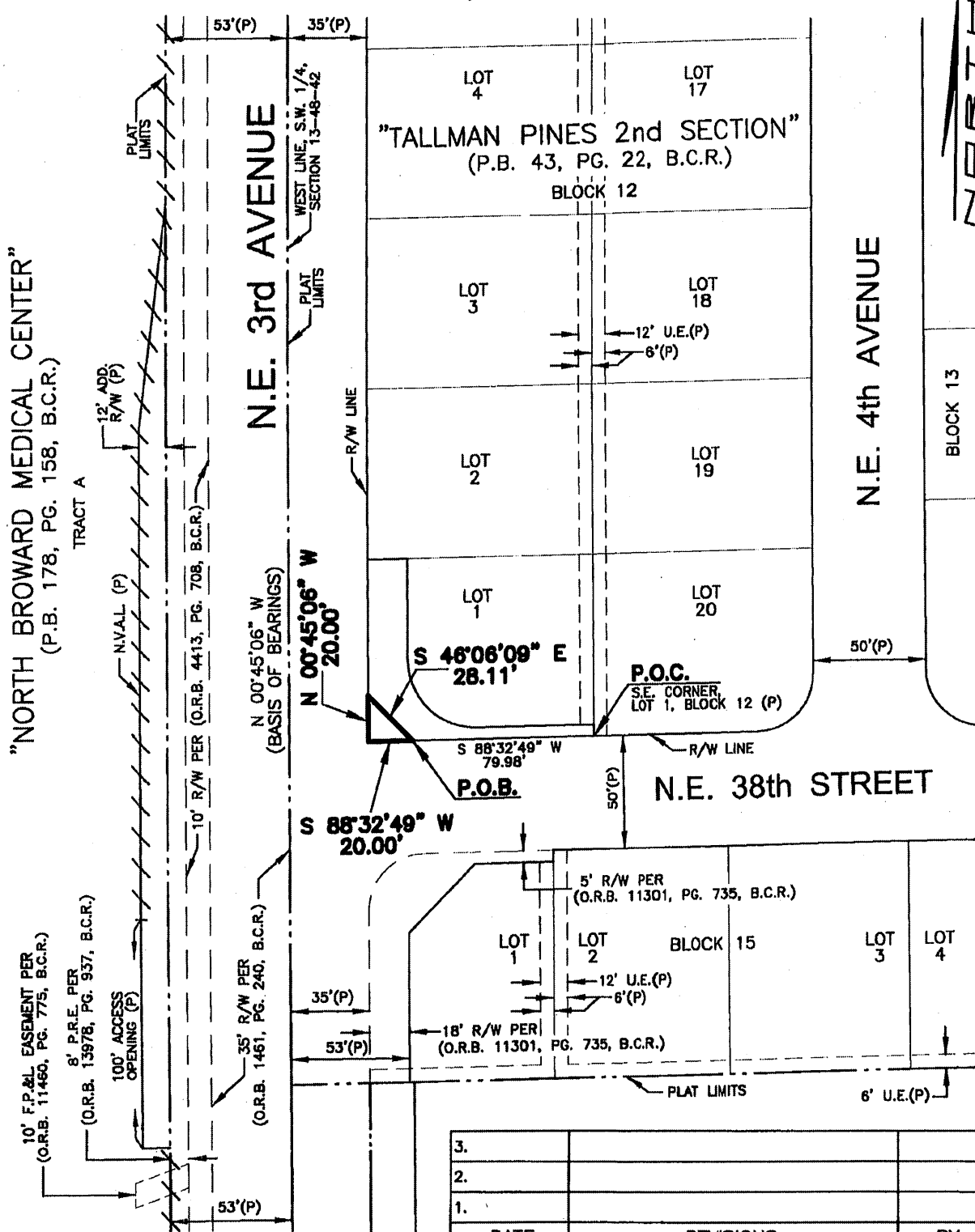
2.		
1.		
DATE	REVISIONS	BY

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 1 - Corner Chord.dwg

# EXHIBIT A

SHEET 2 OF 3

SECTION 13, TOWNSHIP 48 SOUTH, RANGE 42 EAST



3.	DATE	REVISIONS	BY
2.			
1.			

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.

3.		
2.		
1.		
DATE	REVISIONS	BY

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