

Prepared by:
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File Number: 17-262
Return to:
Craig Brian Cotler, Chartered
800 W. Cypress Creek Blvd., Suite 502
Fort Lauderdale, FL 33309

Will Call No.:

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Warranty Deed

This Warranty Deed made this 27th day of April, 2018 between Eleanor A. Conway, an unmarried woman whose post office address is 3633 NE 23rd Avenue, Fort Lauderdale, FL 33308, grantor, and Powerline Center, LLC, a Florida limited liability company whose post office address is 4726 NW 2nd Avenue, Suite F-1, Boca Raton, FL 33431, grantee:

(Whenever 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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Broward County, Florida to-wit:

The South one-half of the Southwest Quarter of the Northwest Quarter of the Southwest Quarter less the South 200 feet thereof and less County Road Right-of-Way in Section 10, Township 49 South, Range 42 East, said lands situate, lying and being in Broward County, Florida.

Parcel Identification Number: 494210 00 0460

Subject to taxes for 2018 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any, provided that this instrument shall not reimpose same.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

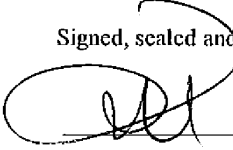
To Have and to Hold, the same in fee simple forever.

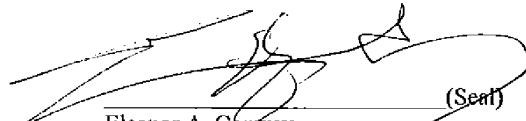
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2017.

DoubleTime®

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:




Eleanor A. Conway (Seal)

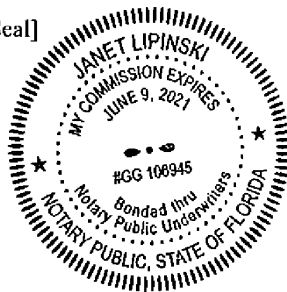
Witness Name: Janet Lipinski
Lynne Coon

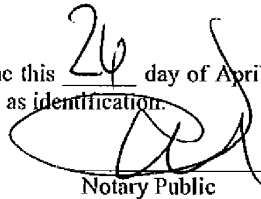
Witness Name: Lynne Coon

State of Florida
County of Broward

The foregoing instrument was acknowledged before me this 26 day of April, 2018 by Eleanor A. Conway, who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]





Notary Public

Printed Name: _____

My Commission Expires: _____