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DOCUMENT ROUTING FORM

NAME OF DOCUMENT:

Special Warranty Deed

Approved Comm. Mtg. on: 06/02/15 CAM #: 15-0765 ITEM #: CR-9

Routing Origin: CAO Also attached: copy of CAM Original Document

1) **City Attorney's Office:** Approved as to Form / # One Original Delivered to Mayor on June 15, 2015.

Lynn Solomon 

CIP FUNDED YES NO
Capital Investment / Community Improvement Projects

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, 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, real.

2) **Mayor:** Please sign as indicated and return to Laura Comer at CAO.

Original Route form to Laura Comer, CAO, Extension 5036

6/17

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

Space Reserved for Recording Information

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 17th day of June, 2015,
by and between:

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

and

FTL Investments LLC, a Delaware limited liability company,
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:

PARCEL 1

ALL OF LOTS 1 THROUGH 6, BLOCK 13 OF THE
TOWN OF FORT LAUDERDALE, ACCORDING TO
THE PLAT THEREOF, RECORDED IN PLAT BOOK
"B" AT PAGE 40 OF THE PUBLIC RECORDS OF
MIAMI-DADE COUNTY, FLORIDA, BEING THE
SAME PROPERTY DESCRIBED IN INSTRUMENTS
RECORDED IN OFFICIAL RECORDS BOOK 15658,
PAGE 397; OFFICIAL RECORDS BOOK 6079, PAGE
636; OFFICIAL RECORDS BOOK 6087, PAGE 150;
AND IN OFFICIAL RECORDS BOOK 5492, PAGE 538,
ALL OF THE PUBLIC RECORDS OF BROWARD
COUNTY, FLORIDA

6-2-15
CL-9

LESS AND EXCEPT FROM PARCEL 1 ANY PORTION THEREOF DEDICATED AS A PUBLIC RIGHT OF WAY BY CITY OF FORT LAUDERDALE, FLORIDA RESOLUTION NO. 14-102 RECORDED IN OFFICIAL RECORDS BOOK 50968, PAGE 802, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA

PARCEL 2

ALL OF LOTS 19 THROUGH 24, BLOCK 13 OF THE TOWN OF FORT LAUDERDALE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK "B" AT PAGE 40 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING THE SAME PROPERTY DESCRIBED IN INSTRUMENTS RECORDED IN OFFICIAL RECORDS BOOK 4920, PAGE 714; OFFICIAL RECORDS BOOK 5194, PAGE 215; OFFICIAL RECORDS BOOK 5845, PAGE 420; OFFICIAL RECORDS BOOK 5804, PAGE 782; OFFICIAL RECORDS BOOK 5642, PAGE 961; OFFICIAL RECORDS BOOK 6264, PAGE 283; AND IN OFFICIAL RECORDS BOOK 6287, PAGE 915, ALL OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA

LESS AND EXCEPT FROM PARCEL 2 THAT PORTION OF LOT 24 CONVEYED BY DEED RECORDED IN OFFICIAL RECORDS BOOK 18966, PAGE 406, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA

FURTHER LESS AND EXCEPT FROM PARCEL 2 ANY PORTION THEREOF MAINTAINED AS PART OF NORTH ANDREWS AVENUE, A PUBLIC RIGHT OF WAY, AS SHOWN ON MISCELLANEOUS MAP 3, PAGE 45, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA

And more commonly known as: 101 North Andrews Avenue, Fort Lauderdale, Florida 33301.

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 and subsequent years;
4. Easements (including, by way of example, easements relating to telephone, electricity, gas, water, sewage, drainage) conditions, covenants and restrictions of record which are not reimposed by this Deed.

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.

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

James Ali

By *John P. Seiler*
John P. "Jack" Seiler, Mayor

Shirley Ali

[Witness-print or type name]
Cliff Stuebel

By *Lee R. Feldman*
Lee R. Feldman, City Manager

Aixa D. Penedo

[Witness-print or type name]

ATTEST:

Jonda K. Joseph
Jonda K. Joseph, City Clerk

(CORPORATE SEAL)

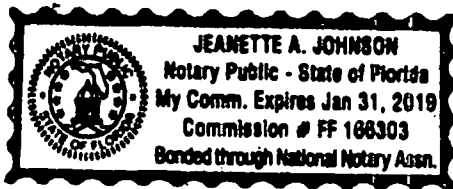
Approved as to form:

Lynn Solomon
Lynn Solomon, Assistant City Attorney

STATE OF FLORIDA:
COUNTY OF BROWARD:

The foregoing instrument was acknowledged before me this 16th day of June, 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)



Jeanette A. Johnson
Notary Public, State of Florida
(Signature of Notary taking Acknowledgment)

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

My Commission Expires 1/31/19

Commission Number FF 166303

STATE OF FLORIDA:
COUNTY OF BROWARD:

The foregoing instrument was acknowledged before me this 12th June, 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)



Donna M. Samuda
Notary Public, State of Florida
(Signature of Notary taking Acknowledgment)

DONNA M. SAMUDA
Name of Notary Typed,
Printed or Stamped

My Commission Expires: January 30, 2017
EE 842025

Commission Number