

**EXHIBIT 1**

**PETITION  
FOR  
ANNEXATION OF REAL PROPERTY  
TO  
CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA**

I / We, the City of Coconut Creek by and through its Mayor, Joshua Rydell, hereinafter "Owner," hereby Petition the City of Coconut Creek for annexation of the parcel described in Exhibit "A" attached hereto, pursuant to Section 171.044, Florida Statutes. I / We qualify that I am / we are the Owner(s) of Record of said parcel, pursuant to Exhibit "B". I / We attest that this property, to the best of my / our knowledge and understanding, is adjacent to the existing City of Coconut Creek boundary. I / We would also seek to have all rights-of-way adjacent to the described parcel annexed at a minimum to the centerline of the right-of-way.

Further, the undersigned hereby authorize(s) the City of Coconut Creek to undertake those actions and procedures necessary so that the subject property becomes annexed and part of the City of Coconut Creek.

The undersigned further warrant(s) and represent(s) that all of the persons, firms or corporations who own fee simple title to the subject property described in Exhibit "A" have executed this Petition and have affixed their names as their ownership interest appears on the title to said property.

**PETITIONER(S)**

Property Owner : Joshua Rydell, Mayor \_\_\_\_\_  
(Print Name) (Signature)

STATE OF FLORIDA        )  
  ) SS  
COUNTY OF BROWARD    )

BEFORE ME, the undersigned authority personally appeared Joshua Rydell, as Mayor of the City of Coconut Creek, who after being duly sworn deposed and stated that they/he/she have/has read the foregoing Petition and fully understand(s) same and have/has signed their/his/her name(s) thereto as Petition(s).

SWORN TO AND SUBSCRIBED before me this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

Commission Expires: \_\_\_\_\_  
Notary Public, State of Florida

**EXHIBIT "A"**  
**TO PETITION FOR**  
**ANNEXATION OF REAL PROPERTY**

Legal Description of subject property:

TRACT 44 IN BLOCK 83 OF THE PALM BEACH FARMS,  
ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT  
BOOK 2, PAGE 53, OF THE PUBLIC RECORDS OF PALM BEACH  
COUNTY, SAID LANDS LYING AND BEING SITUATE IN BROWARD  
COUNTY, FLORIDA.

Property ID # 4742 32 01 0200

Commonly referred to as:  
4250 N.W. 74<sup>th</sup> Street, Coconut Creek, FL 33073

Exhibit "B"

Prepared by and return to:  
Patricia A. Rathburn

Patricia A. Rathburn P.A.  
500 SE 17th Street Suite 312  
Fort Lauderdale, FL 33316  
954-764-6166  
File Number: CC eynolds  
Will Call No.:

Parcel Identification No. 474232010200

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## Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

**This Indenture** made this **31st** day of **October, 2017** between **James Reynolds, a married man** whose post office address is **501 Seagate Drive, Delray Beach, FL 33483** of the County of **Palm Beach, State of Florida**, grantor\*, and **City of Coconut Creek** whose post office address is **4800 W. Copans Road, Coconut Creek, FL 33063** of the County of **Broward, State of Florida**, grantee\*,

**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:

**Tract Forty- Four (44) in Block Eighty-Three (83) of PALM BEACH FARMS, according to the Plat thereof, as recorded in Plat Book 2, Page 53, of the Public Records of Palm Beach County, Florida, said lands situate lying and being in Broward County, Florida.**

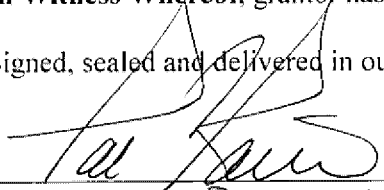
and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

**Grantor covenants and warrants that the above described property is not his homestead nor is it the homestead of any member of his family and that in fact Grantor resides at 501 Seagate Drive, Delray Beach, Florida.**

\* "Grantor" and "Grantee" are used for singular or plural, as context requires.

**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:

  
Witness Name: Patricia A. Rathburn

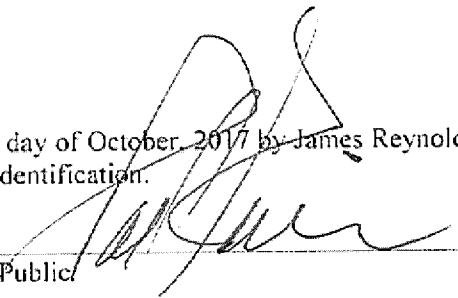
 (Seal)  
James Reynolds

  
Witness Name: DAVID SCHEVCH

State of Florida  
County of Broward

The foregoing instrument was acknowledged before me this 31st day of October, 2017 by James Reynolds, who  
 is personally known or  has produced a driver's license as identification.

[Notary Seal]

  
\_\_\_\_\_  
Notary Public

Printed Name: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_



PATRICIA A RATHBURN  
MY COMMISSION # GG 066030  
EXPIRES: February 12, 2021  
Bonded Thru Budget Notary Services