

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 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: *Irma Qureshi* 9/28/2017  
Irma Qureshi (Date)

Assistant County Attorney

*Annika E. Ashton* 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 - WFSM1  
#17-089  
230945

EXHIBIT "A"

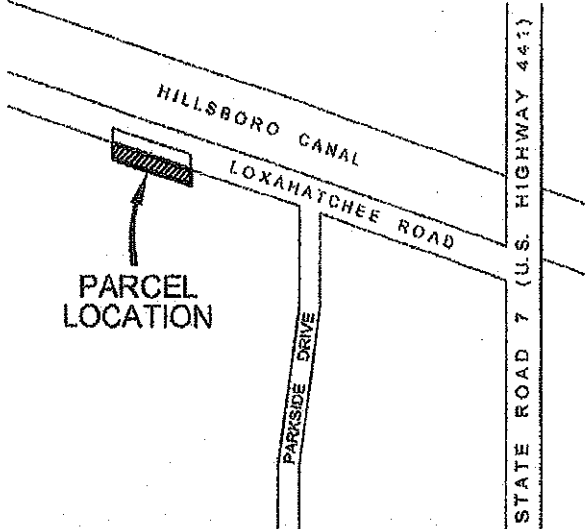
EXHIBIT "A"		SHEET 1 OF 3												
SECTION 26, TOWNSHIP 47 SOUTH, RANGE 41 EAST														
		<p style="font-weight: bold; font-size: 1.5em;">I F L O Z</p> <p style="text-align: center;"><u>LOCATION SKETCH</u> <u>BROWARD COUNTY, FLORIDA</u> NOT TO SCALE</p>												
<p><b>SURVEYOR'S CERTIFICATION:</b></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>[Signature]</i></p> <p>FRANK J. GULLIANO PROFESSIONAL SURVEYOR &amp; MAPPER NO. 5768 NOT VALID WITHOUT SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.</p>														
<p><b>NOTE:</b></p> <ol style="list-style-type: none"> <li>1) BEARINGS ARE BASED ON THE NORTH LINE OF TRACT I 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.</li> <li>2) UNDERGROUND UTILITIES AND IMPROVEMENTS WERE NOT LOCATED.</li> <li>3) DIMENSIONS ARE CALCULATED UNLESS OTHERWISE NOTED.</li> <li>4) REFERENCED INSTRUMENTS ARE RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, UNLESS INDICATED OTHERWISE.</li> <li>5) SEE SOUTH FLORIDA WATER MANAGEMENT DISTRICT G-08 HILLSBORO CANAL BOUNDARY SURVEY, SHEET J OF 17, FOR RIGHT-OF-WAY DEED INFORMATION.</li> </ol>														
<p><b>THIS IS NOT A SURVEY.</b> but only a graphic depiction of the description shown hereon or attached herein. 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><b>LEGEND:</b></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.B.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.B.C.R. = PALM BEACH COUNTY RECORDS	R/W = RIGHT-OF-WAY				
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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> </tr> <tr> <td>Not To Scale</td> <td>ISH</td> <td>06-09-16</td> <td>F. Gulliano</td> <td>05-09-16</td> </tr> </table>		Scale:	Drawn By:	Date:	Checked By:	Date:	Not To Scale	ISH	06-09-16	F. Gulliano	05-09-16	BROWARD COUNTY HIGHWAY CONSTRUCTION & ENGINEERING DIVISION		
Scale:	Drawn By:	Date:	Checked By:	Date:										
Not To Scale	ISH	06-09-16	F. Gulliano	05-09-16										

EXHIBIT "A"

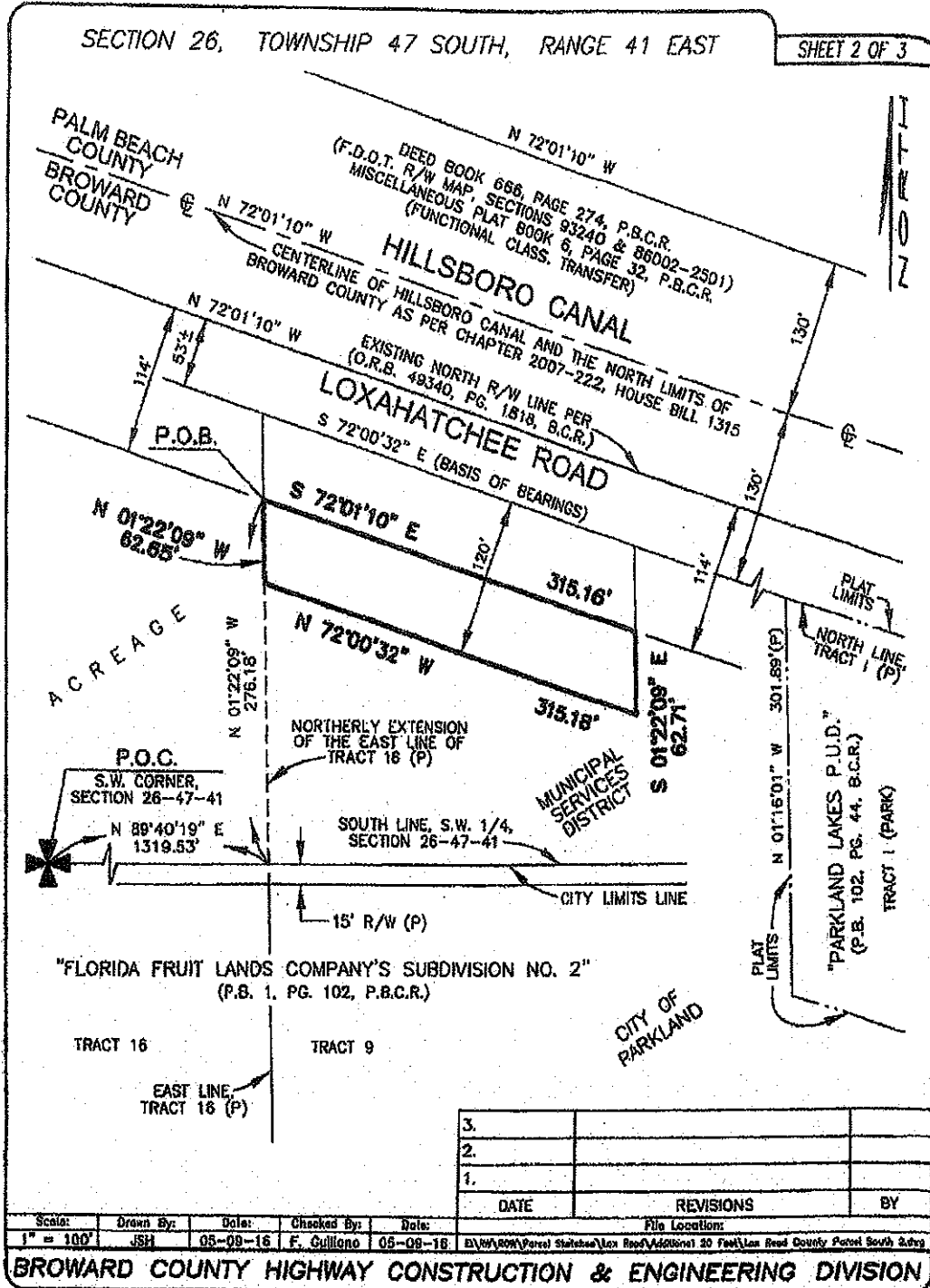


EXHIBIT "A"

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.

3.		
2.		
1.		
	DATE	REVISIONS BY

Scale:	Drawn By:	Date:	Checked By:	Date:	File Location:
Not To Scale	JSH	05-09-16	F. Gulliano	05-09-16	2174/1001/Forest St/16th St/1000/Section 20 1st/1000 Road County Parcel South Edge

**BROWARD COUNTY HIGHWAY CONSTRUCTION & ENGINEERING DIVISION**