

**PREPARED BY AND AFTER  
RECORDING, RETURN TO:**

Richard G. Cherry, Esquire  
Cherry, Edgar & Smith, P.A.  
8409 N. Military Trail, Suite 123  
Palm Beach Gardens, FL 33410

Parcel ID No.: 494104010120

This Deed represents a conveyance of real property without consideration and, therefore, Minimum Documentary Stamps in the amount of \$0.70 are being paid hereon.

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**SPECIAL WARRANTY DEED**

**THIS SPECIAL WARRANTY DEED**, made as of August \_\_, 2019, between **CITY OF TAMARAC**, a municipal corporation of the State of Florida (hereinafter called (“**Grantor**”), whose address is 7525 N.W. 88<sup>th</sup> Avenue, Tamarac, Florida 33321, and **WOODMONT COUNTRY CLUB, INC.**, a Florida corporation (hereinafter called the “**Grantee**”), whose address is 7801 N.W. 80<sup>th</sup> Avenue, Tamarac, FL 33341.

**W I T N E S S E T H :**

That Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, to it in hand paid, the receipt whereof is hereby acknowledged, by these presents do grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, its successors and assigns forever, all that certain parcel of land lying and being in the County of Broward, State of Florida, more particularly described on **Exhibit “A”** attached hereto and made a part hereof (the “**Property**”).

**TOGETHER WITH** all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

**SUBJECT TO** easements, restrictions and reservations of record, if any, and taxes for the year 2019 and thereafter.

**TO HAVE AND TO HOLD** the above-described Property, with the appurtenances, unto said Grantee, its successors and assigns, in fee simple forever.

And Grantor does specially warrant the title to said Property subject to the matters referred to above and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but not otherwise.

**IN WITNESS WHEREOF**, Grantor has caused these presents to be duly authorized in its name and by those thereunto duly authorized as of the day and year first above written.

ATTEST:

**CITY OF TAMARAC, A FLORIDA  
MUNICIPAL CORPORATION**

\_\_\_\_\_  
By: Jennifer Johnson  
Title: City Clerk

\_\_\_\_\_  
By: Michelle J. Gomez  
Title: Mayor

Signed, sealed and delivered in presence of:

\_\_\_\_\_  
(Signature of first witness)

\_\_\_\_\_  
(Printed name of first witness)

\_\_\_\_\_  
(Signature of second witness)

\_\_\_\_\_  
(Printed name of second witness)

STATE OF FLORIDA  
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me August \_\_\_\_\_, 2019 by Michelle J. Gomez and Patricia Teufel, as Mayor and City Clerk, respectively, of the City of Tamarac, a Florida municipal corporation, on behalf of the City, who ( ) are personally known to me or ( ) have produced Florida Driver's Licenses as identification.

\_\_\_\_\_  
Signature of Notary

\_\_\_\_\_  
Printed Name of Notary

My Commission Expires:  
My Commission Number:

**EXHIBIT "A"**  
**LEGAL DESCRIPTION OF PROPERTY**

COMMENCING at the Northeast corner of Section 4, Township 49 South, Range 41 East; thence South 00°12'16" East, along the East line thereof, a distance of 2372.76 feet; then South 89°47'44" West, a distance of 3527.53 feet to the POINT OF BEGINNING, thence South 08°53'52" East, a distance of 387.00 feet; thence South 20°19'44" East, a distance of 156.23 feet; thence South 14°58'07" East, a distance of 96.96 feet; thence South 35°56'37" East, a distance of 114.88 feet; thence South 11°42'52" East, a distance of 114.52 feet; thence South 47°41'23" West, a distance of 64.45 feet; thence South 71°57'08" West, a distance of 93.51; thence North 69°13'45" West, a distance of 116.87 feet; thence North 21°02'15" West, a distance of 100.69 feet; thence North 82°40'15" West, a distance of 236.35 feet; thence South 67°04'30" West, a distance of 136.11 feet; thence North 80°02'30" West, a distance of 169.93 feet; thence North 68°42'47" West, a distance of 90.39 feet; thence North 19°18'55" West, a distance of 50.93 feet; thence North 07°53'35" East, a distance of 83.35 feet; thence North 46°33'35" East, a distance of 134.58 feet; thence North 66°34'12" East, a distance of 112.69 feet; thence North 24°57'57" East, a distance of 194.03 feet; thence North 50°44'49" East, a distance of 76.37 feet; thence North 72°59'41" East, a distance of 196.65 feet; thence North 65°23'38" East, a distance of 115.39 feet; thence North 10°32'04" West, a distance of 79.57 feet; thence North 44°27'26" East, a distance of 69.03 feet to the Point of Beginning.