RIGHT OF WAY DEED TO CITY OF MIRAMAR

Conveys the Title for Highway Purposes

_, by and
principal
id State,
and its
i

WITNESSETH:

That the said party of the first part, for and in consideration of the sum of One Dollar (\$1.00) to it in hand paid by the party of the second part, receipt whereof is hereby acknowledged, and for other and further good and valuable considerations, does hereby grant, bargain and sell to the party of the second part, and its successors in interest, for the purpose of a public highway and purposes incidental thereto, the following described land, situate, lying and being in the County of Broward, State of Florida, to-wit:

See Exhibit "D" attached hereto and by this reference made a part hereof.

It is the intention of the party of the first part by this instrument to convey to the said City, and its successors in interest, the land above described for use as a public highway and for all purposes incidental thereto.

It is expressly provided that if and when said highway shall be lawfully and permanently discontinued, the title to the said above described land shall immediately revert to the party of the first part, its successors and assigns, and it or they shall have the right to immediately re-possess the same.

And the said party of the first part will defend the title to said land against the lawful claims of all persons whomsoever, claiming by, through or under it.

IN WITNESS WHEREOF, the said party of the first part, has executed this instrument the day and year first above written.

Signed, Sealed, Attested and Delivered in our presence:	
	By:
Print Name:	Name:
	Title:
Print Name:	
ACKNO	DWLEDGMENT
STATE OF) COUNTY OF)	
THE FOREGOING INSTRUMEN	T was acknowledged before me this day of
, 20	_, by as
of	, a
on b	oehalf of the, who is personally
known to me () or has prod	luced, as
identification.	
SEAL	NOTARY PUBLIC
My Commission Expires:	Print or Type Name of Notary Public

NO-LIEN, POSSESSION AND AFFIDAVIT

STATE OF)
STATE OF)) ss COUNTY OF)
BEFORE ME, the undersigned authority, personally appeared ("Affiant") who being first duly sworn upon oath, deposes and says:
1. That the Affiant is the of,
(the "").
2. That the is the owner of fee simple title to the real
property located in Broward County, Florida, more particularly described on Exhibit "A
attached hereto and by this reference made a part hereof ("Property").
3. That there are no construction, mechanics', materialmans' or laborers' lien
filed against the Property or any portion thereof; that there have been no repairs
improvements or other work done to or labor, materials or services bestowed upon the
Property or any portion thereof for which any or all of the cost of the same remains unpaid
and that no person, firm or corporation is entitled to a construction lien against the Propert
or any portion thereof under Chapter 714 of the Florida Statutes.
4. That no person, firm or corporation has any interest, claim of possession, c
contract right with respect to the Property or any portion thereof, and there are no fact
known to Affiant which would give rise to such a claim being asserted against the Propert
or any portion thereof.
5. That there are no unsatisfied judgments or any federal, state or county ta
deficiencies, which are a lien against the Property or any portion thereof.
6. That the Property is free and clear of all mortgages, liens, taxes
assessments, fees, and encumbrances whatsoever, except for real estate taxes accruin
subsequent to, 20 [Date of Conveyance].
7. That there is no pending litigation or dispute involving or concerning the
location of the boundaries of the Property or any portion thereof.

That there are no actions or proceedings now pending in any state or federal

8.

court to which the	is a party that would affect the
and/or title to the Property or any portion thereo	f.
9. That to the best of Affiant's knowled	lge there are no unrecorded easements or
claims of easements affecting the Property or a	ny portion thereof.
That the Property does not constit	ute all or substantially all of the assets of
the	
 That there are no matters pending 	against the that
could give rise to a lien that would attach to the	Property or any portion thereof between
, 20, and the reco	ording of the Quit Claim Deed from the
to the City of Miramar, a Florid	da municipal corporation ("Grantee") and
that the has not and w	ill not execute any instrument that would
adversely affect the title to or transfer of the F	Property or any portion thereof from the
to Grantee.	
12. Affiant recognizes that Grantee is	materially relying on the veracity of the
contents of this Affidavit, and that this Affidavit is	s being given for the purpose of inducing
Grantee to accept a dedication of the Property f	rom the
FURTHER AFFIANT SAYETH NAUGHT	
	Type Name & Title
Sworn to and subscribed before me	this day of
, 20, who (check one)	$[\]$ is personally known to me or $[\]$ has
produced	as identification.
OF AL	NOTA DV BUBLIO
SEAL	NOTARY PUBLIC
м о	D: (T N (N (D) "
My Commission Expires:	Print or Type Name of Notary Public

OPINION OF TITLE

To: City of Miramar

as indedescribe of title,	uceme oed oi , as ap	erstanding that this Opinion of Title is furnished to the City of Miramar, Florida, nt for execution of an agreement covering the real property, hereinafter for acceptance of a warranty deed, easement, covenant or unity plicable, it is hereby certified that I have examined a complete Abstract of Policy of Title Insurance issued by dated covering the period from the the day of, 20, at, inclusive, of the following described property:
beginn	ing to	the, 20, at
the hou	urs of ₋	, inclusive, of the following described property:
Se	ee Exh	ibit "A" attached hereto and by this reference made a part hereof.
		opinion that on the last mentioned date, the fee simple title to the above-
describ	ped rea	al property was vested in:
1.	RECO	e following encumbrances, liens and other exceptions: RDED MORTGAGES: RDED CONSTRUCTION LIENS, CONTRACT LIENS AND JUDGMENTS:
3.	<u>GENE</u>	RAL EXCEPTIONS:
	a.	Taxes for 20 and subsequent years and taxes or special assessments which are not shown as existing liens by the Public Records.
	b.	Rights or claims of parties in possession not shown by the Public Records.
	C.	Encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey and inspection of the premises.

Easements or claims of easements not shown by the Public Records.

d.

- e. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
- f. Any adverse claim to all or any part of the land that is now under water or which has previously been under water but filled or exposed through the efforts of man.

4. **SPECIAL EXCEPTIONS:**

All of the foregoing recorded in the Public Records of Broward County, Florida.

I HEREBY CERTIFY that I have reviewed all the aforementioned encumbrances and exceptions and that none of the encumbrances and/or exceptions listed above will restrict the use of the property for the purposes set forth in the agreement, assignment, warranty deeds, easement, covenant and unity of title, as applicable.

Therefore, it is my opinion that the following party(ies) must join in the agreement in order to make the agreement a valid and binding covenant on the lands described herein.

Name Interest Special Exception Number

Owner

Mortgagee

The following is a description of the aforementioned abstract and its continuations:

Number Company Certifying No. of Entries Period Covered

I HEREBY CERTIFY that the legal description in this Opinion of Title coincides with, and is the same as, the legal description in the proffered, recordable agreement.

I, the undersigned further certify that I am an attorney-at-law duly admitted to practice in the State of Florida and a member in good standing of the Florida Bar.

Respectfully submitted this	day of	, 20
	Florida Bar No.:	
	Firm Name:	
	Address:	
STATE OF)		
STATE OF)) ss COUNTY OF)		
The foregoing instrument was ack	nowledged before me this _	day of
, 20, by _		who
(check one) [] is personally known to me	e, or [] produced	as
identification.		
SEAL	NOTARY PUBLIC	
My Commission Expires:	Print or Type Name o	of Notary Public