

Prepared by and return to:

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

## WARRANTY DEED

THIS INDENTURE, made this \_\_\_\_ day of \_\_\_\_\_, 2024, between the CITY OF LAUDERHILL, a Florida municipal corporation organized under and in accordance with the laws of the State of Florida, whose post office address is 5581 West Oakland Park Blvd., Lauderhill, Florida 33313 of the County of Broward, State of Florida ("GRANTOR") and the LAUDERHILL COMMUNITY REDEVELOPMENT AGENCY, a public body corporate and politic formed pursuant to Florida Statutes, Chapter 163 and City of Lauderhill Ordinance Nos. Ord. 04O-07-153 and Ord. 04O-07-154, whose address is 5581 West Oakland Park Blvd., Lauderhill, Florida 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) and other good and valuable to said GRANTOR in hand paid by said GRANTEE, the receipt of which is hereby acknowledged, 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 land, situate, lying and being in Broward County, Florida, to-wit:

**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.**

a/k/a. 1249 – 1281 N.W. 31<sup>st</sup> Avenue, Lauderhill, FL 33313 (Folio ID# 4942 31 00 0392)

Subject to: Taxes for the year 2024 and subsequent years; zoning and/or restrictions and prohibitions imposed by governmental authority; restrictions and other matters appearing on the Plat and/or common to the subdivision; covenants, conditions, restrictions, easements, reservations, and limitations of record, if any, none of which are being hereby reimposed.

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 land, and that it does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons claiming by, through or under said GRANTOR.

[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:

CITY OF LAUDERHILL

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

\_\_\_\_\_  
Desorae Giles-Smith, City Manager

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

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

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

STATE OF FLORIDA  
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2024 by Desorae Giles-Smith as the City Manager of the City of Lauderhill who appeared by physical presence as a duly authorized representative, 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]