

CLOSING AFFIDAVIT

STATE OF FLORIDA)
COUNTY OF BROWARD)

BEFORE ME, the undersigned authority personally appeared the undersigned, Christopher J. Lagerbloom, as City Manager, of the **City of Fort Lauderdale**, a Florida municipal corporation (“Affiant”), who being by me first duly sworn, on oath, depose(s) and say(s) that:

1. Affiant for the Seller, **City of Fort Lauderdale**, a Florida municipal corporation, is authorized to execute this affidavit. The **City of Fort Lauderdale**, a Florida municipal corporation (Seller) is conveying title, by Quit Claim Deed, to the below-described real property(s) to **Church of Christ at Washington Park, Inc.**, a Florida Not for Profit Corporation (Buyer), such real property(s) being described as follows:

BCPA Property ID

1) 5042 05 01 0810

Approximate Street Address:

1) 2200 NW 6th Court, Fort Lauderdale FL 33311

Legal Description

LOT 1, BLOCK 5, WASHINGTON PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 19, PAGE 22, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; BEING THE SAME PROPERTY CONVEYED TO BROWARD COUNTY PURSUANT TO TAX DEED 28746, DATED MARCH 20, 2018, RECORDED AS INSTRUMENT NO. 114975641 IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

2. Affiant has received no notice of any public hearing regarding assessment for improvements or changes in applicable zoning laws concerning the Property within the past ninety (90) days. Without independent inquiry or investigations, Seller knows of no violations of municipal or county Ordinances pertaining to the above described Property.

3. There are no actions or proceedings now pending in any State or Federal Court to which the Seller is a party, including but not limited to, proceedings in bankruptcy, receivership or insolvency, nor are there any judgments, bankruptcies, liens or executions of any nature which constitute or could constitute a charge or lien upon the Property.

4. Affiant is not aware of any improvements, alterations, or repairs to the above-described Property for which the costs thereof remain unpaid, that there are no claims for labor or material furnished

for repairing or improving the same, which remain unpaid since acquisition by Seller, and that to the best of Seller's knowledge without independent inquiry, there are no mechanic's, materialmen's, or laborer's liens against the Property.

5. There are no matters pending against the Seller that could give rise to a lien that would attach to the Property between the effective date of the title commitment and the recording of the interest to be insured. Seller has not and will not execute any instruments that would adversely affect the interest to be insured.

6. Seller has not entered into any contracts for the sale, disposition or leasing of the Property. Seller has no knowledge of any other matter affecting title to the Property. Seller has not granted any other party a right of first refusal or option to purchase the Property. Seller makes no statement regarding the status of title prior to the Seller acquiring title to the Property.

7. Seller understands that Section 1445 of the Internal Revenue Code provides that a Buyer of a United States real property(s) interest must withhold tax if the Seller is a foreign person. To inform the Buyer that withholding of tax is not required upon purchase of the above described property(s), Seller certifies the following:

- I. Seller is not a nonresident alien individual, foreign corporation, foreign partnership, foreign trust or foreign estate for purposes of United States federal income taxation.
- II. Seller's U.S. Taxpayer Identification Number is **59-6000319**.
- III. Seller's address is: 100 N. Andrews Ave., Fort Lauderdale, FL 33301.
- IV. Seller understands the Buyer of the Property intends to rely on the foregoing representations in connection with the United States Foreign Investment in Real Property Tax Act. (FIRPTA). Seller understands this certification may be disclosed to the Internal Revenue Service by the Buyer and that any false statements contained in this certification may be punished by fine, imprisonment or both. Seller has the authority to sign this affidavit as either individual Seller or on behalf of an entity Seller. Under penalties of perjury, Seller states that this declaration was carefully read and is true and correct.

8. In its proprietary capacity as owner of the Property, Seller has not created any easements or right of way affecting all of any portion of the Property except for easements reflected on the title commitment. This statement is not binding on the Seller in its regulatory capacity.


9. This affidavit is given for the purpose of inducing Title Partners of South Florida to insure title to the Property, with the knowledge that said purchaser is relying upon the statements set forth herein. Affiant states that he/she is familiar with the nature of an oath and with the penalties as provided by the laws of the United States and the State of Florida for falsely swearing to statements made in an instrument

of this nature. Affiant further certifies that he/she has read, or heard read, the full facts of this Affidavit and understands its context.

Under penalties of perjury, I declare that I have read the foregoing Affidavit and that the facts stated in it are true to the best of my knowledge.


City of Fort Lauderdale, a Florida municipal corporation

By: _____

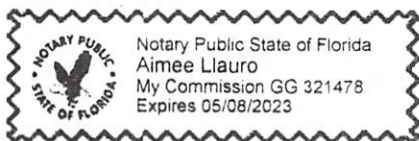

Christopher J. Lagerbloom, ICMA-CM
City Manager

State of Florida)
County of Broward)

The foregoing instrument was sworn to and subscribed before me by means of ☐ physical presence or ☐ online notarization this 22nd day of February, 2022 by **Christopher J. Lagerbloom**, as the City Manager of **City of Fort Lauderdale**, a Florida municipal corporation, on behalf of the corporation. He [] is personally known to me or [] has produced a driver's license as identification.


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

SEAL



Aimee Llauro
Name of Notary Typed, Printed or Stamped

My commission expires: _____

Commission Number



COMMISSION AGENDA ITEM
DOCUMENT ROUTING FORM

URGENT RUSH FOR
CLOSING

Today's Date: _____/2022

DOCUMENT TITLE: Lien releases, Quit Claim Deed, 1st Addendum, Closing Affidavit and Closing Statement for 2200 NW 6 Court Fort Lauderdale, FL 33317 - to the Church of Christ at Washington Park, Inc.

COMM. MTG. DATE: 8/17/21 CAM #: 21-0668 ITEM #: CR-5 CAM attached: ☒ YES ☐ NO

Routing Origin: CAO Router Name/Ext: Sonia X5598 Action Summary attached: ☒ YES ☐ NO

CIP FUNDED: ☐ YES ☐ NO

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, or 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, or real.

1) Dept: CAO Router Name/Ext: Sonia x-5598 # of originals routed: 1st Addendum, Quit Claim Deed, Closing affidavit & 2 Lien Rels - 1 of each- Closing statement 2 copies Date to CAO: 1/3/2022

2) City Attorney's Office: Documents to be signed/routed? ☒ YES ☐ NO # of originals attached: 2

Is attached Granicus document Final? ☒ YES ☐ NO Approved as to Form: ☐ YES ☐ NO

Date to CCO: _____

Lynn Solomon
Attorney's Name

[Signature]
Initials

3) City Clerk's Office: # of originals: _____ Routed to: Donna V./Aimee L./CMO Date: _____

4) City Manager's Office: CMO LOG #: Feb 3 Document received from: 2-1-22

Assigned to: CHRIS LAGERBLOOM ☐ TARLESHA SMITH ☐ GREG CHAVARRIA ☐
CHRIS LAGERBLOOM as CRA Executive Director ☐

☐ APPROVED FOR C. LAGERBLOOM'S SIGNATURE ☐ N/A FOR C. LAGERBLOOM TO SIGN

PER ACM: T. Smith _____ (Initial/Date) PER ACM: G. Chavarria _____ (Initial/Date)

☐ PENDING APPROVAL (See comments below)

Comments/Questions: _____

Forward _____ originals to ☐ Mayor ☐ CCO Date: _____

5) Mayor/CRA Chairman: Please sign as indicated. Forward _____ originals to CCO for attestation/City seal (as applicable) Date: _____

6) City Clerk: Forward _____ originals to CAO for FINAL APPROVAL Date: _____

7) CAO forwards _____ originals to CCO Date: _____

8) City Clerk: Scan original and forwards ALL originals to: Sonia X 5598 - CAO

Attach _____ certified Reso # 21-149 ☐ YES ☐ NO

Original Route form to Sonia X 5598