

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

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SPECIAL WARRANTY DEED

THIS INDENTURE, made this _____ day of _____, 2015, by and between:

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

and

SOUTH FLORIDA REGIONAL TRANSPORTATION AUTHORITY, a public instrumentality of the State of Florida, 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:

DESCRIPTION:

A PORTION OF PARCEL "A", "A RESUBDIVISION OF PART OF BLOCKS 47 AND 48, CROISSANT PARK", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 36, PAGE 18 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID PARCEL "A"; THENCE NORTH 78°51'44" EAST, ALONG THE NORTH LINE OF SAID PARCEL "A" AND THE SOUTH RIGHT OF WAY LINE OF SOUTHWEST 17TH STREET, A DISTANCE OF 125.00 FEET; THENCE SOUTH 11°08'16" EAST, ALONG AN EAST LINE OF SAID PARCEL "A", A DISTANCE OF 100.00 FEET; THENCE NORTH 78°51'44" EAST, ALONG A NORTH LINE OF SAID PARCEL "A", A DISTANCE OF 54.78 FEET; THENCE SOUTH 11°08'16" EAST, ALONG THE EAST LINE OF SAID PARCEL "A" AND THE

WEST RIGHT OF WAY LINE OF SOUTHWEST 1ST AVENUE, A DISTANCE OF 175.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 11°08'16" EAST, ALONG THE LAST DESCRIBED COURSE, A DISTANCE OF 480.00 FEET; THENCE SOUTH 78°51'44" WEST, ALONG A SOUTH LINE OF SAID PARCEL "A", A DISTANCE OF 79.78 FEET; THENCE SOUTH 11°08'16" EAST, ALONG AN EAST LINE OF SAID PARCEL "A", A DISTANCE OF 125.000 FEET; THENCE SOUTH 78°51'44" WEST, ALONG THE SOUTH LINE OF SAID PARCEL "A" AND THE NORTH RIGHT OF WAY LINE OF SOUTHWEST 18TH COURT, A DISTANCE OF 100.00 FEET; THENCE NORTH 11°08'16" WEST, ALONG THE WEST LINE OF SAID PARCEL "A" AND THE EAST RIGHT OF WAY LINE OF THE FLORIDA EAST COAST RAILROAD , A DISTANCE OF 605.000 FEET; THENCE NORTH 78°51'44" EAST, ALONG A LINE PARALLEL WITH, AND 275.00 FEET SOUTH OF, WHEN MEASURED AT RIGHT ANGLES TO SAID NORTH LINE, A DISTANCE OF 179.78 FEET TO THE POINT OF BEGINNING.

ALSO DESCRIBED AS:

PARCEL "A", A RESUBDIVISION OF PART OF BLOCKS 47 AND 48, CROISSANT PARK, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 36, PAGE 18, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LESS THE 15.28 FEET BY 25.00 FEET AREA SHOWN AT THE NORTHWEST CORNER OF THE NOT INCLUDED PARCEL AT THE SOUTHEAST CORNER OF SAID PARCEL "A", PER OFFICIAL RECORDS BOOK 20751, PAGE 955, BROWARD COUNTY RECORDS, AND LESS THE NORTH 275.00 FEET THEREOF.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA, CONTAINING 98,795 SQUARE FEET (2.268 ACRES) MORE OR LESS.

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

1. Zoning and/or restrictions and prohibitions imposed by any governmental authority;
2. Matters appearing on the plat;
3. Taxes for the year of closing;
4. Easements (including, by way of example, easements relating to telephone, electricity, gas, water, sewage, drainage) conditions, restrictions and covenants of record.

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.

This Property shall be used for a proper public purpose only. Specifically, this Property shall be used as the Vehicle Maintenance Facility for the Wave Modern Streetcar in Fort Lauderdale, Florida.

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

By _____
John P. "Jack" Seiler, Mayor

[Witness-print or type name]

By _____
Lee R. Feldman, City Manager

[Witness-print or type name]

ATTEST:

(CORPORATE SEAL)

Jonda K. Joseph, City Clerk

Approved as to form:

Lynn Solomon, Assistant City Attorney

STATE OF FLORIDA:
COUNTY OF BROWARD:

The foregoing instrument was acknowledged before me this _____, 2015, by JOHN P. "JACK" SEILER, Mayor of the CITY OF FORT LAUDERDALE, a municipal corporation of Florida. He is personally known to me and did not take an oath.

(SEAL)

Notary Public, State of Florida
(Signature of Notary taking Acknowledgment)

Name of Notary Typed,
Printed or Stamped

My Commission Expires

Commission Number

STATE OF FLORIDA:
COUNTY OF BROWARD:

The foregoing instrument was acknowledged before me this _____, 2015, by LEE R. FELDMAN, City Manager of the CITY OF FORT LAUDERDALE, a municipal corporation of Florida. He is personally known to me and did not take an oath.

(SEAL)

Notary Public, State of Florida
(Signature of Notary taking Acknowledgment)

Name of Notary Typed,
Printed or Stamped

My Commission Expires:

Commission Number

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