

FOLIO 4842 29010101

Sec. 29,30-48-42

QUIT-CLAIM DEED FROM CORPORATION

71 132779

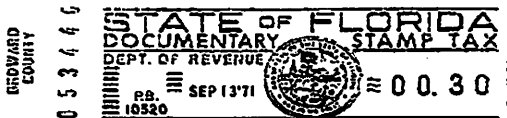
This Quit-Claim Deed, Executed this 24th day of August, A. D. 19 71, by

THE SCHOOL BOARD OF BROWARD COUNTY, FLORIDA a corporation existing under the laws of Florida and having its principal place of business at 1320 Southwest Fourth Street, Fort Lauderdale, Florida 33312 first party, to BROWARD COUNTY, a political subdivision of the State of Florida whose postoffice address is Courthouse Fort Lauderdale, Florida 33301 second party:

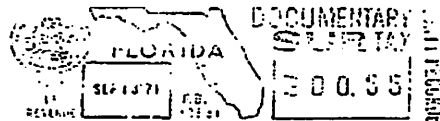
Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives and assigns of individuals and the successors and assigns of corporations, wherever the context so admits or requires.

Witnesseth, That the said first party for and in consideration of the sum of \$ in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of BROWARD State of FLORIDA to wit:

SEE ATTACHED DESCRIPTION



7 10 1 1 9 0



SEP 10 11 4 14

John U. Lloyd, County Attorney 248 Courthouse, Ft. Lauderdale

To Have and to Hold the same together with all and singular the appurtenances therunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim what soever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

In Witness Whereof the said first party has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

Signature of Benjamin C. Willis, Secretary

THE SCHOOL BOARD OF BROWARD COUNTY, FLORIDA

Signature of H. Don Moore, President

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments personally appeared H. Don Moore & Benjamin C. Willis

well known to me to be the President and Secretary respectively of the corporation named as first party in the foregoing deed, and that they severally acknowledged executing the same in the presence of two subscribing witnesses, both of whom are 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 24th day of August, 1971

Per County Comm. 9/7/71 Engineering Department Return to Minutes

Signature of Catherine V. Vetro, Notary Public, State of Florida at Large, My Commission Expires Sept. 8, 1971

REC-4686 PAGE 997

Fee

School Board of Broward County

Sec. 29,30-48-42

The North 35.0 feet and the East 40.0 feet of the following described parcel of land in the Southwest Quarter (SW $\frac{1}{4}$) of Section 29 and the Southeast Quarter (SE $\frac{1}{4}$) of Section 30, Township 48 South, Range 42 East, including portions of Tracts 26, 27 and 28, Block 92, and a portion of Tract 1 in Block 94, according to the Palm Beach Farms Company Plat No. 3, recorded in Plat Book 2, Pages 45 through 54, inclusive, Public Records of Palm Beach County, Florida, said parcel being more particularly described as follows:

Commencing at the Southwest corner of the Southwest Quarter (SW $\frac{1}{4}$) of Section 29; thence run North 1 $^{\circ}$ 19'13" West (on an assumed bearing) 40.48 feet along the West line of said Southwest Quarter (SW $\frac{1}{4}$) to an intersection with the North right of way line of Atlantic Boulevard Extension (S.R. 814) and the Point of Beginning; thence run North 88 $^{\circ}$ 19'31" East 554.46 feet along said North right of way line, to an intersection with a line 1320.0 feet East of and parallel to the West boundary of aforesaid Tracts 27 and 28, Block 92, according to said Palm Beach Farms Company Plat No. 3; thence run due North 1303.70 feet along said parallel line; thence run North 89 $^{\circ}$ 59'00" West 1320.0 feet along a line parallel to the North boundary of said Tracts 26 and 27, Block 92, to an intersection with said West boundary of Tract 27; thence run due South 1331.75 feet along said West boundary of Tracts 27 and 28 to an intersection with the aforesaid North right of way line of Atlantic Boulevard Extension (S.R. 814); thence run North 89 $^{\circ}$ 03'31" East 765.87 feet along said North right of way line to the Point of Beginning as described above.

This instrument prepared by
Paul G. ... Attorney
218 ...

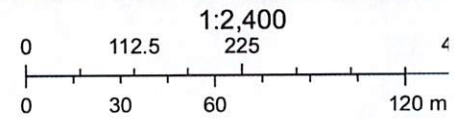
RECORDED IN OFFICIAL RECORDS BOOK
OF BROWARD COUNTY, FLORIDA
JACK WHEELER
CLERK OF CIRCUIT COURT

REC-4606 PAGE 998





October 27, 2020





MARTY KIAR
BROWARD
 COUNTY
 PROPERTY APPRAISER

Site Address	NW 43 AVENUE, COCONUT CREEK FL 33066	ID #	4842 29 01 0102
Property Owner	BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS	Millage	3212
Mailing Address	115 S ANDREWS AVE RM 501-RP FORT LAUDERDALE FL 33301-1801	Use	94
Abbr Legal Description	PALM BEACH FARMS CO NO 3 2-45 PB PARCEL IN SW1/4 OF SEC 29-48-42 AND SE1/4 OF SEC 30-48-42 INC POR TR 26,27,28 BLK 92 DESC AS:COMM SW COR OF SW1/4 OF SEC 29,N 40.48,E 708.77 TO POB, ELY 38.54,N 6.92,NWLY 175.99, NWLY 123.42,N 1043.52,W 1320,N 35,E 1360,S 945.85,SELY 175.99, SELY 263.98,S 3.09,ELY 40,W 130.03 TO POB		

The just values displayed below were set in compliance with **Sec. 193.011, Fla. Stat.**, and include a reduction for costs of sale and other adjustments required by **Sec. 193.011(8)**.

* 2021 values are considered "working values" and are subject to change.

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021	\$60,320		\$60,320	\$60,320	
2020	\$60,320		\$60,320	\$60,320	
2019	\$60,320		\$60,320	\$60,320	

2021 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$60,320	\$60,320	\$60,320	\$60,320
Portability	0	0	0	0
Assessed/SOH	\$60,320	\$60,320	\$60,320	\$60,320
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type 04	\$60,320	\$60,320	\$60,320	\$60,320
Taxable	0	0	0	0

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
11/23/1971	QCD	\$100	4710 / 860	\$0.51	118,273	SF
				Adj. Bldg. S.F.		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
32			CM					
X			CM					
1			2.72					

Folio 484229010102

N.W. 43 Avenue
Sec. 29, 30-48-42

71-195284

QUIT CLAIM DEED

THIS INDENTURE Made this 23rd day of November, A. D. 1971, between KENNETH PARKER and FRANCES C. PARKER, his wife; AND NEIL E. TILLOTSON and LOUISE I. TILLOTSON, his wife,

as part of the first part and Broward County, a political subdivision of the State of Florida, as party of the second part.

WITNESSETH, That the said parties of the first part, for and in consideration of the sum of One Dollar and other valuable considerations, paid, receipt of which is hereby acknowledged, do hereby remise, release, quit claim and convey unto the party of the second part, its successors and assigns for County road purposes all right, title interest, claim, and demand which the party of the first part have in and to the following described land situate, lying and being in the County of Broward, State of Florida, to-wit:

SEE ATTACHED DESCRIPTION



JACK WHEELER, COUNTY REGISTER

71 DEC 16 PM 4:02

TO HAVE AND TO HOLD THE SAME, together with all and singular the appurtenances thereto belonging or in anywise incident or appertaining, and all the estate, right, title, interest, and claim whatsoever of the said party of the first part, in law or in equity to the only proper use, benefit, and behoof of the said party of the second part, its successors and assigns forever.

IN WITNESS WHEREOF, said parties of the first part have, hereunto set their hands and seals the date first above written.

Signed, sealed and delivered in the presence of: R. J. Betman
Theresa L. Prince
As to Parkers
W. Martha Mitchell

Kenneth Parker (SEAL)
Kenneth Parker
Frances C. Parker (SEAL)
Frances C. Parker
Neil E. Tillotson (SEAL)
Neil E. Tillotson
Louise I. Tillotson (SEAL)
Louise I. Tillotson

STATE OF FLORIDA
COUNTY OF BROWARD

Before me personally appeared KENNETH PARKER and FRANCES C. PARKER, his wife,

and known to be the individuals described in and who executed the foregoing instrument, and acknowledged before me that they executed the same for the purposes therein expressed.

WITNESS my hand and official seal this 23rd day of November, 1971.

(Notarial Seal)

Theresa L. Prince
Notary Public in and for the County and State aforesaid.

My commission expires: NOV. 12, 1972
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
BONDED, THROUGH REG. N. DIST. TEL. MONROE

See County Comm 12 14 1971
Theresa L. Prince
Return to Notary

REC-4710 860

File

PAGF 860

STATE OF MASSACHUSETTS
COUNTY OF NORFOLK

Before me personally appeared NEIL E. TILLOTSON and LOUISE I. TILLOTSON, his wife, to me well known and known to be the individuals described in and who executed the foregoing instrument, and acknowledged before me that they executed the same for the purposes therein expressed.

WITNESS my hand and official seal at Needham, in said County and State, this 27th day of December, 1971.

William C. Nichols

NOTARY PUBLIC

My commission expires:

My Commission Expires
June 7, 1976

(Notarial Seal)



OFF
REC 4710 OR 860

QUIT CLAIM DEED

NORFOLK COUNTY

Dated _____, 1971

FILED FOR RECORD

In the office of the _____ of the Circuit Court for the County of Norfolk, State of Florida, on the _____ day of _____, A. D. 19 _____, and the record verified.

Clerk of the Circuit Court,
Norfolk County, Florida

Form No. 681

N.W. 43 Avenue
Sec. 29, 30-48-42

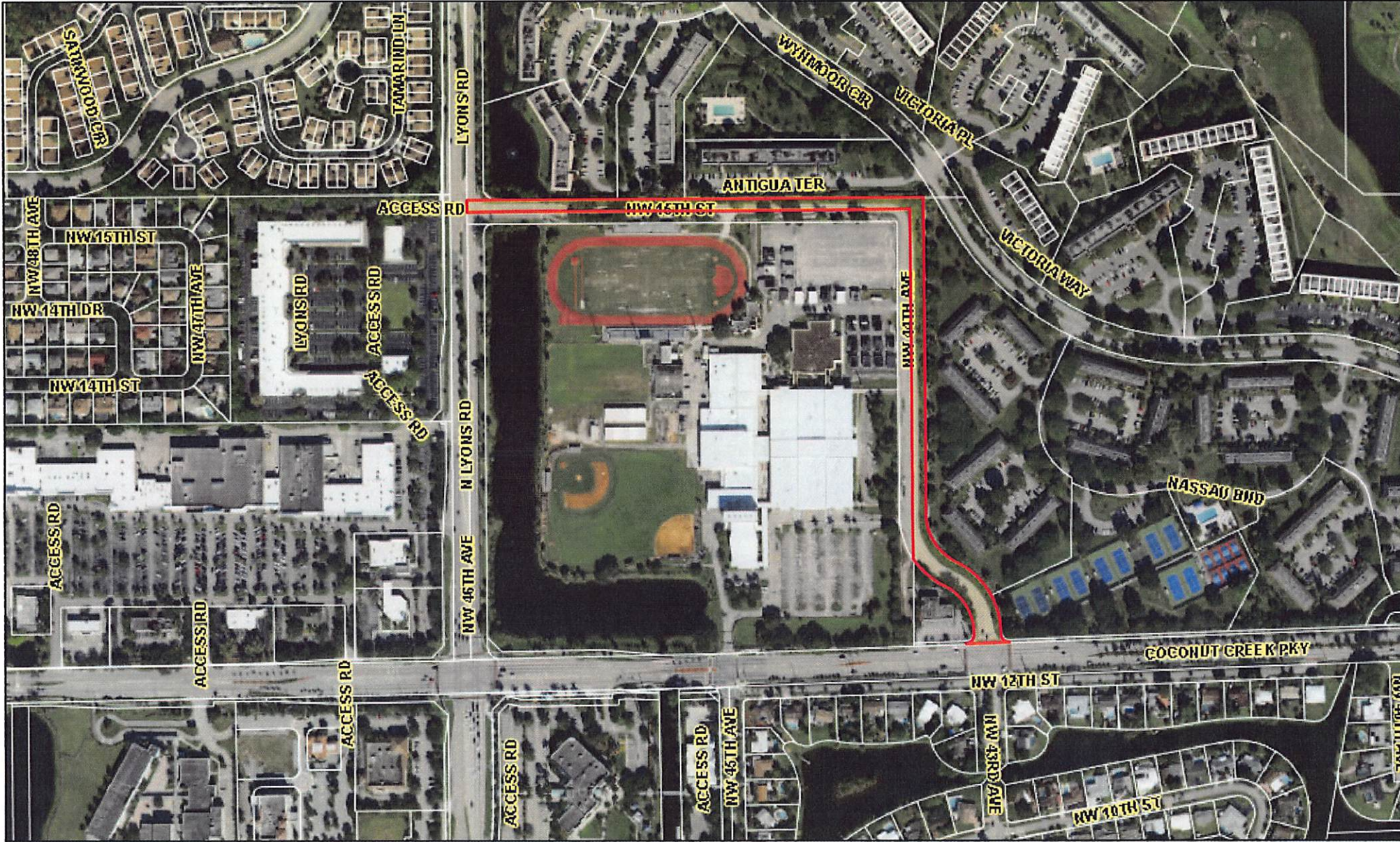
A parcel of land in the Southwest Quarter (SW $\frac{1}{4}$) of Section 29 and in the Southeast Quarter (SE $\frac{1}{4}$) of Section 30, Township 48 South, Range 42 East, including portions of Tracts 26, 27 and 28, Block 92, according to Palm Beach Farms Company Plat No. 3, as recorded in Plat Book 2, Pages 45 through 54 inclusive, of the Public Records of Palm Beach County, Florida, described as follows:

Commencing at the Southwest corner of the Southwest Quarter (SW $\frac{1}{4}$) of Section 29; thence run North 1 $^{\circ}$ 19'13" West (on an assumed bearing) 40.48 feet along the West line of said Southwest Quarter (SW $\frac{1}{4}$) to an intersection with the North right of way line of Hammondville Road (S.R. 814); thence run North 88 $^{\circ}$ 19'31" East 708.77 feet to a Point of Curvature of a Circular Curve to the left, having a radius of 25.0 feet, also being the Point of Beginning; thence run Easterly and Northerly along the arc of said curve, a distance of 38.54 feet to a Point of Tangency on a line parallel to and 1498.48 feet East of the West boundary of aforesaid Tracts 27 and 28, Block 92; thence run due North 6.92 feet to a Point of Curvature of a Circular Curve to the left, having a radius of 160.0 feet; thence run Northwesterly along the arc of said curve a distance of 175.99 feet to a Point of Reverse Curvature of a Circular Curve to the right having a radius of 240.0 feet; thence run Northwesterly along the arc of said curve a distance of 123.42 feet to a Point of Intersection with a line 1320.0 feet East of and parallel to the West boundary of aforesaid Tracts 27 and 28; thence run due North 1043.52 feet to a Point; thence run North 89 $^{\circ}$ 59'00" West 1320.0 feet along a line parallel to the North boundary of said Tracts 26 and 27 to an intersection with the West boundary of aforesaid Tract 27; thence run due North 35.0 feet along said West boundary of Tract 27; thence run South 89 $^{\circ}$ 59'00" East 1360.0 feet to a Point; thence run due South 945.85 feet to a Point of Curvature of a Circular Curve to the left having a radius of 160.0 feet; thence run Southeasterly along the arc of said curve a distance of 175.99 feet to a Point of Reverse Curvature of a Circular Curve to the right, having a radius of 240.0 feet; thence run Southeasterly along the arc of said curve a distance of 263.98 feet to a Point of Tangency; thence run due South 3.09 feet on a line parallel to and 1578.48 feet East of the West boundary of aforesaid Tracts 27 and 28 to a Point of Curvature of a Circular Curve to the left, having a radius of 25.0 feet; thence run along the arc of said curve a distance of 40.0 feet to a Point of Tangency with the North right of way line of Hammondville Road (S.R. 814); thence run South 88 $^{\circ}$ 19'31" West along said line 130.03 feet to the Point of Beginning.



RECORDED IN OFFICIAL RECORDS BOOK
OF BROWARD COUNTY, FLORIDA
JACK WHEELER
CLERK OF CIRCUIT COURT

OFF 4710
PAGE 862



October 27, 2020

