



Site Address	6400 NW 31 AVENUE, FORT LAUDERDALE	ID #	4942 08 00 0032
Property Owner	NEW HOPE COMMUNITY CHURCH INC	Millage	0312
Mailing Address	6400 NW 31 AVE FORT LAUDERDALE FL 33309-1635	Use	71
Abbreviated Legal Description	8-49-42 POR OF NW1/4 DESC AS FOL, COMM AT SW COR OF NW1/4, N 1168.81, E 53 TO POB, CONT E 631.83, S 344.71, W 631.83, N 344.71 TO POB		

The just values displayed below were set in compliance with **Sec. 193.011, Fla. Stat.**, and include a reduction for costs of sale and other adjustments required by **Sec. 193.011(8)**.

Property Assessment Values					
Click here to see 2015 Exemptions and Taxable Values as reflected on the Nov. 1, 2015 tax bill.					
Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2016	\$1,743,500	\$398,100	\$2,141,600	\$1,794,270	
2015	\$1,743,500	\$380,900	\$2,124,400	\$1,615,520	
2014	\$1,743,500	\$366,000	\$2,109,500	\$1,455,570	

2016 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$2,141,600	\$2,141,600	\$2,141,600	\$2,141,600
Portability	0	0	0	0
Assessed/SOH	\$1,794,270	\$2,141,600	\$1,794,270	\$1,794,270
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type 30	\$1,794,270	\$2,141,600	\$1,794,270	\$1,794,270
Taxable	0	0	0	0

Sales History			
Date	Type	Price	Book/Page or CIN
4/1/1972	WD	\$60,000	

Land Calculations		
Price	Factor	Type
\$8.00	217,938	SF
Adj. Bldg. S.F. (Card, Sketch)		15248

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03			4C					
Y			4C					
15248								

Please Return to:

Mr. Jack A. Baxter, Attorney at Law
4530 North Federal Highway
Fort Lauderdale, Florida

WARRANTY DEED
FROM CORPORATION

RAMCO FORM A-3 (PHOTOSTAT)

This Warranty Deed Made and executed the 27th day of April A D 1972, by

72-75641

FPA CORPORATION

a corporation existing under the laws of Delaware and having its principal place of business at 2501 Palm-Aire Drive, Pompano Beach, Florida, hereinafter called the grantor, to

FORT LAUDERDALE CHRISTIAN REFORMED CHURCH, INC., a Florida non-profit corporation, whose postoffice address is 61 N. E. 2nd Avenue, Fort Lauderdale, Florida, hereinafter called the grantee.

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

Witnesseth: That the grantor, for and in consideration of the sum of \$10.00 and other valuable considerations receipt whereof is hereby acknowledged by these presents, does grant bargain sell alien remise release convey and confirm unto the grantee all that certain land situate in Broward County Florida viz:

A parcel of land in the NW-1/4 of Section 8, Township 49 South, Range 42 East, said parcel being more particularly described as follows:
Commencing at the Southwest corner of said NW-1/4 of Section 8; thence run North 1° 33' 33" West (on an assumed bearing) 1168.81 feet along the West line of said NW-1/4 to an intersection with the Easterly projection of the South boundary of Lot 4 in Block 7, Palm Aire Village 2nd Section Add'n. 1, as recorded in Plat Book 73 at Page 15 of the Public Records of Broward County, Florida; thence run North 88° 26' 27" East 53 feet along said projection, to an intersection with the Easterly right of way line of DuBlois Road (N.W. 31st Avenue) and the Point of Beginning, thence continue North 88° 26' 27" East 631.93 feet; thence run South 1° 33' 33" East 344.71 feet; thence run South 88° 26' 27" West 631.83 feet, to an intersection with said Easterly right of way line of DuBlois Road; thence run North 1° 33' 33" West 344.71 feet along said Easterly right of way line, to (Continued - See Reverse Side)

Together with all the tenements hereditaments and appurtenances thereto belonging or in any wise appertaining

To Have and to Hold, the same in fee simple forever

And the grantor hereby covenants with said grantee that it is lawfully seized of said land in fee simple, that it has good right and lawful authority to sell and convey said land, that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever and that said land is free of all encumbrances.

STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
BROWARD COUNTY
9 3 2 0 1 1
PB MAY-2-72
105-0
180.00



In Witness Whereof the grantor has caused these presents to be executed in its name and its corporate seal to be hereunto affixed by its proper officers therunto duly authorized, the day and year first above written

ATTEST T. W. Gell, Secretary

FPA CORPORATION

Signed, sealed and delivered in the presence of

Russell B. Clarke
Thor Amlie

By *Thor Amlie*
Thor Amlie, Vice President

STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments personally appeared THOR AMLIE and T. W. GELL

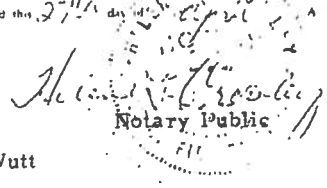
well known to me to be the Vice President and Secretary, respectively of the corporation named as grantor in the foregoing deed and that they severally acknowledged executing the same in the presence of two subscribing witnesses freely and voluntarily under authority duly vested in them by said corporation and that the seal affixed thereto is the true corporate seal of said corporation

WITNESS my hand and official seal in the County and State last aforesaid this 27th day of April A D 1972.

My Commission expires:

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXPIRES MAY 3, 1974

This instrument prepared by: Russell B. Clarke
Clarke, O'Brien and Wutt
665 S. E. 10th Street
Deerfield Beach, Florida 33441



922 MAY 1 PM 4:16

REC-4549 EX-141

Warranty Deed

FROM CORPORATION

To

Continuation of Legal Description:

the Point of Beginning.

Said lands situate in Broward County, Florida, and containing 5.000 acres, more or less.

SUBJECT to reservations, restrictions and easements of record and taxes for the year 1972 and subsequent years.

The Grantee herein agrees to abide by the Building and Zoning Ordinances of the local government having jurisdiction over the property and in the event that any time in the future should the Grantee, their successors or assigns, wish to use the property for any use not permitted by the local zoning ordinance at the time, then in such event the joinder of the variance and consent thereto by said Grantor, their successors or assigns, must be obtained, which consent would not be unreasonably withheld so long as the requested use does not conflict with the building developments of said Grantor, their successors and assigns, This restriction shall expire after five (5) years from the date of the Deed wherein restrictions were retained, also the following in the event that the Grantee herein named fails to develop and use the described property for the intended purpose withⁱⁿ a period of five (5) years, then in that event title to the property shall revert to the Grantor upon refund of the purchase price paid this date by the Grantee.

RECORDED IN OFFICIAL RECORDS BOOK
OF BROWARD COUNTY, FLORIDA
JACK WHEELER
CLERK OF CIRCUIT COURT

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OF BROWARD COUNTY, FLORIDA
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OFF 4519 PAGE 142