

This Document Prepared By and Return to:
Seagull Title Company
Jeremy H. Segal
20801 Biscayne Blvd, Suite 304
Aventura, FL 33180

Warranty Deed

This Indenture, Made this 13 day of SEPTEMBER, 2023 A.D., Between 4211 SP, LLC, a Florida limited liability company whose address is: 3921 S.W. 47th Avenue, Suite 1013, Fort Lauderdale, FL 33314 of the County of Broward, State of Florida, Grantors, and City of Coconut Creek whose address is: 4800 West Copans Road, Coconut Creek, FL 33063 of the County of Broward, State of Florida, Grantee.

Witnesseth that the GRANTORS for and in consideration of the sum of **TEN DOLLARS (\$10) DOLLARS**, and other good and valuable consideration to GRANTORS in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, have granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate, lying and being in the County of **Broward**, State of **Florida** to wit:

SEE EXHIBIT "A"

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

And the Grantor hereby covenants with said Grantee that Grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to sell and convey said land; that Grantor hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

*** Signatures on following page***

In Witness Whereof, the Grantors have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

4211 SP, LLC, a Florida limited liability company

Richard E. Cousins
Printed Name: RICHARD E. COUSINS
1st Witness

By Daniel Spear
DANIEL SPEAR, Manager
P.O. Address: **3921 S.W. 47th Avenue, Suite 1013, Fort Lauderdale, FL 33314**

Amanda Coltenberger
Printed Name: Amanda Coltenberger
2nd Witness

State of Florida
County of BROWARD

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization, this 13th day of SEPTEMBER, 2023, by DANIEL SPEAR **Manager of 4211 SP, LLC, a Florida limited liability company**, on behalf of the company, who is personally known to me or who has produced his _____ as identification.

Georgia Sanchez

Printed Name: GEORGIA SANCHEZ
Notary Public
My Commission Expires:

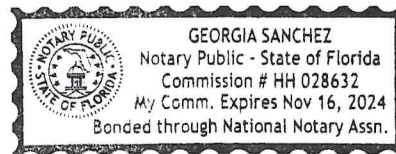


EXHIBIT "A"
DESCRIPTION OF PROPERTY



947 Clint Moore Road
Boca Raton, Florida 33487

Tel: (561) 241-9988
Fax: (561) 241-5182

**SKETCH AND LEGAL DESCRIPTION
(NOT A SURVEY)
RIGHT-OF-WAY - NW 74 STREET**

LEGAL DESCRIPTION

THE SOUTH 15.00 FEET OF TRACT 39 BLOCK 83, "PALM BEACH FARMS COMPANY PLAT NO. 3", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF TRACT B2 OF THE "NORTH BROWARD SCHOOL REPLAT", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 183 AT PAGES 103 THROUGH 106 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH 00° 53'39" WEST, ALONG THE EAST LINE OF SAID TRACT B2, A DISTANCE OF 15.00 FEET; THENCE NORTH 89° 35'56" EAST, ALONG A LINE 15.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID TRACT 39, A DISTANCE OF 330.17 FEET; THENCE SOUTH 00° 54'19" EAST, ALONG THE EAST LINE OF SAID TRACT 39, A DISTANCE OF 15.00 FEET; THENCE SOUTH 89° 35'56" WEST, ALONG THE SOUTH LINE OF SAID TRACT 39, A DISTANCE OF 330.18 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN BROWARD COUNTY, FLORIDA AND CONTAIN 4953 SQUARE FEET, MORE OR LESS.

NOTES

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR THE ELECTRONIC SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. NO SEARCH OF THE PUBLIC RECORDS WAS MADE IN THE PREPARATION OF THIS SKETCH AND DESCRIPTION.
3. BEARINGS SHOWN HEREON ARE BASED ON THE RECORD PLAT OF NORTH BROWARD SCHOOL REPLAT.

ABBREVIATIONS

- B.C.R. - BROWARD COUNTY RECORDS
- CONC. - CONCRETE
- COR. - CORNER
- L.B. - LICENSED BUSINESS
- L.S. - LICENSED SURVEYOR
- O.R.B. - OFFICIAL RECORDS BOOK
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT
- P.B. - PLAT BOOK
- P.B.C.R. - PALM BEACH COUNTY RECORDS
- PG. - PAGE
- P.S.M. - PROFESSIONAL SURVEYOR & MAPPER
- R/W - RIGHT-OF-WAY
- U.E. - UTILITY EASEMENT



CERTIFICATION

I HEREBY CERTIFY THAT THE SKETCH AND DESCRIPTION SHOWN HEREON COMPLIES WITH STANDARDS OF PRACTICE AS CONTAINED IN CHAPTER 5J-17.051, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT SAID SKETCH AND DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION.

JEFF S. HODAPP
SURVEYOR AND MAPPER
FLORIDA LICENSE NO. LS5111

**Jeff S
Hodapp**
Digitally signed by Jeff
S Hodapp
Date: 2023.05.09
07:32:14 -04'00'

Project Name:	4211 NW 74 ST	DATE:	5/8/2023
JOB NO.	22146	DWG BY:	JSH
		CK'D BY:	AJR
			SHEET 1 OF 2

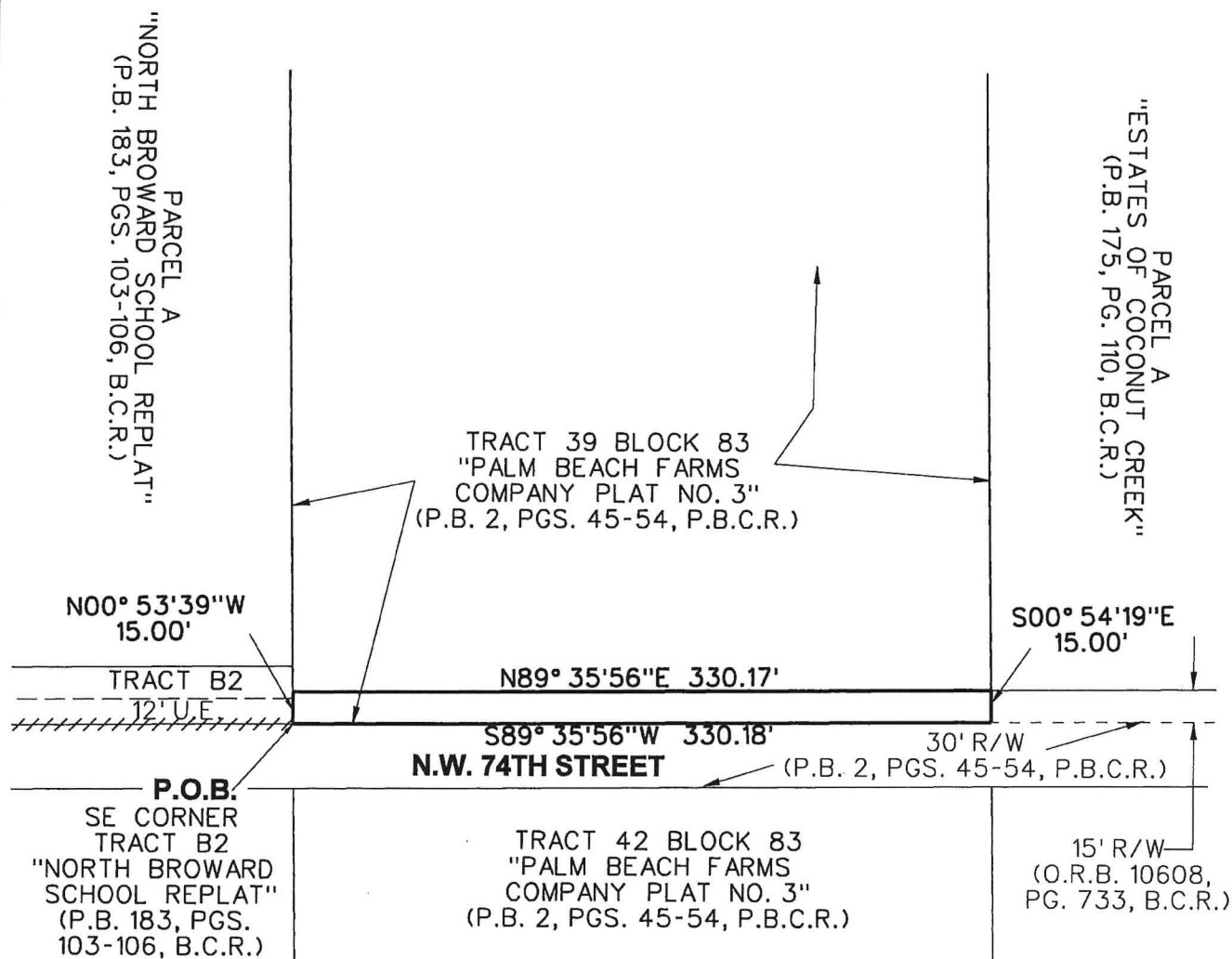
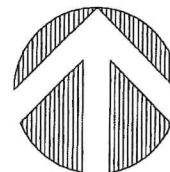
PERIMETER

947 Clint Moore Road
Boca Raton, Florida 33487

SURVEYING & MAPPING
Certificate of Authorization No. LB7264

Tel: (561) 241-9988
Fax: (561) 241-5182

SKETCH AND LEGAL DESCRIPTION (NOT A SURVEY)



JOB NO.	22146	Project Name:	4211 NW 74 ST	DWG BY:	JSH	SCALE:	1"=80'
				CK'D BY:	AJR	DATE:	5/8/2023
							SHEET 2 OF 2