

Prepared by:
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Return to:

City of Coconut Creek
4800 West Copans Road
Coconut Creek, Florida 33063
Property Appraisers PIN(s) 4742 32 11 0011

BILL OF SALE

(From a corporation)

(Water Distribution and Sewage Collection system)

KNOW ALL MEN BY THESE PRESENTS, BMOC-MIA (FL) LLC (Name of Corporation), a Delaware (State of Incorporation) limited liability company, whose principal post office address is c/o W.P. Carey Inc., 50 Rockefeller Plaza, 2nd Floor, New York, NY 10020, hereinafter referred to as Seller, for and in consideration of the sum of Ten Dollars (\$10) and good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, convey, sell and transfer to the **CITY OF COCONUT CREEK**, a Florida municipal corporation, whose post office address is 4800 Copans Road, Coconut Creek, FL 33063, hereinafter referred to as Buyer, its successors and assigns:

that certain Water Distribution and Sewage Collection system (consisting of that certain personal property described on Exhibit "A" which is attached hereto and made a part hereof,) located within that certain real property described as

A portion of Parcel A of the North Broward School Replat, as recorded in Plat Book 183, Page 103 of the Public Records of Broward County, Florida, as more particularly described in Exhibit "B",

TO HAVE AND TO HOLD the same unto the Buyer, its successors and assigns forever upon refund of the maintenance bond amount by Buyer to Seller as provided in Exhibit "C" attached hereto.

AND SELLER, its successors and assigns, covenants to and with the Buyer that Seller is the lawful owner of the above described personal property, free and clear of all encumbrances, and the it will warrant and defend the sale of said property against the claims and demands of all other persons whatsoever.

IN WITNESS WHEREOF, the Seller hereto has caused this Bill Of Sale to be executed in its name, and its corporate seal to be affixed, by its appropriate officers thereunto duly authorized,

this 18 day of OCTOBER, 2017.

SELLER:

BMOC - MIA (FL) LLC
(Name of granting corporation)

a Delaware limited liability company
(Here insert state of incorporation)

By: North Broward Preparatory School, LLC

by: [Signature]
John Lehman
Managing Director

Witness:

MaryAnn Holck
MARYANN HOLCK
(Print/type/stamp name of witness.)

Witness:

[Signature]
Alexandra Winandi
(Print/type/stamp name of witness.)

STATE OF FLORIDA

COUNTY OF BROWARD

The foregoing BILL OF SALE was acknowledged before me this 18th day of October, 2017 by John Lehman, as Managing Director of North Broward Preparatory School, LLC (name and title), for BMOC-MIA (FL) LLC (name of grantor corporation), a Delaware (state or place of incorporation) corporation. He/she/they is/are personally known to me or has/have produced _____ (type of ID) and _____ type of ID), respectively, as identification.

[Signature]
Notary Public-State of



SEVIL DALTON
(Print/type/stamp name of Notary Public)

My commission expires: JULY 23, 2021

(N.P. Seal)

My commission number is: GG 127106

EXHIBIT "B"

Parcel 'A', North Broward School Replat, according to the Plat thereof, as recorded in Plat Book 183, Page 103, Instrument #114528147, of the Public Records of Broward County, Florida.

Less and except a portion of Parcel 'A' being more particularly described as follows:

COMMENCE at the northwest corner of Parcel 'A', North Broward School Replat, according to the Plat thereof, as recorded in Plat Book 183, Page 103, Instrument #114528147, of the Public Records of Broward County, Florida; thence S89°33'27"W, along the south right-of-way line of the Hillsboro Cana, 322.52 feet; thence S 00°56'38"E, 210.37 feet to the POINT OF BEGINNING; thence continue S00°56'38"E, 15.00 feet; thence S 89°34'58"W, 275.94 feet; thence N 00°25'02"W, along the east right-of-way line of Lyons Road, 15.00 feet; thence N 89°34'58", a distance of 275.81 feet to the POINT OF BEGINNING.