

1 RESOLUTION NO. 2018-

2
3 A RESOLUTION OF THE BOARD OF COUNTY
4 COMMISSIONERS OF BROWARD COUNTY, FLORIDA,
5 APPROVING AND AUTHORIZING THE CONVEYANCE OF
6 COUNTY-OWNED PROPERTIES TO THE TOWN OF
7 SOUTHWEST RANCHES PURSUANT TO SECTION
8 197.592(3), FLORIDA STATUTES; AND PROVIDING FOR
9 SEVERABILITY AND AN EFFECTIVE DATE.

10 WHEREAS, Broward County ("County") acquired title to two (2) parcels of real
11 property ("Properties"), as more particularly described in the quitclaim deeds attached
12 hereto and made a part hereof as Exhibits A and B (the "Quitclaim Deeds"), which
13 Properties escheated to the County by virtue of delinquent ad valorem tax payments in
14 accordance with law;

15 WHEREAS, Section 197.592(3), Florida Statutes, provides that "[l]ands acquired
16 by any county of the state for delinquent taxes in accordance with law which have not
17 been previously sold, acquired for infill housing, or dedicated by the board of county
18 commissioners, which the board of county commissioners has determined are not to be
19 conveyed to the record fee simple owner . . . and which are located within the boundaries
20 of an incorporated municipality of the county shall be conveyed to the governing board of
21 the municipality in which the land is located. Such lands conveyed to the municipality
22 shall be freely alienable to the municipality without regard to third parties. Liens of record
23 held by the county on such parcels conveyed to a municipality shall not survive the
24 conveyance of the property to the municipality []";

25 WHEREAS, the Properties have not been previously sold, acquired for infill
26 housing, or dedicated by the Board of County Commissioners of Broward County, Florida
27 ("Board");

1 WHEREAS, the Board has determined that the Properties should not be conveyed
2 to the prior record fee simple owners because such owners have not filed a verified written
3 application or petition with the Board seeking the restitution of the Properties in the
4 manner prescribed by Section 197.592, Florida Statutes; and

5 WHEREAS, the Properties are located within the boundaries of the
6 Town of Southwest Ranches, Florida, NOW, THEREFORE,

7
8 BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF
9 BROWARD COUNTY, FLORIDA:

10
11 Section 1. The recitals set forth in the preamble to this Resolution are true,
12 accurate, and incorporated by reference herein as though set forth in full hereunder.

13
14 Section 2. Pursuant to Section 197.592(3), Florida Statutes, the Board
15 authorizes the conveyance of the Properties to the Town of Southwest Ranches.

16
17 Section 3. The Board authorizes the Mayor or Vice-Mayor of the Board to
18 execute the Quitclaim Deeds, in the form of the attached Exhibits A and B, and the County
19 Administrator to attest to the execution.

20
21 Section 4. The Quitclaim Deeds shall be properly recorded in the Public
22 Records of Broward County, Florida.

1 Section 5. The Properties conveyed shall be freely alienable by the
2 Town of Southwest Ranches without regard to third parties, and the County's liens of
3 record on the Properties shall not survive the conveyance of the Properties to the Town
4 of Southwest Ranches.

5
6 Section 6. Severability.

7 If any portion of this Resolution is determined by any court to be invalid, the invalid
8 portion will be stricken, and such striking will not affect the validity of the remainder of this
9 Resolution. If any court determines that this Resolution, in whole or in part, cannot be
10 legally applied to any individual, group, entity, property, or circumstance, such
11 determination will not affect the applicability of this Resolution to any other individual,
12 group, entity, property, or circumstance.

13
14 Section 7. Effective Date.

15 This Resolution is effective upon adoption.

16 ADOPTED this _____ day of _____, 2018.

17
18 Approved as to form and legal sufficiency:

19 Andrew J. Meyers, County Attorney

20 By /s/ Irma Qureshi 09/19/2018

21 Irma Qureshi (Date)

22 Assistant County Attorney

23 By /s/ Annika E. Ashton 09/19/2018

24 Annika E. Ashton (Date)

Senior Assistant County Attorney

23 IQ/mdw

09/19/18

24 Transfer of Escheated Property – Southwest Ranches Reso

#358181

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: 5040-35-01-0063

QUITCLAIM DEED

(Pursuant to Section 125.411 and Section 197.592(3), Florida Statutes)

THIS QUITCLAIM 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 **Town of Southwest Ranches, a Florida municipal corporation** (the "Grantee"), whose address is 13400 Griffin Road, Southwest Ranches, Florida 33330.

(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:

FLA FRUIT LANDS CO SUB NO 1 2-17D 35-50-40 E 18.55 OF W 659.55 OF TRACTS 55 & 56; being the same property conveyed to Broward County pursuant to Tax Deed 25893, dated October 28, 2014, recorded as Instrument No. 112640575 in the Public Records of Broward County, Florida.

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 2018 and all subsequent years. Provided, however, that such Property shall be freely alienable to Grantee without regard to third

parties, and Grantor's liens of record on such Property shall not survive this conveyance of the Property to Grantee.

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
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 *[Signature]* 9/19/18
Irma Qureshi (Date)
Assistant County Attorney

By *[Signature]* 9/19/18
Annika E. Ashton (Date)
Senior Assistant County Attorney

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

IQ/mdw
9/19/18
#378744

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: 5040-31-01-0092

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FLA FRUIT LANDS CO SUB NO 1 2-17 D 31-50-40 TRACT 28 E1/2 LESS THAT
POR DESC IN OR'S 25068/393 & 30539/1330; LESS S 25 FOR RW AKA: E 35
TRACT 28; being the same property conveyed to Broward County pursuant to Tax
Deed 26058, dated October 28, 2014, recorded as Instrument No. 112640574 in
the Public Records of Broward County, Florida.

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.

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GRANTOR

(Official Seal)
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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
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 9/19/18 (Date)
Assistant County Attorney

By Annika E. Ashton 9/19/18 (Date)
Senior Assistant County Attorney

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

IQ/mdw
9/19/18
#378748