



City Manager's Office

ITEMS FOR CITY CLERK - FILING

TODAY'S DATE: 4/29/16

CAM # 15-1465

ITEM #CR-5

CCM: 11/17/15

Assigned to: Wendy Gonyea

Title of Document for Signature: Seller's Affidavit

Date of Doc.: April 18, 2016

Document received from: Shaniece



RECORDED/ORIGINAL DOCUMENT TO CLERK

2016 MAY -2 AM 10:53

CITY CLERK

Rejection/Questions/Additional Information Request:

Comments/Tracking Information:

CITY CLERK
2016 MAY -2 AM 10:53

SELLER'S AFFIDAVIT

STATE OF FLORIDA)

COUNTY OF BROWARD)

BEFORE ME, the undersigned authority, personally appeared **Robert B. Dunkel**, who, after first being duly sworn and cautioned, under oath deposes and says:

1. Affiant is an Assistant City Attorney for the Seller, **City of Fort Lauderdale**, a Florida municipal corporation, and has been charged with primary responsibility over real estate matters for the City for the past twenty-eight (28) years.

2. Seller/City of Fort Lauderdale is conveying title to the below-described real property to Buyer, **Arisa Coleman, a single woman**, such real property being described as follows:

The South one-half (S ½) of the East fifty (50) feet of the West one hundred (100) feet of Tract thirty-two (32), F.A. BARRETT'S SUBDIVISION OF THE WEST HALF (W ½) OF SECTION TWENTY-ONE (21) TOWNSHIP FIFTY (50) SOUTH, RANGE FORTY-TWO (42) EAST, according to the Plat thereof, as recorded in Plat Book 1, Page 46, of the Public Records of Miami-Dade County, Florida; said Tract lying, situate and being in the City of Fort Lauderdale, Broward County, State of Florida.

(Property Identification # 5042 21 01 0550)

(Approximate Street Address: 1543 S.W. 32nd Street
Fort Lauderdale, FL 33315)

(hereinafter, "Property")

3. There are no outstanding financing statements, claims of lien or potential lienors known to the Seller regarding the Property.

4. No improvements have been made to the Property within the ninety (90) day period prior to the closing.

5. There are no parties in possession of the Property other than the record owner.

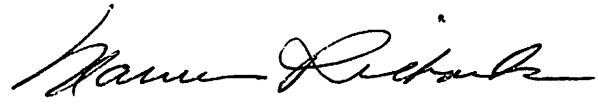
6. There are no matters pending against the Seller or the Property that would give rise to a lien that would attach to the Property between the disbursing of the closing funds and

the recording of the instrument of conveyance and that Seller has not executed any instrument that could adversely affect title to the Property.

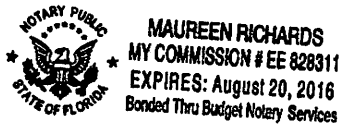
FURTHER AFFIANT SAYET NAUGHT.


Robert B. Dunckel

SWORN TO AND SUBSCRIBED before me, the undersigned authority in the County and State aforesaid this 18 day of April, 2016.


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

SEAL



Name of Notary Typed, Printed or
Stamped

My commission expires:

Commission Number

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1. The first step is to identify the problem. This involves understanding the current situation and what needs to be changed.