

Prepared by:

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_____[Space Above This Line For Recording Data]_____

Special Warranty Deed

This Special Warranty Deed made this ____ day of _____, 2025, between **City of Coconut Creek, a Florida municipal corporation** whose post office address is **4800 W. Copans Road, Coconut Creek, FL 33063**, grantor, and **GSR RE PARTNERS, LLC, a Florida limited liability company** whose post office address is **1801 S. Federal Hwy., Boca Raton, FL 33432**, grantee:

Witnesseth, that said grantor, for and in consideration of the sum **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:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Parcel Identification Number: 4842 18 11 0010

SUBJECT TO the lien of real estate taxes for the current year and subsequent years.

No oil, gas or mineral rights, inclusive of rights of entry and exploration, are reserved by Grantor in the property conveyed hereby.

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 claiming by, through or under grantor.

SIGNATURE PAGE FOLLOWS

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:

City of Coconut Creek, a Florida municipal corporation

By: _____

Print Name: _____

Print name: Jacqueline Railey

Witness Address :

Title: Mayor

Print Name: _____

Witness Address :

State of Florida
County of Broward

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this ____ day of _____, 2025 by Jacqueline Railey, as Mayor of City of Coconut Creek, a Florida municipal corporation, on behalf of said City. He/she ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]

Notary Public

Printed Name: _____

My Commission
Expires: _____

EXHIBIT "A" TO SPECIAL WARRANTY DEED

Property ID #484218110010

LEGAL DESCRIPTION: LAND SWAP TO GSR BLOCK 15A FROM THE CITY

A PARCEL OF LAND BEING A PORTION OF PARCEL A AND "B", AND A PORTION OF WILES ROAD AND BANKS ROAD RIGHT-OF-WAYS, R.M. GREEN CORPORATION PLAT ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 164, PAGE 19 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SAID R.M. GREEN CORPORATION PLAT;

THENCE SOUTH 89°37'35" WEST ALONG THE NORTH LINE OF SAID PLAT, A DISTANCE OF 25.00 FEET;

THENCE SOUTH 00°25'05" EAST DISTANCE OF 42.00 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE SOUTH 00°25'05" EAST, A DISTANCE OF 578.36 FEET;

THENCE SOUTH 89°37'35" WEST ALONG THE EASTERLY PROLONGATION OF THE SOUTH LINE OF SAID PARCEL "B" AND ALONG THE SOUTH LINE OF SAID PARCEL "B", A DISTANCE OF 441.71 FEET;

THENCE NORTH 44°36'03" EAST, A DISTANCE OF 83.28 FEET;

THENCE NORTH 89°37'38" EAST, A DISTANCE OF 192.80 FEET;

THENCE NORTH 00°25'05" WEST, A DISTANCE OF 366.91 FEET;

THENCE SOUTH 89°37'35" WEST, A DISTANCE OF 725.00 FEET;

THENCE NORTH 00°25'05" WEST, A DISTANCE OF 194.54 FEET TO A POINT ON THE NORTH LINE OF SAID PARCEL "B" AND THE SOUTH RIGHT-OF-WAY LINE FOR WILES ROAD;

THENCE NORTH 89°37'35" EAST, A DISTANCE OF 520.00 FEET TO A POINT;

THENCE SOUTH 81°17'00" EAST, A DISTANCE OF 75.95 FEET;

THENCE NORTH 89°37'35" EAST, A DISTANCE OF 290.01 FEET;

THENCE SOUTH 45°23'45" EAST, A DISTANCE OF 42.44 FEET BACK TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA, AND CONTAINING 267,262.84 SQUARE FEET, (6.1355 ACRES), MORE OR LESS.