

Prepared by:

Matthew H. Scott, Esq.
Greenspoon Marder LLP
200 East Broward Blvd, Suite 1800
Fort Lauderdale, FL 33301
954-333-4372

Return to:

Matthew H. Scott, Esq.
Greenspoon Marder LLP
200 East Broward Blvd, Suite 1800
Fort Lauderdale, FL 33301
954-333-4372

QUITCLAIM DEED

Parcel/Folio No.: 484124012280

THIS QUITCLAIM DEED, executed this ____ (day) day of _____ (month), 2026, by **CITY OF MARGATE, a municipal corporation organized and existing under the laws of the State of Florida**, having its principal place of business at 5790 Margate Boulevard, Margate, Florida 33063 (hereinafter referred to as "Grantor"), to **TROPICAL DEVELOPMENT GROUP, LLC, a Florida limited liability company**, having a mailing address of 1900 Banks Road, Suite #4, Margate, FL 33063 (hereinafter referred to as "Grantee").

WITNESSETH:

That the Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby deed, convey, remise, release, and quit-claim unto the Grantee forever, all the right, title, interest, claim, and demand which the Grantor has in and to the following described land situate, lying and being in **Broward County, Florida**, to wit:

LEGAL DESCRIPTION

A portion of Parcel A of the North Margate Plat as recorded in Plat Book 50, Page 4, of the Public Records of Broward County, Florida, being more particularly described as follows:

Begin at Southeast corner of said Parcel A; thence West, along the South line of said Parcel A, a distance of 31.01 feet; thence North 01° 30' 35" West, a distance of 280.17 feet; thence East, a distance of 31.01 feet; thence South 01° 30' 35" East a distance of 280.17 feet to the Point of Beginning.

Said land situate, lying and being in the City of Margate, County of Broward, State of Florida, and containing 8,685.27 square feet or 0.1993 acres, more or less.

This Quit Claim Deed is intended to reverse and reconvey the interest conveyed by that certain **Warranty Deed** recorded on **June 3, 1987**, in **Official Records Book 14500, Page 537**, of the Public Records of **Broward County, Florida**, wherein the City of Margate was the Grantee.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity, and claim whatsoever of the Grantor, either in law or equity, to the only proper use, benefit, and behalf of the Grantee forever.

SUBJECT TO: Covenants, conditions, restrictions, easements, and limitations of record; zoning and land use regulations; and real property taxes for the current year and subsequent years.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal the day and year first written above.

Witnesses:

CITY OF MARGATE,
a municipal corporation organized and existing
under the laws of the State of Florida

Witness Signature

Printed Name

Address: 5970 Margate Blvd.
Margate, Florida 33063

By: _____
Antonio V. Arserio, Mayor

Witness Signature

Printed Name

Address: 5970 Margate Blvd.
Margate, Florida 33063

ATTEST:

By: _____
Jennifer M. Johnson, MMC, City Clerk

Approved as to Legal Sufficiency

By: _____
David N. Tolces, City Attorney

ACKNOWLEDGEMENT / NOTARY

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me, by means of ☒ physical presence or ☐ online notarization, this ____ day of _____, 2026 by ANTONIO V. ARSERIO, as Mayor and CALE CURTIS, as City Manager of the **CITY OF MARGATE**, a Florida municipal corporation, on behalf of the corporation. They ☒ are personally known to me or ☐ have produced _____ as identification.

Notary Public; State of Florida

Printed Name

My Commission No.: _____

My Commission expires on: _____