

PREPARED BY:
Lynn Solomon, Assistant City Attorney
City Attorney's Office
CITY OF FORT LAUDERDALE
100 North Andrews Avenue
Fort Lauderdale, Florida 33301

Space Reserved for Recording Information

Tax Folio No. 5041 12 00 0220

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 15th day of March, 2022, by and between:

CITY OF FORT LAUDERDALE, a municipal corporation of the State of Florida, hereinafter "GRANTOR",

and

CITY OF PLANTATION, a municipal corporation of the State of Florida whose address is 400 NW 73rd Avenue, Plantation, Florida 33317, hereinafter "GRANTEE".

BY THIS SPECIAL WARRANTY DEED, GRANTOR, for and in consideration of Ten Dollars (\$10.00) in hand paid by GRANTEE, the receipt of which is hereby acknowledged, has granted, bargained and sold to GRANTEE, its successors and assigns, the following described land situate, lying and being in Broward County, Florida:

The west 250 feet of the SW ¼ of the SE ¼ of the SE ¼ lying south of Tract "F" as shown on plat of Lauderdale Golf and Country Club, recorded in Plat Book 15, page 2, of the public records of Broward County, (except the South 275 feet), in Section 12, Township 50 South, Range 41 East.

TO HAVE AND TO HOLD the same in fee simple, subject to the following:

1. Zoning, ordinances and/or restrictions and prohibitions imposed by any governmental authority;
2. Matters appearing on the plat;
3. Taxes for the year of closing and subsequent years;
4. Easements (including, by way of example, easements relating to telephone, electricity, gas, water, sewage, drainage) conditions, restrictions and covenants of record, which are not reimposed by this deed;

5. Matters as reflected on Exhibit "A".

And GRANTOR covenants with GRANTEE that GRANTOR is lawfully seized of the Property in fee simple, subject to the matters appearing above; that GRANTOR has good right and lawful authority to sell and convey the Property; that GRANTOR warrants the title to the Property for any acts of GRANTOR and will defend it against the lawful claims of all persons claiming by, through or under GRANTOR, but against none other.

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

WITNESSES:

CITY OF FORT LAUDERDALE, a
municipal corporation of Florida



Scott Wyman

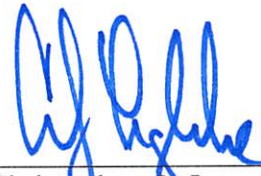
[Witness-print or type name]

By 

Dean J. Trantalis, Mayor

Jeanette A Johnson
Jeanette A Johnson

[Witness-print or type name]

By 

Christopher J. Lagerbloom, ICMA-CM,
City Manager

Aimee Lauri

Aimee Lauri

[Witness-print or type name]

(CORPORATE SEAL)

Donna Varisco

Donna Varisco

[Witness-print or type name]

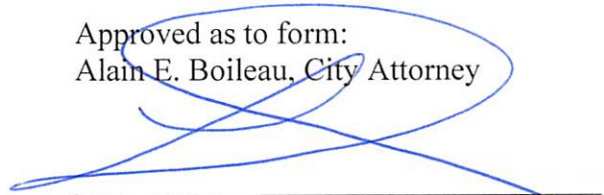
ATTEST:



David R. Soloman, City Clerk



Approved as to form:
Alain E. Boileau, City Attorney



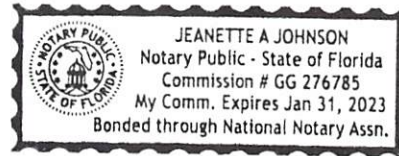
Lynn Solomon, Assistant City Attorney

STATE OF FLORIDA:
COUNTY OF BROWARD:

The foregoing instrument was acknowledged before me by means of physical presence or online, this 15th day of March, 2022, by DEAN J. TRANTALIS, Mayor of the City of Fort Lauderdale, a municipal corporation of Florida on behalf of the City of Fort Lauderdale.

Jeanette A. Johnson
Notary Public, State of Florida

Jeanette A. Johnson
Name of Notary Typed, Printed or Stamped



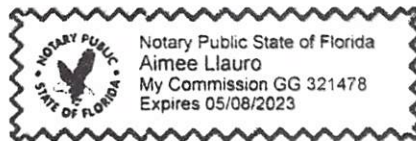
Personally Known OR Produced Identification _____
Type of Identification Produced _____

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this by means of physical presence or online, this 14th day of March, 2022, by CHRISTOPHER J. LAGERBLOOM, ICMA-CM, City Manager of the City of Fort Lauderdale, a municipal corporation of Florida on behalf of the City of Fort Lauderdale.

Aimee Llauro
Notary Public, State of Florida

Aimee Llauro
Name of Notary Typed, Printed or Stamped



Personally Known OR Produced Identification _____
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Exhibit A

1. Any lien provided by County Ordinance or by Chapter 159, Florida Statutes, in favor of any city, town, village or port authority for unpaid service charges for service by any water, sewer or gas system supplying the insured land.
2. Right of-way in favor of, Broward County, filed June 18, 1943, recorded in Deed Book 421, Page 111, of the Public Records of Broward County, Florida.
3. Water or Sewer System Franchise, filed April 6, 1960, recorded in Official Records Book 1889, Page 318, of the Public Records of Broward County, Florida.
4. Ordinances re: Broward County Comprehensive Plan, No. 2004-14, filed July 16, 2004, recorded in Official Records Book 37842, Page 1713; No. 2004-18, filed July 16, 2014, recorded in Official Records Book 37842, Page 1718; No. 2005-53, filed December 29, 2005, recorded in Official Records Book 41179, Page 1696; No. 2007-07, filed May 8, 2007, recorded in Official Records Book 44005, Page 55; and No. 2007-37, filed December 26, 2007, recorded in Official Records Book 44936, Page 1402, of the Public Records of Broward County, Florida.
5. Education Mitigation Agreement between Broward County and City of Plantation, filed March 3, 2006, recorded in Official Records Book 41568, Page 1629, of the Public Records of Broward County, Florida.
6. Resolution No. 11604 by the City of Plantation, re: Storm Water Management, filed December 27, 2012, recorded in Official Records Book 49365, Page 309, of the Public Records of Broward County, Florida.
7. Notice of Creation of New impact Fees and Revising certain existing impact fees in the City of Plantation, filed August 8, 2013, recorded in Official Records Book 50063, Page 402, of the Public Records of Broward County, Florida.



COMMISSION AGENDA ITEM
DOCUMENT ROUTING FORM

*RUSH -
needed for
closing*

Today's Date: 3/3/2022

**(icpy)*

**(ccpy)*

**(icpy)*

5 documents total

DOCUMENT TITLE: Special Warranty Deed, Settlement State. And Closing Aff for 4270 SW 11th Street, Plantation, FL 33317 - to the City of Plantation

COMM. MTG. DATE: 12/21/21 CAM #: 21-1154 ITEM #: PH-1 CAM attached: YES NO

Routing Origin: CAO Router Name/Ext: Sonia X5598 Action Summary attached: YES NO

CIP FUNDED: YES NO

Capital Investment / Community Improvement Projects defined as having a life of at least 10 years and a cost of at least \$50,000 and shall mean improvements to real property (land, buildings, or fixtures) that add value and/or extend useful life, including major repairs such as roof replacement, etc. Term "Real Property" include: land, real estate, realty, or real.

1) Dept: CAO Router Name/Ext: Sonia x-5598 # of originals routed: *as noted above* Date to CAO: 3/3/2022

2) City Attorney's Office: Documents to be signed/routed? YES NO # of originals attached: *as noted above*

Is attached Granicus document Final? YES NO Approved as to Form: YES NO

Date to CCO: 3/9/22 Lynn Solomon Attorney's Name Initials *[Signature]*

3) City Clerk's Office: # of originals: 5 *documents total* Routed to: Donna V./Aimee L./CMO Date: 3/9/2022

4) City Manager's Office: CMO LOG #: Mar-31 Document received from: _____

Assigned to: CHRIS LAGERBLOOM TARLESHA SMITH GREG CHAVARRIA
CHRIS LAGERBLOOM as CRA Executive Director

APPROVED FOR C. LAGERBLOOM'S SIGNATURE N/A FOR C. LAGERBLOOM TO SIGN

PER ACM: T. Smith _____ (Initial/Date) PER ACM: G. Chavarria _____ (Initial/Date)

PENDING APPROVAL (See comments below)

Comments/Questions: _____

Forward ___ originals to Mayor CCO Date: _____

5) Mayor/CRA Chairman: Please sign as indicated. Forward ___ originals to CCO for attestation/City seal (as applicable) Date: _____

6) City Clerk: Forward ___ originals to CAO for **FINAL APPROVAL** Date: 3/16/2022 *Returned*

7) CAO forwards ___ originals to CCO Date: _____ *criminal*

8) City Clerk: Scan original and forwards ALL originals to: Sonia X 5598 - CAO

Attach certified Reso # 21-282 YES NO

Original Route form to Sonia X 5598