

THIS INSTRUMENT PREPARED BY:
Angel Petti Rosenberg, Esq.
Hall & Rosenberg, P.L.
8850 W. Oakland Park Blvd., Ste. 101
Sunrise, Florida 33351

AFTER RECORDING, RETURN TO :
Angel Petti Rosenberg, Esq.
Hall & Rosenberg, P.L.
8850 W. Oakland Park Blvd., Ste. 101
Sunrise, Florida 33351

BILL OF SALE

KNOW ALL MEN BY THESE PRESENT, that the CITY OF LAUDERHILL, a municipal corporation of the State of Florida, 5581 W. Oakland Park Blvd., Lauderhill, Florida (Seller), for and in consideration of the sum of Ten Dollars, lawful money of the United States, to be paid by the LAUDERHILL COMMUNITY REDEVELOPMENT AGENCY, a public body corporate and politic formed pursuant to Florida Statutes, Chapter 163 and City of Lauderhill Ordinance Nos. 04O-07-153 and 04O-07-154, 5581 W. Oakland Park Blvd., Lauderhill, Florida, (“Buyer”), the receipt whereof is hereby acknowledged, has granted, bargained, sold, transferred, and delivered and by these presents does grant, bargain, sell, transfer, and deliver unto the said Buyer, its successors and assigns, the following goods and chattels:

Any and all personal property including all equipment and fixtures owned by the Seller situated upon the property and utilized in the operation thereof as indicated on the Commercial Contract between the parties dated 8/31/23.

Said property being located at:

A portion of the Southeast ¼ Section 31, Township 49 South, Range 42 East, Broward County, Florida being and more particularly described as:

Commencing at the Southeast corner of the North ½ of the South ½ of the Northeast ¼ of the Southeast ¼ of said Section 31; thence North 1°04’30” West, along the East line of said Southeast ¼ of a distance of 50 feet; thence South 88°45’25” West, a distance of 255.28 feet to the Southeast corner of “LARKDALE REPLAT”, as recorded in Plat Book 58, Page 42, of the Public Records of Broward County, Florida; thence North 1°06’48” West, along the East line of said “LARKDALE REPLAT, a distance of 156.42 feet to the Point of Beginning of this description; thence continue North 1°06’48” West along the said East line of “LARKDALE REPLAT”, a distance of 355 feet; thence North 88°58’10” East, a distance of

202.62 feet; thence South 1°04'30" East parallel with the 53 feet West of the East line of said Southeast ¼ of Section 31 a distance of 355 feet; thence South 88°58'10" West, a distance of 202.38 feet to the Point of Beginning.

Also known as 1249-1281 N.W. 31 Avenue. Lauderhill, FL 33311 (Folio ID# 4942 31 00 0392)

TO HAVE AND TO HOLD the same unto the said Buyer, its successors and assigns forever.

Seller covenants to Buyer that Seller is the lawful owner of the said goods and chattels; that they are free from all encumbrances; that Seller has good right to sell that property, and that Seller will warrant and defend the sale of said property, goods and chattels hereby made, unto the Buyer against the lawful claims and demands of all persons whomsoever.

“Seller” and “Buyer” shall be used for singular and plural, natural or artificial, which terms shall include the heirs, legal representatives, successors and assigns of Seller and Buyer whenever the context so requires or admits.

Signed, sealed and delivered in presence of:

Signature

Print Name

STATE OF FLORIDA)
) SS:
COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, by Desorae Giles-Smith, City Manager of the City of Lauderhill, (Seller), and who is:

_____ Personally Known to me; or

_____ Who has Produced the following type of Identification to me _____.

WITNESS my hand and official seal in the County and State last aforesaid this ____ day of _____, 2024.

Notary Public – State of Florida

Typed, printed or stamped name of Notary Public

My Commission Expires: