

Prepared by and return to:

Angel Petti Rosenberg, Esq.  
Hall & Rosenberg, P.L.  
8850 West Oakland Park Blvd., #101  
Sunrise, FL 33351

## **SPECIAL WARRANTY DEED**

THIS INDENTURE, made this \_\_\_\_ day of \_\_\_\_\_, 2024, between LE PARC AT LAUDERHILL, LLC., a Florida Limited Liability Company, whose address is 2665 S. Bayshore Drive, M102, Miami, Florida 33133 of the County of Miami and State of Florida (“Grantor”) and the CITY OF LAUDERHILL, a Florida Municipal Corporation organized under and in accordance with the laws of the State of Florida, whose address is 5581 West Oakland Park Boulevard, Lauderhill, FL 33313, of the County of Broward and State of Florida (“Grantee”).

WITNESSETH, that this subject property is being conveyed from Grantor to Grantee for Ten Dollars and No Cents (\$10.00) consideration and pursuant to that certain First Amendment to the Real Estate Pre-Development Agreement and Addendum entered between Grantor and Grantee on January 31, 2024, as approved by The City Commission of the City of Lauderhill via Ordinance 24O-01-100, and as recorded in the Official Public Records of Broward County, Florida at Instrument #119369184 on February 1, 2024, such that said Grantor has granted, bargained and sold or otherwise conveyed to the said Grantee, and Grantee's heirs and assigns forever, the following described lot, piece or parcel of land, situate, lying and being in Broward County, Florida, to-wit:

Folio No. 4942 31 34 0010

**The East 60 feet of Tract 1 of “AT&T No. 1” according to the plat thereof as recorded in Plat Book 127, Page 18 of the Public Records of Broward County, Florida, as more particularly described within the Sketch & Legal Description attached hereto as Exhibit “A” and incorporated herein.**

a/k/a. **a portion of 3831 N.W. 13<sup>th</sup> Street, Lauderhill, FL 33311**

Subject to: zoning and/or restrictions and prohibitions imposed by governmental authority; restrictions and other matters appearing on the Plat and/or common to the subdivision; utility easements of record, provided said easements do not reasonably interfere with intended use of the property, limitations, reservations, and any covenants of record.

TOGETHER with all the tenements, hereditament and appurtenances thereto belonging or in otherwise appertaining.

AND said Grantor hereby covenants with said Grantee that it is lawfully seized of said land in fee simple, that it has good right and lawful authority to sell or convey said portion of land, and that it does hereby fully warrant the title to said portion of land, and will defend the same against the lawful claims of all persons claiming by, through or under said Grantor, which land shall be dedicated as public right-of-way upon acceptance by the City.

[Wherever used herein the terms "Grantor" and "Grantee" are used for singular or plural, as the context requires and are intended to include the parties to this instrument and their heirs, legal representatives, and assignees of individuals, and assigns of corporations.]

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:

LE PARC AT LAUDERHILL, LLC

\_\_\_\_\_  
Witness Signature

\_\_\_\_\_  
Vivian Z. Dimond  
2665 S. Bayshore Drive, M102  
Miami, FL 33133

\_\_\_\_\_  
Witness Printed Name

\_\_\_\_\_  
Witness Address

\_\_\_\_\_  
Witness Signature

\_\_\_\_\_  
Witness Printed Name

\_\_\_\_\_  
Witness Address

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me by means of: ☐ physical presence OR ☐ online notarization, on this \_\_\_\_ day of \_\_\_\_\_, 2024 by Vivian Z. Dimond, as the Owner/Manager of Le Parc at Lauderhill, LLC who is a duly authorized representative of said entity, and who is \_\_\_\_ personally known to me OR \_\_\_\_ who has produced the following valid driver license for identification \_\_\_\_\_.

\_\_\_\_\_  
State of Florida Notary Public Signature

Print Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

[SEAL]