

THIS INSTRUMENT RETURN TO:
Denise Gibbs, City Clerk
City of Miramar
2300 Civic Center Place
Miramar, Florida 33025

THIS INSTRUMENT PREPARED BY:

Property Appraiser's Parcel
Identification No. _____

WARRANTY DEED

THIS INDENTURE, made this ____ day of _____, A.D. 20____, by and between _____, a _____, having its principal address at _____, as "Grantor" and party of the first part, and the **CITY OF MIRAMAR**, a Florida Municipal Corporation, and its successors in interest, as "Grantee" and party of the second part, whose address is 2300 Civic Center Place, Miramar, FL 333025.

W I T N E S S E T H:

THAT the said party of the first part as Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) , to it in hand paid by the party of the second part as Grantee, the receipt whereof is hereby acknowledged, and other good and valuable considerations, does hereby grant, bargain, sell, aliens, remises, releases, conveys and confirms unto the party of the second part as Grantee, its successors, and assigns in interests, forever, the following described real property, located and situate in the County of Broward, State of Florida, to wit:

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

The property described herein does not constitute the constitutional homestead of the Grantor herein.

TITLE TO THE PROPERTY DESCRIBED HEREIN HAS
NEITHER BEEN EXAMINED OR APPROVED BY THE CITY
OF MIRAMAR OR WEISS SEROTA HELFMAN COLE &
BIERMAN, P.L., CITY ATTORNEY.

This deed is given subject to taxes accruing on or subsequent to January 1, 20__;

TOGETHER WITH ALL the tenements, hereditaments, and appurtenances
thereto belonging or in anyway appertaining.

TO HAVE AND TO HOLD unto the same in fee simple forever.

The Grantor hereby covenants with said Grantee that the Grantor is lawfully
seized of said land in fee simple; that the Grantor has good right and lawful authority to
sell and convey said land; that the Grantor does hereby fully warrant the title to the said
land and will defend the same against the lawful claims of all persons whomsoever; and
that said land is free of all encumbrances, except the encumbrance set forth above.

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:

Print Name: _____
Address: _____

By: _____
Name: _____
Title: _____

Print Name: _____
Address: _____

(CORPORATE SEAL)

ACKNOWLEDGMENT

STATE OF _____)
COUNTY OF _____)

THE FOREGOING INSTRUMENT was acknowledged before me this ____ day of _____, 20____, by _____ as _____ of _____, a _____, on behalf of the _____. He/she_, personally known to me (_____) or has produced _____, as identification.

SEAL

NOTARY PUBLIC

My Commission Expires:

Print or Type Name of Notary Public

NO-LIEN, POSSESSION AND AFFIDAVIT

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 _____, a _____ (the “Grantor”).

2. That the Grantor 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’ liens 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 Property or any portion thereof under Chapter 713 of the Florida Statutes.

4. That no person, firm or corporation has any interest, claim of possession, or contract right with respect to the Property or any portion thereof, and there are no facts known to Affiant which would give rise to such a claim being asserted against the Property or any portion thereof.

5. That there are no unsatisfied judgments or any federal, state or county tax 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 accruing 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.

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

court to which the Grantor is a party that would affect the Grantor and/or title to the Property or any portion thereof.

9. That the Grantor is not in bankruptcy or subject to bankruptcy, and there has been no action filed to place the Grantor in receivership.

10. That to the best of Affiant's knowledge there are no unrecorded easements or claims of easements affecting the Property or any portion thereof.

11. That the Property does not constitute all or substantially all of the assets of the Grantor.

12. That there are no matters pending against the Grantor that could give rise to a lien that would attach to the Property or any portion thereof between _____, 20____, and the recording of the Deed or Easement from the Grantor to the City of Miramar, a Florida Municipal Corporation ("Grantee") and that the Grantor has not and will not execute any instrument that would adversely affect the title to or transfer of the Property or any portion thereof from the Grantor to Grantee.

13. Affiant recognizes that Grantee is materially relying on the veracity of the contents of this Affidavit, and that this Affidavit is being given for the purpose of inducing Grantee to accept a dedication of the Property from the _____.

FURTHER AFFIANT SAYETH NAUGHT.

Type Name: _____
Title: _____
And Individually

Sworn to and subscribed before me this ___day of _____, 20____, who (check one) [] is personally known to me or [] has produced _____ as identification.

SEAL

NOTARY PUBLIC

My Commission Expires:

Print or Type Name of Notary Public

OPINION OF TITLE

To: City of Miramar

With the understanding that this Opinion of Title is furnished to the City of Miramar, a Florida Municipal Corporation, as an inducement for execution of an agreement covering the real property, hereinafter described or for acceptance of a warranty deed, easement, covenant or unity of title, as applicable, it is hereby certified that I have examined a complete Abstract of Title or Policy of Title Insurance issued by _____ dated _____ and issued under No. _____ covering the period from the beginning to the _____ day of _____, 20_____, at the hour of _____, inclusive, of the following described property:

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

I am of the opinion that on the last mentioned date, the fee simple title to the above-described real property was vested in:

Subject to the following encumbrances, liens and other exceptions:

1. **RECORDED MORTGAGES (including but not limited to Assignments of Leases, Rents, and Profits and UCC-1 Financing Statements):**

2. **RECORDED CONSTRUCTION LIENS, CONTRACT LIENS AND JUDGMENTS:**

3. **GENERAL 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.

- d. Easements or claims of easements not shown by the Public Records.
- 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 (including but not limited to easements):**

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.

I FURTHER CERTIFY that if the agreement to be executed or conveyance to be made is being made by a legal entity that the entity named _____ is properly created as a _____ in the State of _____; that said legal entity's legal status is current and active; and that the legal entity is lawful empowered to execute the agreement or make the conveyance that is the subject of this transaction.

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.

| <u>Name</u> | <u>Interest</u> | <u>Special Exception Number</u> |
|-------------|-----------------|---------------------------------|
| | Owner | |
| | Mortgagee | |

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

| <u>Number</u> | <u>Company Certifying</u> | <u>No. of Entries</u> | <u>Period Covered</u> |
|---------------|---------------------------|-----------------------|-----------------------|
| | | | |

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.

This opinion of title is for the exclusive reliance of the City of Miramar, a Florida

Municipal Corporation, and its City Attorneys, but this opinion of title may be made available to other parties for informational purposes.

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: _____