

Prepared by and return to:
WILLIAM GARCIA, Esq.
Attorney at Law
WILLIAM GARCIA, P.A.
12900 SW 128th Street, Suite 100
Miami, Florida 33186
305-447-0026
File Number: Southern Homes of Davie V, LLC
Will Call No.:

_____[Space Above This Line For Recording Data]_____

Special Warranty Deed

This Warranty Deed made this 19 day of December, 2005 between **SOUTHERN HOMES OF DAVIE V, LLC., a Florida limited liability company**, whose post office address is **12900 S.W. 128 Street, Suite 100, Miami, FL 33186**, grantor, and **TOWN OF DAVIE, a political subdivision**, whose address is 6591 Orange Drive, Davie, Florida 33314, grantee:

(Whenever used herein the terms grantor and grantee include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold 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:

See Exhibit "A"

Subject to taxes for 2005 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And 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 hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantors.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

DoubleTime® 

Signed, sealed and delivered in our presence:

[Signature]
Witness Name: Jay Leon

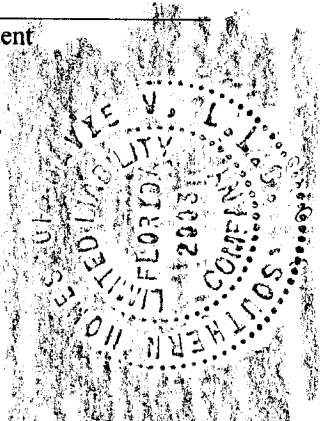
[Signature]
Witness Name: Dagmara Rodriguez

SOUTHERN HOMES OF DAVIE V, LLC., a Florida
limited liability company

By: SOUTHERN HOMES OF BROWARD, INC., its
Managing Member

By: *[Signature]*
HECTOR GARCIA, President

(Corporate Seal)



State of Florida
County of Miami-Dade

The foregoing instrument was acknowledged before me this 19 day of December 2005, by HECTOR GARCIA, President of SOUTHERN HOMES OF BROWARD, INC., a Florida corporation, as Manager, on behalf of the corporation for SOUTHERN HOMES OF DAVIE V, LLC., a Florida limited liability company, is personally known to me or [X] has produced a driver's license as identification.

[Notary Seal]

W. Cabrera
Notary Public

Printed Name: Wagner Cabrera

My Commission Expires: _____

WAGNER CABRERA
NOTARY PUBLIC - STATE OF FLORIDA
COMMISSION # DD351354
EXPIRES 8/31/2008
BONDED THRU 1-888-NOTARY1



SKETCH AND LEGAL DESCRIPTION
BY
PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777 • FAX: (954) 572-1778
E-MAIL: surveys@pulicelandsurveyors.com CERTIFICATE OF AUTHORIZATION #LB3870



LEGAL DESCRIPTION: RIGHT-OF-WAY DEDICATION

A PORTION OF TRACTS 24, 25, 26, 27, 28, 29 AND 30 OF "FLORIDA FRUITLANDS COMPANY'S SUBDIVISION NO. 1" IN THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 50 SOUTH, RANGE 40 EAST, BROWARD COUNTY, FLORIDA, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 17 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, TOGETHER WITH A PORTION OF TRACTS 33 AND 48 IN THE SOUTHWEST 1/4 OF SAID SECTION 21, SAID PORTIONS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE CENTER OF SAID SECTION 21; THENCE SOUTH 89°58'14" WEST ON THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 21 FOR 15.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°10'10" WEST 60.58 FEET; THENCE SOUTH 89°58'37" WEST 165.75 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE SOUTH; THENCE WESTERLY ON THE ARC OF SAID CURVE, WITH A RADIUS OF 300.00 FEET AND A CENTRAL ANGLE OF 22°41'44" AN ARC DISTANCE OF 118.83 FEET TO A POINT OF TANGENCY; THENCE SOUTH 67°16'53" WEST 270.65 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE NORTH; THENCE WESTERLY ON THE ARC OF SAID CURVE, WITH A RADIUS OF 175.00 FEET AND A CENTRAL ANGLE OF 22°40'57" AN ARC DISTANCE OF 69.28 FEET TO A POINT OF TANGENCY; THENCE SOUTH 89°57'50" WEST 488.17 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE NORTH; THENCE WESTERLY ON THE ARC OF SAID CURVE, WITH A RADIUS OF 175.00 FEET AND A CENTRAL ANGLE OF 22°14'08" AN ARC DISTANCE OF 67.91 FEET TO A POINT OF TANGENCY; THENCE NORTH 67°48'02" WEST 354.83 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE NORTHEAST; THENCE NORTHWESTERLY ON THE ARC OF SAID CURVE, WITH A RADIUS OF 175.00 FEET AND A CENTRAL ANGLE OF 67°32'04" AN ARC DISTANCE OF 206.27 FEET TO A POINT OF TANGENCY; THENCE NORTH 00°15'58" WEST 315.26 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE WEST; THENCE NORTHERLY ON THE ARC OF SAID CURVE, WITH A RADIUS OF 200.00 FEET AND A CENTRAL ANGLE OF 33°26'56" AN ARC DISTANCE OF 116.76 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE, CONCAVE EAST; THENCE NORTHERLY ON THE ARC OF SAID CURVE, WITH A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 77°09'37" AN ARC DISTANCE OF 33.67 FEET TO A POINT OF TANGENCY; THENCE NORTH 43°26'43" EAST 70.23 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE SOUTHEAST; THENCE NORTHEASTERLY ON THE ARC OF SAID CURVE, WITH A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 46°17'19" AN ARC DISTANCE OF 40.39 FEET TO A POINT OF TANGENCY; THENCE NORTH 89°44'02" EAST 81.41 FEET; THENCE NORTH 00°01'23" WEST 50.00 FEET; THENCE SOUTH 89°44'02" WEST 81.62 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE SOUTHEAST; THENCE SOUTHWESTERLY ON THE ARC OF SAID CURVE, WITH A RADIUS OF 100.00 FEET AND A CENTRAL ANGLE OF 46°17'19" AN ARC DISTANCE OF 80.79 FEET TO A POINT OF TANGENCY; THENCE SOUTH 43°26'43" WEST 70.23 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE NORTH; THENCE WESTERLY ON THE ARC OF SAID CURVE, WITH A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 77°09'38" AN ARC DISTANCE OF 33.67 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE, CONCAVE SOUTH;

FILE: SOUTHERN HOMES OF BROWARD IV LLC

SCALE: N/A

ORDER NO.: 48695

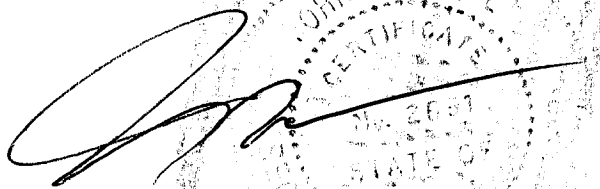
DATE: 11/29/05

RIGHT-OF-WAY DEDICATION

DAVIE, BROWARD COUNTY, FLORIDA

FOR: BLACKSTONE CREEK

SHEET 5 OF 8


 John F. Pulice, Reg. Land Surveyor #2691
 Beth Burns, Reg. Land Surveyor #6136
 State of Florida



SKETCH AND LEGAL DESCRIPTION
BY
PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351

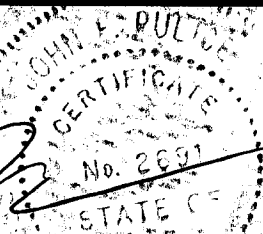

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THENCE WESTERLY ON THE ARC OF SAID CURVE, WITH A RADIUS OF 200.00 FEET AND A CENTRAL ANGLE OF 30°36'59" AN ARC DISTANCE OF 106.87 FEET TO A POINT OF TANGENCY; THENCE SOUTH 89°59'22" WEST 206.01 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE NORTHEAST; THENCE NORTHWESTERLY ON THE ARC OF SAID CURVE, WITH A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 89°44'40" AN ARC DISTANCE OF 39.16 FEET TO A POINT OF TANGENCY; THENCE NORTH 00°15'58" WEST 43.60 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE SOUTHWEST; THENCE NORTHWESTERLY ON THE ARC OF SAID CURVE, WITH A RADIUS OF 125.00 FEET AND A CENTRAL ANGLE OF 53°31'04" AN ARC DISTANCE OF 116.76 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE, CONCAVE NORTHEAST; THENCE NORTHWESTERLY ON THE ARC OF SAID CURVE, WITH A RADIUS OF 75.00 FEET AND A CENTRAL ANGLE OF 49°43'29" AN ARC DISTANCE OF 65.09 FEET TO A POINT OF TANGENCY; THENCE NORTH 04°03'33" WEST 285.39 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE EAST; THENCE NORTHERLY ON THE ARC OF SAID CURVE, WITH A RADIUS OF 250.00 FEET AND A CENTRAL ANGLE OF 25°21'37" AN ARC DISTANCE OF 110.66 FEET TO A POINT OF TANGENCY; THENCE NORTH 21°18'03" EAST 265.28 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE SOUTHEAST; THENCE NORTHEASTERLY ON THE ARC OF SAID CURVE, WITH A RADIUS OF 36.00 FEET AND A CENTRAL ANGLE OF 77°16'24" AN ARC DISTANCE OF 48.55 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE, CONCAVE WEST; THENCE EASTERLY, NORTHERLY AND WESTERLY ON THE ARC OF SAID CURVE, WITH A RADIUS OF 64.00 FEET AND A CENTRAL ANGLE OF 259°01'50" AN ARC DISTANCE OF 289.34 FEET TO A POINT OF TANGENCY; THENCE SOUTH 21°18'03" WEST 360.86 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE EAST; THENCE SOUTHERLY ON THE ARC OF SAID CURVE, WITH A RADIUS OF 300.00 FEET AND A CENTRAL ANGLE OF 25°21'37" AN ARC DISTANCE OF 132.79 FEET TO A POINT OF TANGENCY; THENCE SOUTH 04°03'33" EAST 285.39 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE NORTHEAST; THENCE SOUTHEASTERLY ON THE ARC OF SAID CURVE, WITH A RADIUS OF 125.00 FEET AND A CENTRAL ANGLE OF 49°43'29" AN ARC DISTANCE OF 108.48 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE, CONCAVE SOUTHWEST; THENCE SOUTHEASTERLY ON THE ARC OF SAID CURVE, WITH A RADIUS OF 75.00 FEET AND A CENTRAL ANGLE OF 53°31'04" AN ARC DISTANCE OF 70.05 FEET TO A POINT OF TANGENCY; THENCE SOUTH 00°15'58" EAST 43.60 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE NORTHEAST; THENCE SOUTHEASTERLY ON THE ARC OF SAID CURVE, WITH A RADIUS OF 75.00 FEET AND A CENTRAL ANGLE OF 89°44'40" AN ARC DISTANCE OF 117.48 FEET TO A POINT OF TANGENCY; THENCE NORTH 89°59'22" EAST 206.01 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE SOUTHWEST; THENCE SOUTHEASTERLY ON THE ARC OF SAID CURVE, WITH A RADIUS OF 150.00 FEET AND A CENTRAL ANGLE OF 89°44'40" AN ARC DISTANCE OF 234.95 FEET TO A POINT OF TANGENCY; THENCE SOUTH 00°15'58" EAST 315.26 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE NORTHEAST; THENCE SOUTHEASTERLY ON THE ARC OF SAID CURVE, WITH A RADIUS OF 225.00 FEET AND A CENTRAL ANGLE OF 67°32'04" AN ARC DISTANCE OF 265.21 FEET TO A POINT OF TANGENCY; THENCE SOUTH 67°48'02" EAST 45.42 FEET TO A POINT OF CURVATURE OF A

FILE: SOUTHERN HOMES OF BROWARD IV LLC
SCALE: N/A
ORDER NO.: 48695
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RIGHT-OF-WAY DEDICATION
DAVIE, BROWARD COUNTY, FLORIDA
FOR: BLACKSTONE CREEK

SHEET 6 OF 8



John F. Pulice, Reg. Land Surveyor #2691
Beth Burns, Reg. Land Surveyor #6136
State of Florida



SKETCH AND LEGAL DESCRIPTION

BY
PULICE LAND SURVEYORS, INC.
 5381 NOB HILL ROAD
 SUNRISE, FLORIDA 33351

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CIRCULAR CURVE, CONCAVE WEST; THENCE SOUTHERLY ON THE ARC OF SAID CURVE, WITH A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 90°32'00" AN ARC DISTANCE OF 39.50 FEET TO A POINT OF TANGENCY; THENCE SOUTH 22°43'58" WEST 56.73 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE NORTHEAST; THENCE SOUTHWESTERLY, SOUTHEASTERLY AND NORTHEASTERLY ON THE ARC OF SAID CURVE, WITH A RADIUS OF 60.00 FEET AND A CENTRAL ANGLE OF 180°00'00" AN ARC DISTANCE OF 188.50 FEET TO A POINT OF TANGENCY; THENCE NORTH 22°43'58" EAST 58.31 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE SOUTH; THENCE EASTERLY ON THE ARC OF SAID CURVE, WITH A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 89°28'00" AN ARC DISTANCE OF 39.04 FEET TO A POINT OF TANGENCY; THENCE SOUTH 67°48'02" EAST 139.40 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE NORTH; THENCE EASTERLY ON THE ARC OF SAID CURVE, WITH A RADIUS OF 225.00 FEET AND A CENTRAL ANGLE OF 22°14'08" AN ARC DISTANCE OF 87.32 FEET TO A POINT OF TANGENCY; THENCE NORTH 89°57'50" EAST 488.17 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE NORTH; THENCE EASTERLY ON THE ARC OF SAID CURVE, WITH A RADIUS OF 225.00 FEET AND A CENTRAL ANGLE OF 22°40'57" AN ARC DISTANCE OF 89.07 FEET TO A POINT OF TANGENCY; THENCE NORTH 67°16'53" EAST 182.86 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE SOUTH; THENCE EASTERLY ON THE ARC OF SAID CURVE, WITH A RADIUS OF 300.00 FEET AND A CENTRAL ANGLE OF 22°41'44" AN ARC DISTANCE OF 118.83 FEET TO A POINT OF TANGENCY; THENCE NORTH 89°58'37" EAST 227.65 FEET; THENCE NORTH 00°10'11" WEST 19.42 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND LYING AND BEING IN THE TOWN OF DAVIE, BROWARD COUNTY, FLORIDA AND CONTAINING 228,414 SQUARE FEET, 5.2437 ACRES.

NOTES:

- 1) BEARINGS ARE BASED ON THE SOUTH LINE OF THE N.W. 1/4 OF SECTION 21 BEING S89°58'14"W.
- 2) THIS IS NOT A SKETCH OF SURVEY AND DOES NOT REPRESENT A FIELD SURVEY.
- 3) THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- 4) O.R.B. DENOTES: OFFICIAL RECORDS BOOK.
- 5) Δ DENOTES: CENTRAL ANGLE.

FILE: SOUTHERN HOMES OF BROWARD IV LLC

SCALE: N/A

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RIGHT-OF-WAY DEDICATION

DAVIE, BROWARD COUNTY, FLORIDA

FOR: BLACKSTONE CREEK

SHEET 7 OF 8

John F. Pulice, Reg. Land Surveyor #2691
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