

P ① ✓ 6/17/15 (L)

DOCUMENT ROUTING FORM

NAME OF DOCUMENT:

Special Warranty Deed

Approved Comm. Mtg. on: 06/02/15 & 4/21/15 CAM #: 15-0598 & 15-0528
ITEMS#: PH-2 & R-2

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 _____

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.

CIP FUNDED YES NO
Capital Investment / Community Improvement Projects

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

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

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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

Sakees Ali
Sakees Ali

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

[Witness-print or type name]

Alexa D. Penedo
Alexa D. Penedo

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

[Witness-print or type name]

ATTEST:

(CORPORATE SEAL)

Jonda K. Joseph
Jonda K. Joseph, City Clerk

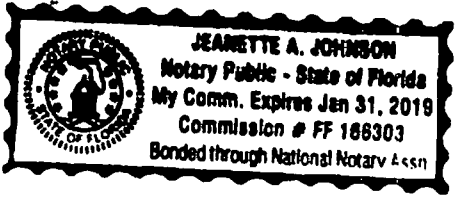
Approved as to form:

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)



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

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

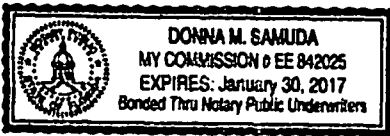
My Commission Expires 1/31/19

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