

RESOLUTION NO. 2018-

1 A RESOLUTION OF THE BOARD OF COUNTY
2 COMMISSIONERS OF BROWARD COUNTY, FLORIDA,
3 AUTHORIZING THE EXCHANGE OF A PARCEL OF
4 COUNTY-OWNED LAND, MEASURING 18,638 SQUARE FEET,
5 LOCATED IN THE BROWARD MUNICIPAL SERVICES
6 DISTRICT, FOR A PARCEL OF LAND OWNED BY WSFM1, LLC,
7 MEASURING 19,183 SQUARE FEET, LOCATED IN THE
8 BROWARD MUNICIPAL SERVICES DISTRICT; AND PROVIDING
9 FOR SEVERABILITY AND AN EFFECTIVE DATE.

7 WHEREAS, Broward County ("County") owns title to a parcel of real property
8 located in the Broward Municipal Services District ("County Property"), as more
9 particularly described in the legal description within the Quitclaim Deed, attached hereto
10 and made a part hereof as Exhibit 1 ("County Quitclaim Deed"); and

11
12 WHEREAS, WSFM1, LLC, a Florida limited liability company, owns title to a
13 parcel of real property located in the Broward Municipal Services District ("WSFM1
14 Property"), as more particularly described in the legal description within the Quitclaim
15 Deed, attached hereto and made a part hereof as Exhibit 2 ("WSFM1 Quitclaim Deed");
16 and

17
18 WHEREAS, the County desires to acquire the WSFM1 Property in exchange for
19 the County Property for the purpose of a road right-of-way; and

20
21 WHEREAS, pursuant to Section 125.37, Florida Statutes, "[w]henver, in the
22 opinion of the board of county commissioners, the county holds and possesses any real
23 property, not needed for county purposes, and such property may be to the best interest
24 of the county exchanged for other real property, which the county may desire to acquire

1 for county purposes, the said board of county commissioners of any county is
2 authorized and empowered to make such an exchange. Provided, however, before any
3 exchange of property shall be effected, a notice, setting forth the terms and conditions
4 of any such exchange of property, shall be first published, once a week for at least 2
5 weeks, in a newspaper of general circulation published in the county, before the
6 adoption by the board of county commissioners of a resolution authorizing the exchange
7 of properties[]"; and

8
9 WHEREAS, the Board of County Commissioners of Broward County, Florida
10 ("Board"), finds that the County Property is not needed for county purposes, and that it
11 is in the best interest of the County to exchange the County Property for the WSFM1
12 Property, which the County desires for county purposes; and

13
14 WHEREAS, in accordance with Section 125.37, Florida Statutes, notice of the
15 exchange of the properties, attached hereto and made a part hereof as Exhibit 3, was
16 published once a week for two consecutive weeks in a newspaper of general circulation
17 in Broward County, NOW, THEREFORE,

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19 BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF
20 BROWARD COUNTY, FLORIDA:

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22 Section 1. The recitals set forth in the preamble to this Resolution are true,
23 accurate, and deemed as being incorporated by reference herein as though set forth in
24 full hereunder.

1 Section 2. Pursuant to Section 125.37, Florida Statutes, the Board authorizes
2 the exchange of the County Property for the WSFM1 Property.

3
4 Section 3. The Board authorizes the Mayor or Vice-Mayor of the Board to
5 execute the County Quitclaim Deed, substantially in the form of the attached Exhibit 1,
6 and the County Administrator to attest to the execution.

7
8 Section 4. The Board hereby accepts the executed WSFM1 Quitclaim Deed,
9 substantially in the form of the attached Exhibit 2.

10
11 Section 5. The County Quitclaim Deed and the WSFM1 Quitclaim Deed shall
12 be properly recorded in the Public Records of Broward County, Florida.

13
14 Section 6. SEVERABILITY.

15 If any portion of this Resolution is determined by any Court to be invalid, the
16 invalid portion shall be stricken, and such striking shall not affect the validity of the
17 remainder of this Resolution. If any Court determines that this Resolution, or any
18 portion hereof, cannot be legally applied to any individual(s), group(s), entity(ies),
19 property(ies), or circumstance(s), such determination shall not affect the applicability
20 hereof to any other individual group, entity, property, or circumstance.

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Section 7. EFFECTIVE DATE.

This Resolution shall become effective upon adoption.

ADOPTED this _____ day of _____, 2018.

Approved as to form and legal sufficiency:
Joni Armstrong Coffey, County Attorney

By /s/ Irma Qureshi 09/28/17
Irma Qureshi (date)
Assistant County Attorney

IQ/dnt
09/28/17
Reso Accepting Warranty Deed – WSFM1
#17-008
#17-089
227188

This instrument prepared by:
Broward County Real Property Section
and approved as to form by:
Broward County Attorney's Office
115 South Andrews Ave, Rm. 423
Fort Lauderdale, FL 33301
954-357-7600

EXHIBIT 1

Folio: 4741-2600-7050

QUITCLAIM DEED

(Pursuant to Sections 125.37 and 125.411, Florida Statutes)

THIS DEED, made this ___ day of _____, 2018, 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 **WSFM1, LLC, a Florida limited liability company** (the "GRANTEE"), whose address is c/o Kenneth M. Jones, 1333 South University Drive, Suite 201, Plantation, Florida 33324.

WITNESSETH:

That GRANTOR for and in consideration of the sum of TEN DOLLARS (\$10.00) to it in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to 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:

See Exhibit "A" attached hereto and made a part hereof

SUBJECT TO:

1. All existing public purpose utility and government easements and rights of way except for the Right-of-Way Deed recorded in the Official Records Book 2301, at Page 1337, of the Public Records of Palm Beach County, Florida, which provisions are hereby cancelled and abandoned by the Grantor pursuant to the authority granted by the provisions of House Bill No. 1315 which was recorded in the Official Records Book 48911, at Page 1193, of the Public Records of Broward County, Florida.
2. All other matters of record and taxes for the year 2017, and 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

(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
Joni Armstrong Coffey
Broward County Attorney
Governmental Center, Suite 423
115 South Andrews Avenue
Fort Lauderdale, Florida 33301
Telephone: (954) 357-7600
Telecopier: (954) 357-7641

By: *[Signature]* 9/28/2017
Imna Qureshi (Date)
Assistant County Attorney

[Signature] 9/28/17
Annika E. Ashton (Date)
Assistant County Attorney

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

IQ/dnt
09/28/17
Reso Accepting Warranty Deed - WSFM1
#17-089
230945

EXHIBIT "A"

EXHIBIT "A"					SHEET 1 OF 3																					
SECTION 26, TOWNSHIP 47 SOUTH, RANGE 41 EAST																										
<p>LOCATION SKETCH <u>BROWARD COUNTY, FLORIDA</u> NOT TO SCALE</p>																										
<p>SURVEYOR'S CERTIFICATION:</p> <p>I HEREBY CERTIFY THAT THIS SKETCH AND LEGAL DESCRIPTION CONSISTING OF SHEETS ONE THROUGH THREE IS TRUE, CORRECT AND COMPLETED ON 05-09-16 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.</p> <p style="text-align: center;"><i>Frank J. Gulliano</i></p> <p style="text-align: center;">FRANK J. GULLIANO PROFESSIONAL SURVEYOR & MAPPER NO. 5768 NOT VALID WITHOUT SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.</p>																										
<p>NOTE:</p> <ol style="list-style-type: none"> 1) BEARINGS ARE BASED ON THE NORTH LINE OF TRACT 1 OF "PARKLAND LAKES P.L.D.", RECORDED IN PLAT BOOK 102, PAGE 44, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, HAVING A BEARING OF S 72°00'32" E. 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. 5) SEE SOUTH FLORIDA WATER MANAGEMENT DISTRICT G-08 HILLSBORO CANAL BOUNDARY SURVEY, SHEET 3 OF 17, FOR RIGHT-OF-WAY DEED INFORMATION. 																										
<p>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.</p>			<p>LEGEND:</p> <table style="width: 100%; border: none;"> <tr> <td>B.C.R. = BROWARD COUNTY RECORDS</td> <td>PG. = PAGE</td> </tr> <tr> <td>(P) = PLAT</td> <td>P.O.B. = POINT OF BEGINNING</td> </tr> <tr> <td>P.B. = PLAT BOOK</td> <td>P.O.C. = POINT OF COMMENCEMENT</td> </tr> <tr> <td>P.O.C.R. = PALM BEACH COUNTY RECORDS</td> <td>R/W = RIGHT-OF-WAY</td> </tr> </table>			B.C.R. = BROWARD COUNTY RECORDS	PG. = PAGE	(P) = PLAT	P.O.B. = POINT OF BEGINNING	P.B. = PLAT BOOK	P.O.C. = POINT OF COMMENCEMENT	P.O.C.R. = PALM BEACH COUNTY RECORDS	R/W = RIGHT-OF-WAY													
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<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 20%;">2.</td> <td style="width: 40%;"></td> <td style="width: 40%;"></td> </tr> <tr> <td>1.</td> <td></td> <td></td> </tr> <tr> <td style="text-align: center;">DATE</td> <td style="text-align: center;">REVISIONS</td> <td style="text-align: center;">BY</td> </tr> </table>		2.			1.			DATE	REVISIONS	BY	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 15%;">Scale:</td> <td style="width: 15%;">Drawn By:</td> <td style="width: 15%;">Date:</td> <td style="width: 15%;">Checked By:</td> <td style="width: 15%;">Date:</td> <td style="width: 30%;">File Location:</td> </tr> <tr> <td>Not To Scale</td> <td>JSH</td> <td>05-09-16</td> <td>F. Gulliano</td> <td>05-09-16</td> <td>K:\V\ROM\Parcel Sketches\Lox Road\Parcel 20 Feet\Lox Road County Parcel South 2.dwg</td> </tr> </table>				Scale:	Drawn By:	Date:	Checked By:	Date:	File Location:	Not To Scale	JSH	05-09-16	F. Gulliano	05-09-16	K:\V\ROM\Parcel Sketches\Lox Road\Parcel 20 Feet\Lox Road County Parcel South 2.dwg
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BROWARD COUNTY HIGHWAY CONSTRUCTION & ENGINEERING DIVISION																										

EXHIBIT "A"

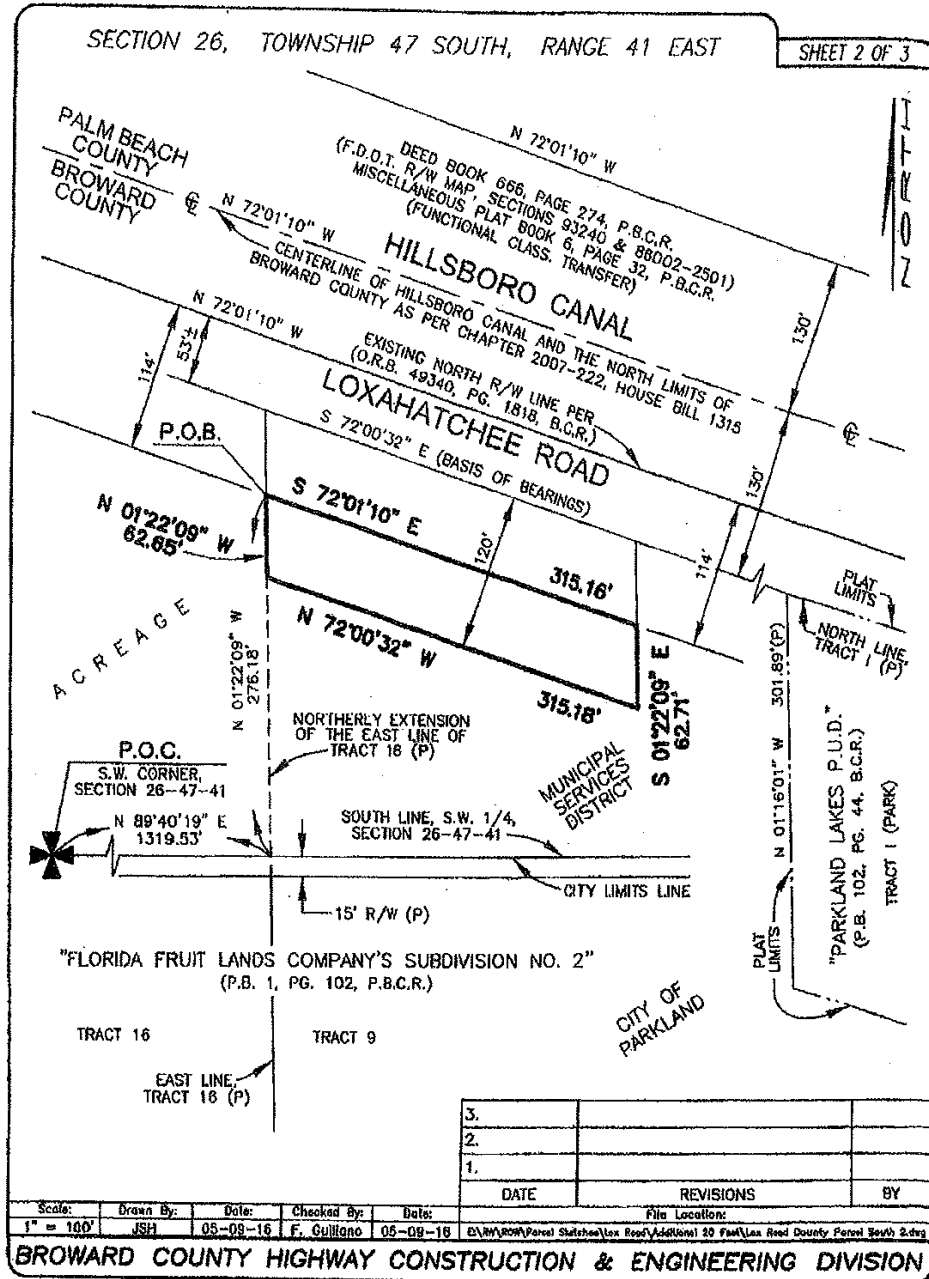


EXHIBIT "A"

SHEET 3 OF 3

LEGAL DESCRIPTION:

A PORTION OF A 120-FOOT PARCEL OF LAND LYING 114 FEET SOUTH OF THE NORTH RIGHT-OF-WAY LINE, ACCORDING TO THE QUIT-CLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 49340, PAGE 1818, BROWARD COUNTY RECORDS, OF THE WEST 297.47 FEET (AS MEASURED ALONG THE SOUTH LINE) OF THE SOUTHWEST ONE-QUARTER (S.W. 1/4) OF THE SOUTHEAST ONE-QUARTER (S.E. 1/4) OF THE SOUTHWEST ONE-QUARTER (S.W. 1/4) OF SECTION 26, TOWNSHIP 47 SOUTH, RANGE 41 EAST; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 26, TOWNSHIP 47 SOUTH, RANGE 41 EAST; THENCE N 89°40'19" E ALONG THE SOUTH LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 26, A DISTANCE OF 1,319.53 FEET TO A POINT, SAID POINT BEING THE INTERSECTION OF THE NORTHERLY EXTENSION OF THE EAST LINE OF TRACT 16 OF THE PLAT "FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 2", AS RECORDED IN PLAT BOOK 1, PAGE 102, PALM BEACH COUNTY RECORDS, WITH SAID SOUTH LINE OF SECTION 26; THENCE N 01°22'09" W ALONG SAID NORTHERLY EXTENSION OF THE EAST LINE OF TRACT 16, A DISTANCE OF 276.18 FEET TO THE POINT OF BEGINNING; THENCE S 72°01'10" E, A DISTANCE OF 315.16 FEET ALONG A LINE 114 FEET SOUTH OF THE EXISTING NORTH RIGHT-OF-WAY LINE PER QUIT-CLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 49340, PAGE 1818, BROWARD COUNTY RECORDS; THENCE S 01°22'09" E, A DISTANCE OF 62.71 FEET; THENCE N 72°00'32" W, A DISTANCE OF 315.18 FEET TO A POINT, SAID POINT BEING ON THE SAID NORTHERLY EXTENSION OF THE EAST LINE OF TRACT 16; THENCE N 01°22'09" W ALONG SAID NORTHERLY EXTENSION OF THE EAST LINE OF TRACT 16, A DISTANCE OF 62.65 FEET TO THE POINT OF BEGINNING.

SAID LAND, SITUATE, LYING AND BEING IN THE MUNICIPAL SERVICES DISTRICT, BROWARD COUNTY, FLORIDA, AND CONTAINS 18,638 SQUARE FEET, MORE OR LESS.

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DATE	REVISIONS	BY

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Not To Scale	JSH	05-09-18	F. Gulliano	05-09-18	BY:\V\001\Parcel States\Las Road\220x200 Feet\Las Road County Parcel South 2.dwg

BROWARD COUNTY HIGHWAY CONSTRUCTION & ENGINEERING DIVISION

EXHIBIT 2

This instrument prepared by:
Broward County Real Property Section
and approved as to form by:
Broward County Attorney's Office
115 South Andrews Ave, Rm. 423
Fort Lauderdale, FL 33301
954-357-7600

Folio: 4741-2600-7050

QUITCLAIM DEED

(Pursuant to Section 125.37, Florida Statutes)

THIS QUITCLAIM DEED, made this ___ day of _____, 2018, by **WSFM1, LLC, a Florida limited liability company** (the "GRANTOR"), whose address is c/o Kenneth M. Jones, 1333 South University Drive, Suite 201, Plantation, Florida 33324, and **BROWARD COUNTY, a political subdivision of the State of Florida** (the "GRANTEE"), whose address is Governmental Center, Room 423, 115 South Andrews Avenue, Fort Lauderdale, Florida 33301.

WITNESSETH:

That GRANTOR for and in consideration of the sum of TEN DOLLARS (\$10.00) to it in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to 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, described as follows:

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

SUBJECT TO:

1. All existing public purpose utility and government easements and rights of way except for the Right-of-Way Deed recorded in the Official Records Book 2301, at Page 1337, of the Public Records of Palm Beach County, Florida, which provisions are hereby cancelled and abandoned by the Grantor pursuant to the authority granted by the provisions of House Bill No. 1315 which was recorded in the Official Records Book 48911, at Page 1193, of the Public Records of Broward County, Florida.
2. All other matters of record and taxes for the year 2017, and subsequent years.

This deed is being conveyed to GRANTEE for the purpose of clarifying ownership, releasing any and all reservations from that certain Right of Way Deed to Palm Beach County recorded in Official Records Book 2301, Page 1337 of the Public Records of Palm Beach County, Florida, whose said rights were transferred to GRANTEE by House Bill No. 1315 as recorded in Official Records Book 48911, Page 1193 of the Public Records of Broward County, Florida.

IN WITNESS WHEREOF, GRANTOR has hereunto set its hand and seal the day first above written.

Signed, sealed, and delivered
in the presence of

WSFM1, LLC, a Florida limited liability company

By: MCJUNKIN FAMILY CHARITABLE
FOUNDATION, INC., a Florida not for profit
corporation, its sole member

WITNESS 1 SIGNATURE

Patricia Houchens, President

(SEAL)
Witness 1 print name

WITNESS 2 SIGNATURE

Witness 2 print name

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this ____ day of _____, 2018, by Patricia Houchens as President of McJunkin Family Charitable Foundation, Inc., a Florida not for profit corporation, the sole member of WSFM1 LLC, a Florida limited liability company, who is personally known to me or who has produced _____ as identification.

Notary Public
My Commission Expires: (Notary Seal)

EXHIBIT "A"

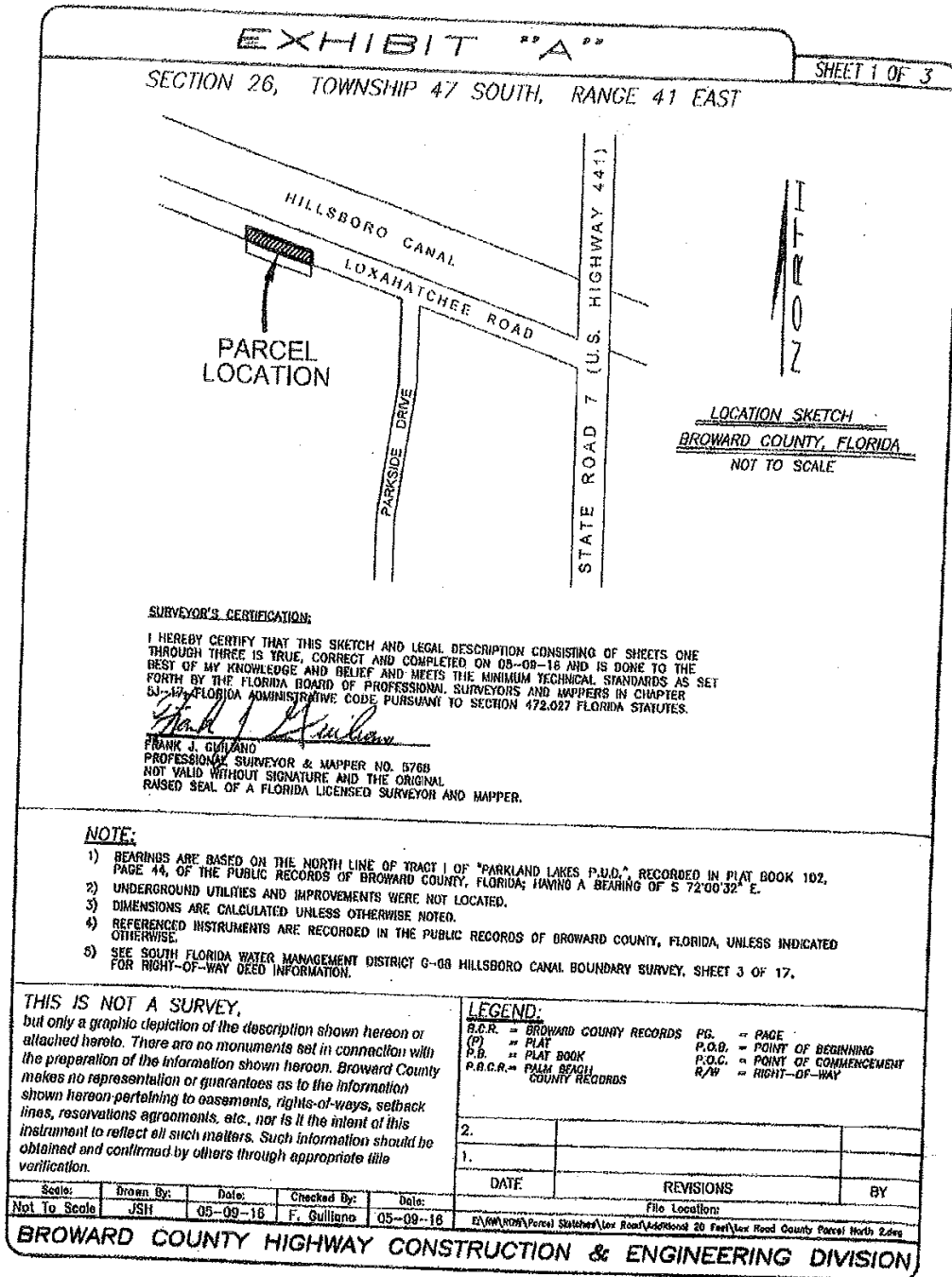


EXHIBIT "A"

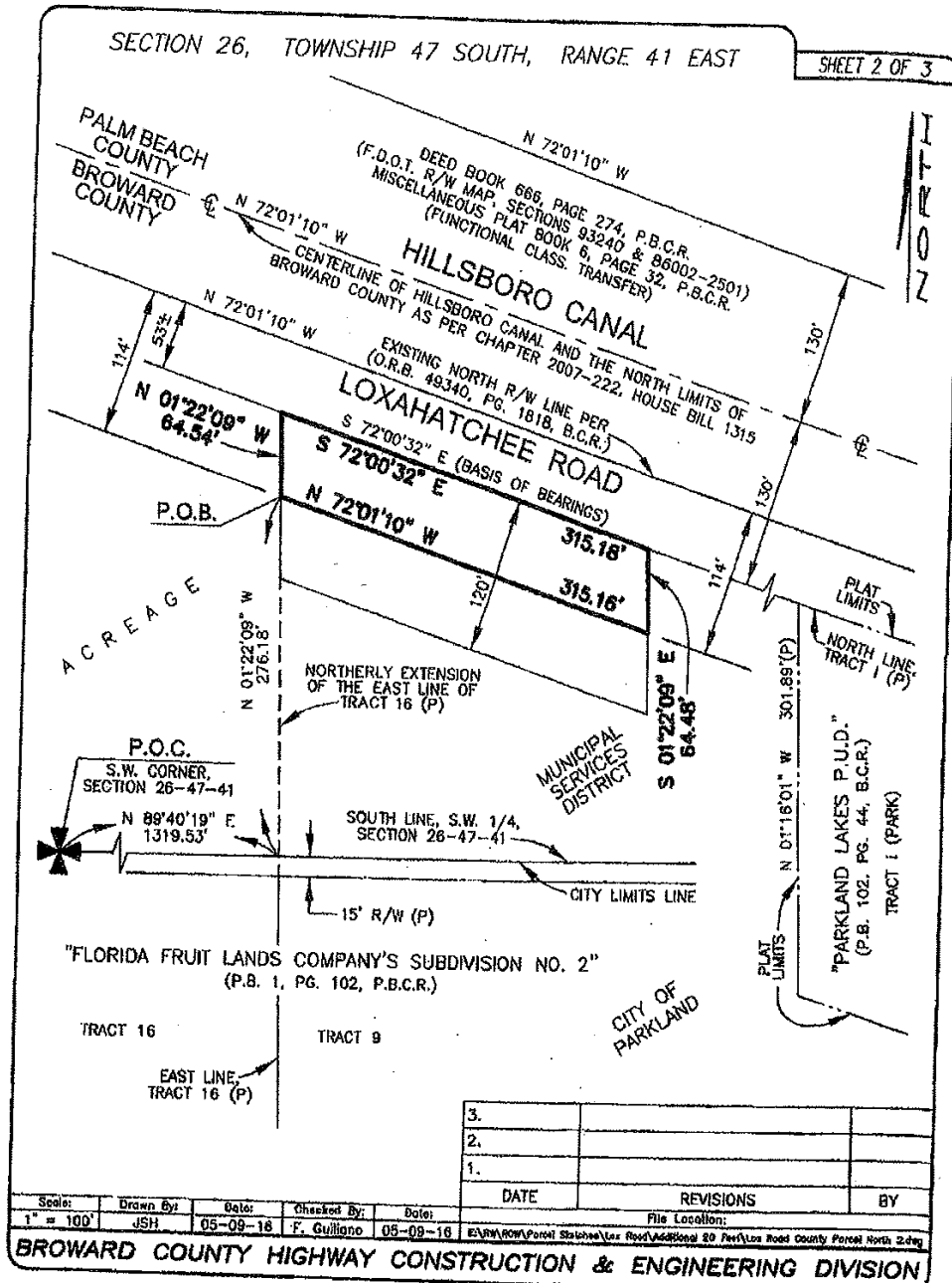


EXHIBIT "A"

SHEET 3 OF 3

LEGAL DESCRIPTION:

A PORTION OF A 120-FOOT PARCEL OF LAND LYING APPROXIMATELY 53 FEET SOUTH OF THE NORTH RIGHT-OF-WAY LINE, ACCORDING TO THE QUIT-CLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 49340, PAGE 1818, BROWARD COUNTY RECORDS, OF THE WEST 297.47 FEET (AS MEASURED ALONG THE SOUTH LINE) OF THE SOUTHWEST ONE-QUARTER (S.W. 1/4) OF THE SOUTHEAST ONE-QUARTER (S.E. 1/4) OF THE SOUTHWEST ONE-QUARTER (S.W. 1/4) OF SECTION 26, TOWNSHIP 47 SOUTH, RANGE 41 EAST; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 26, TOWNSHIP 47 SOUTH, RANGE 41 EAST; THENCE N 89°40'19" E ALONG THE SOUTH LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 26, A DISTANCE OF 1,319.53 FEET TO A POINT, SAID POINT BEING THE INTERSECTION OF THE NORTHERLY EXTENSION OF THE EAST LINE OF TRACT 16 OF THE PLAT "FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 2", AS RECORDED IN PLAT BOOK 1, PAGE 102, PALM BEACH COUNTY RECORDS, WITH SAID SOUTH LINE OF SECTION 26; THENCE N 01°22'09" W ALONG SAID NORTHERLY EXTENSION OF THE EAST LINE OF TRACT 16, A DISTANCE OF 276.18 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N 01°22'09" W ALONG SAID NORTHERLY EXTENSION OF THE EAST LINE OF TRACT 16, A DISTANCE OF 64.54 FEET; THENCE S 72°00'32" E, A DISTANCE OF 315.18 FEET; THENCE S 01°22'09" E, A DISTANCE OF 64.48 FEET; THENCE N 72°01'10" W, A DISTANCE OF 315.16 FEET ALONG A LINE 114 FEET SOUTH OF THE EXISTING NORTH RIGHT-OF-WAY LINE PER QUIT-CLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 49340, PAGE 1818, BROWARD COUNTY RECORDS, TO THE POINT OF BEGINNING.

SAID LAND, SITUATE, LYING AND BEING IN THE MUNICIPAL SERVICES DISTRICT, BROWARD COUNTY, FLORIDA, AND CONTAINS 19,183 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	05-09-16	F. Quillano	05-09-16	D:\M\BROW\Parcel Sketches\Tax Roof\Additional 20 feet\Tax Roof County Parcel North 24sq

BROWARD COUNTY HIGHWAY CONSTRUCTION & ENGINEERING DIVISION

EXHIBIT 3

NOTICE OF INTENT TO CONSIDER ADOPTION OF A
RESOLUTION OF THE BOARD OF COUNTY
COMMISSIONERS OF BROWARD COUNTY, FLORIDA

NOTICE is hereby given that, pursuant to Section 125.37, Florida Statutes, the Board of County Commissioners of Broward County, Florida, at 10:00 a.m., on Tuesday, January 23, 2018, at the Governmental Center, 115 South Andrews Avenue, Room 422, Fort Lauderdale, Florida 33301, intends to consider adoption of a Resolution, the substance of which is as follows:

A Resolution of the Board of County Commissioners of Broward County, Florida, Authorizing, Pursuant to Section 125.37, Florida Statutes, WFSM1, LLC, and Broward County, Florida, to Exchange Ownership of Certain Real Properties Located In the Broward Municipal Services District; Determining that the Exchange of Such Properties Serves a Broward County Purpose and is in the Best Interest of Broward County; and Providing for Severability and an Effective Date.

The terms and conditions of said proposed Resolution are as follows:

1. Broward County, Florida ("County"), as owner of that certain real property more particularly described below ("County Property") and not needed for County purposes, will exchange such County Property for that certain real property owned by WFSM1, LLC and more particularly described below ("WFSM1 Property"), which WFSM1 Property is needed by the County for road right-of-way.
2. County will convey the County Property to WFSM1, LLC, via quitclaim deed for the amount of \$10.00.
3. WFSM1, LLC will convey the WFSM1 Property to County via quitclaim deed for the amount of \$10.00.
4. Upon execution, the quitclaim deeds will be properly recorded in the Public Records of Broward County Florida.
5. The legal descriptions for the County Property and WFSM1 Property are as follows:

A. County Property Description: A PORTION OF A 120-FOOT PARCEL OF LAND LYING 114 FEET SOUTH OF THE NORTH RIGHT-OF-WAY LINE, ACCORDING TO THE QUIT-CLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 49340, PAGE 1818, BROWARD COUNTY RECORDS, OF THE WEST 297.47 FEET (AS MEASURED ALONG THE SOUTH LINE) OF THE SOUTHWEST ONE-QUARTER (S.W. 1/4) OF THE SOUTHEAST ONE-QUARTER (S.E. 1/4) OF THE SOUTHWEST ONE-QUARTER (S.W. 1/4) OF SECTION 26, TOWNSHIP 47 SOUTH, RANGE 41 EAST; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 26, TOWNSHIP 47 SOUTH, RANGE 41 EAST; THENCE N 89°40'19" E ALONG THE SOUTH LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 26, A DISTANCE OF

EXHIBIT 3

1,319.53 FEET TO A POINT, SAID POINT BEING THE INTERSECTION OF THE NORTHERLY EXTENSION OF THE EAST LINE OF TRACT 16 OF THE PLAT "FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 2", AS RECORDED IN PLAT BOOK 1, PAGE 102, PALM BEACH COUNTY RECORDS, WITH SAID SOUTH LINE OF SECTION 26; THENCE N 01°22'09" W ALONG SAID NORTHERLY EXTENSION OF THE EAST LINE OF TRACT 16, A DISTANCE OF 276.18 FEET TO THE POINT OF BEGINNING; THENCE S 72°01'10" E, A DISTANCE OF 315.16 FEET ALONG A LINE 114 FEET SOUTH OF THE EXISTING NORTH RIGHT-OF-WAY LINE PER QUIT -CLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 49340, PAGE 1818, BROWARD COUNTY RECORDS; THENCE S 01°22'09" E, A DISTANCE OF 62.71 FEET; THENCE N 72°00'32" W, A DISTANCE OF 315.18 FEET TO A POINT, SAID POINT BEING ON THE SAID NORTHERLY EXTENSION OF THE EAST LINE OF TRACT 16; THENCE N 01°22'09" W ALONG SAID NORTHERLY EXTENSION OF THE EAST LINE OF TRACT 16, A DISTANCE OF 62.65 FEET TO THE POINT OF BEGINNING.

SAID LAND, SITUATE, LYING AND BEING IN THE MUNICIPAL SERVICES DISTRICT, BROWARD COUNTY, FLORIDA, AND CONTAINS 18,638 SQUARE FEET, MORE OR LESS.

- B. WSFM1 Property Description: A PORTION OF A 120-FOOT PARCEL OF LAND LYING APPROXIMATELY 53 FEET SOUTH OF THE NORTH RIGHT-OF-WAY LINE, ACCORDING TO THE QUIT -CLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 49340, PAGE 1818, BROWARD COUNTY RECORDS, OF THE WEST 297.47 FEET (AS MEASURED ALONG THE SOUTH LINE) OF THE SOUTHWEST ONE-QUARTER (S.W. 1/4) OF THE SOUTHEAST ONE-QUARTER (S.E. 1/4) OF THE SOUTHWEST ONE-QUARTER (S.W. 1/4) OF SECTION 26, TOWNSHIP 47 SOUTH, RANGE 41 EAST; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 26, TOWNSHIP 47 SOUTH, RANGE 41 EAST; THENCE N 89°40'19" E ALONG THE SOUTH LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 26, A DISTANCE OF 1,319.53 FEET TO A POINT, SAID POINT BEING THE INTERSECTION OF THE NORTHERLY EXTENSION OF THE EAST LINE OF TRACT 16 OF THE PLAT "FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 2", AS RECORDED IN PLAT BOOK 1, PAGE 102, PALM BEACH COUNTY RECORDS, WITH SAID SOUTH LINE OF SECTION 26; THENCE N 01°22'09" W ALONG SAID NORTHERLY EXTENSION OF THE EAST LINE OF TRACT 16, A DISTANCE OF 276.18 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N 01°22'09" W ALONG SAID NORTHERLY EXTENSION OF THE EAST LINE OF TRACT 16, A DISTANCE OF 64.54 FEET; THENCE S 72°00'32" E, A DISTANCE OF 315.18 FEET; THENCE S 01°22'09" E, A DISTANCE OF 64.48 FEET; THENCE N 72°01'10" W, A DISTANCE OF 315.16 FEET ALONG A LINE 114 FEET SOUTH OF THE EXISTING NORTH RIGHT -OF-WAY LINE PER QUIT -CLAIM DEED

EXHIBIT 3

RECORDED IN OFFICIAL RECORDS BOOK 49340, PAGE 1818, BROWARD COUNTY RECORDS, TO THE POINT OF BEGINNING.

SAID LAND, SITUATE, LYING AND BEING IN THE MUNICIPAL SERVICES DISTRICT, BROWARD COUNTY, FLORIDA, AND CONTAINS 19, 183 SQUARE FEET, MORE OR LESS.

The complete text of said proposed Resolution is available for review in the Records, Taxes and Treasury Division, Finance and Administrative Services Department. If, due to a disability, you require communication aids, please contact the County Administrator's office at 954-357-7000 or for Hearing Impaired/TTY 954-831-3940. Please make your request in advance, if possible.

Instructions:

A. Publish two (2) times:

Once on: December 15, 2017
Once on: December 22, 2017

B. Furnish two (2) proofs of publication and invoice to:

Mary Anne Darby, Deputy Clerk
Records, Taxes and Treasury Division
Broward County Governmental Center
115 S. Andrews Avenue, Room 336-U
Fort Lauderdale, Florida 33301

C. Furnish one (1) proof of publication to:

Jonathan Peservich, Property Agent
Real Property Section, Room 501
Governmental Center
115 S. Andrews Avenue
Fort Lauderdale, Florida 33301