

82-159578

This Special Warranty Deed Made the 11th day of May, A. D. 19 82 by

FORT LAUDERDALE HISTORICAL SOCIETY, INC., a non-profit

K corporation existing under the laws of Florida and having its principal place of business at Fort Lauderdale, Florida, hereinafter called the grantor, to STRANAHAN HOUSE, INC., a non-profit Florida corporation,

219 S. W. Second Avenue

whose postoffice address is Fort Lauderdale, Florida 33301

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.

See Exhibit A attached hereto and made a part hereof.

Handwritten notes in the left margin: "This deed is for the use of the historical society..."

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Laudrey E. Eider

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 claiming by, through or under the said grantor

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

FORT LAUDERDALE HISTORICAL SOCIETY, INC. a non-profit Florida Corporation

Notary seal for George W. English III, Secretary. Signed, sealed and delivered in the presence of Robin Bean and Muriel P. Kennedy.

Signature of R. M. Gardner, President.

STATE OF FLORIDA  
COUNTY OF BROWARD

I HEREBY CERTIFY that on the day before me an officer duly authorized in the State and County aforesaid to take acknowledgments personally appeared R. M. Gardner and George W. English III

well known to me to be the 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 11th day of May, A. D. 19 82

Prepared by R. M. Gardner  
P. O. Box 14636  
Fort Lauderdale, FL 33302

Muriel P. Kennedy  
Notary Public

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Notary Public, State of Florida at Large  
My Commission Expires Feb. 28, 1984

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Handwritten initials "7c A"

EXHIBIT A

Tract 1, LESS the North 47 feet thereof, of BURNHAM'S SUBDIVISION, according to the Plat thereof recorded in Plat Book 15, at page 29, of the Public Records of Broward County, Florida, and LESS that property described as follows: Commencing at the Northwest corner of Tract 2 of said BURNHAM'S SUBDIVISION run Easterly on the North line of said Tract 2 a distance of 85 feet; thence run South 10° 29' 49" East on the East line of said Tracts 2 and 1 a distance of 132.5 feet; thence run South 10° 02' 19" East a distance of 26.91 feet to the POINT OF BEGINNING; thence continue South 10° 02' 19" East a distance of 60.59 feet; thence run South 10° 29' 49" East a distance of 80 feet; thence run Westerly on the South line of said Tract 1 a distance of 9 feet; thence run North 10° 29' 49" West a distance of 140.03 feet to the POINT OF BEGINNING.

SUBJECT to easements, restrictions, reservations and limitations of record, if any, and taxes for the year 1982 and subsequent years.

Grantee makes the following covenants with Grantor which shall run with the land:

1. The improvements located on the above described property shall be used primarily for historical purposes, the commercial use shall be limited to generating revenue for the maintenance, repairs, upkeep and expenses of operation of the improvements located thereon and a reasonable reserve for the above purposes.

2. The above property shall revert to Grantor on the happening of any of the following events:

- a. The breach of the covenants set forth above.
- b. The attempt to transfer or encumber the property to a third party, either voluntarily or involuntarily.
- c. The termination of the existence of the Grantee as a non-profit Florida corporation.
- d. The termination of the tax exempt status granted to the Grantee under the applicable code provisions and regulations of the U. S. Internal Revenue Code.

In the event that Grantor is not in existence at the time of the happening of the event which causes the title to revert in Grantor and there is no successor organization, then the title shall vest in the City of Fort Lauderdale.

FOR THE GRANTOR  
F T JOHNSON

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