

81-165603

Warranty Deed

This Indenture, Made the 21 day of April, A. D. 1981,
 BETWEEN JACK PARKER CONSTRUCTION OF FLORIDA CORP. NO. 2 and
 JACK PARKER, Individually
 of the County of Broward, and State of Florida, of the first part, and
 CONDOMINIUM ASSOCIATION OF PARKER PLAZA ESTATES INC.

whose permanent address is 2030 S. Ocean Boulevard, Hallandale, of the County of
 Broward, and State of Florida, of the second part,

Witnesseth, That, the said parties of the first part, for and in consideration of the sum of
 TEN AND 00/100----- (\$10.00)----- Dollars,
 lawful money of the United States of America, to them in hand paid by the said party
 of the second part, at or before the ensembling and delivery of these presents, the receipt whereof is hereby
 acknowledged, have granted, bargained, sold, aliened, remised, released, conveyed and confirmed,
 and by these presents do grant, bargain, sell alien, remise, release, convey and confirm unto the said
 party of the second part, and its heirs and assigns forever, all the following piece,
 parcels or tract of land, situate, lying and being in the County of Broward, State of
 Florida, and more particularly described as follows:

- PARCEL A - SEE EXHIBIT A ATTACHED
- PARCEL B - SEE EXHIBIT B ATTACHED

Subject to: Taxes for the year 1980 and all subsequent years and
 Declaration of Condominium Recorded in O.R. Book 4318,
 page 273, Public Records Broward County, Florida,
 together with exhibits attached thereto and all
 amendments thereto, and also subject to conditions,
 limitations, restrictions, reservations and easements
 of record.

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Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging
 or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and
 profits thereof, and also all the estate, right, title, interest, dower and right of dower, separate estate, prop-
 erty, possession, claim and demand whatsoever, as well as in equity, of the said party of the first
 part, of, in and to the same, and every part and parcel thereof, with the appurtenances.

To Have and To Hold the above granted, bargained and described premises, with the appur-
 tenances, unto the said party of the second part, its heirs and assigns, to its
 own proper use, benefit and behoof forever.

And the said parties of the first part, for themselves and for their heirs, executors and
 administrators, do covenant, promise and agree to and with the said party of the second part,
 its heirs and assigns, that the said parties of the first part, at the time of the ensembling
 and delivery of these presents, were lawfully seized of and in all and singular the above
 granted, bargained and described premises, with the appurtenances, and have good right,
 full power and lawful authority to grant, bargain, sell and convey the same in manner and form aforesaid.
 And the said party of the second part, its heirs and assigns, shall and may at all
 times hereafter peaceably and quietly have, hold, use, occupy, possess and enjoy the above granted premises
 and every part and parcel thereof, with the appurtenances, without any let, suit, trouble, molestation, evic-
 tion or disturbance of the said parties of the first part, their heirs or assigns, or of any other
 person or persons lawfully claiming or to claim the same, by, through and under the grantor herein.

M. Hyman
19 W FLAGLER ST M. AM. 33130

This Instrument Prepared By:
 Maurice M. Garcia, Esquire
 Abrams, Anton, Robbins, Resnick,
 Schneider & Mager, P.A.
 2021 Tyler Street
 Hollywood, Florida 33022

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And the said parties of the first part, for themselves and for their heirs, warrants the above described and hereby granted and released premises, and every part and parcel thereof, with the appurtenances, unto the said party of the second part, its heirs and assigns, against the said parties of the first part, their heirs, and against all and every person or persons whomsoever lawfully claiming or to claim the same, by, through and under the grantor herein, shall and will warrant and by these presents forever defend.

In Witness Whereof, The said parties of the first part have hereunto set their hand s and seal s the day and year first above written.

Signed, sealed and delivered in the presence of us:

Roberta Liberman
John Decco

JACK PARKER CONSTRUCTION OF FLORIDA CORP. NO.2

BY: Jack Parker (Seal)

PRESIDENT

Harold R. Liebman (Seal)

SECRETARY

This Instrument prepared by:

Address

Jack Parker (Seal)
JACK PARKER, Individually

State of ~~Florida~~ NEW YORK

County of ~~BRONX~~ QUEENS

SS.

On this day personally appeared before me, Jack Parker and Harold R. Liebman,

to me well known and known to me to be the individual s described in and who executed the foregoing deed of conveyance, and acknowledged that they executed the same for the purpose therein expressed, whereupon it is prayed that the same may be recorded.

In Witness Whereof, I have hereunto affixed my hand and official seal, this 21

day of April, A. D. 19 81.

(Seal)

Alexander S. Fershing

ALEXANDER S. FERSHING

Notary Public, State of New York

No. 4606416

Qualified in Nassau County

Term Expires March 30, 1983



RAMCO FORM 36

Special Warranty Deed

SPECIAL

TO

Dated

ABSTRACT OF DESCRIPTION

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~~CONFIDENTIAL~~

EXHIBIT A

That part of the South 300 feet of the North 2750 feet of Tract 2 of "SECOND AMENDED PLAT OF SEMINOLE BEACH", according to the plat thereof, recorded in Plat Book 15, Page 19, of the Public Records of Broward County, Florida, (less the West 17 feet thereof for road right-of-way) described as follows:

Commencing at the southwest corner of the above described parcel, run east along the south line thereof 319.53 feet to a point of beginning; thence, north 43.42 feet; thence, west 13 feet; thence, north 30.33 feet; thence, east 5.5 feet; thence, north 10.67 feet; thence, west 5.5 feet; thence, north 28.33 feet; thence, west 43.6 feet; thence, north 71 feet; thence, east 108 feet; thence, south 9 feet; thence, east 190.65 feet, more or less, to the bulkhead line established by the City of Hallandale; thence, southeasterly by an included angle of 92°06'07" along said bulkhead line 174.87 feet to the south line of the above described parcel; thence, west by an included angle of 87°53'53" along said south property line 248.46 feet to the point of beginning.

-and-

Condominium Units 101, 102, 103, 105, 106, 107, 108, 109, 110, 111, 112 and 113 of Parker Plaza Condominium Estates, according to the Declaration of Condominium thereof, recorded in Official Records Book 4318, at Page 273, of the Public Records of Broward County, Florida, together with exhibits attached thereto and all amendments thereto.

The aforescribed property is subject to an easement in favor of the City of Hallandale, the public and others over, upon and across the north 7 1/2 feet thereof for pedestrian traffic purposes of ingress and egress.

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EXHIBIT A

Condominium Parcel Apartment No. CU 104
of Parker Plaza Condominium Estates,
according to the Declaration of Condo-
minium thereof, recorded in Official
Records Book 4318, at Page 273, of the
Public Records of Broward County, Florida,
together with exhibits attached thereto
and amendments thereto.

RECORDED IN THE OFFICIAL RECORDS BOOK
OF BROWARD COUNTY, FLORIDA
GRAHAM W. WATT
COUNTY ADMINISTRATOR

OFF
REF 9627 PAGE 949

EXHIBIT B

ASSIGNMENT OF LEASES

81-165604

FOR VALUE RECEIVED, JACK PARKER CONSTRUCTION OF FLORIDA CORP. NO. 2, a Florida Corporation, does hereby assign to CONDOMINIUM ASSOCIATION OF THE PARKER PLAZA ESTATES, INC., a Florida corporation not-for-profit, all of its right, title and interest in and to that certain Long-Term Lease between Jack Parker Construction of Florida Corp. No. 2, as Lessor, and Condominium Association of the Parker Plaza Estates, Inc., as Lessee, dated September 8, 1970, which Long-Term Lease is attached as Exhibit No. 4 to the Declaration of Condominium of Parker Plaza Condominium Estates, according to the Declaration thereof, recorded in Official Records Book 4318, at Page 273, of the Public Records of Broward County, Florida.

IN WITNESS WHEREOF, the undersigned have hereunto set their hands and seals, this 7 day of MAY, 1981.

Signed, Sealed and Delivered in the Presence of:

Vilma Post
Susan Thee

JACK PARKER CONSTRUCTION OF FLORIDA CORP. NO. 2, a Florida Corporation

By: Jack Parker (Seal)
Jack Parker, President

Attest: Harold Liebman (Seal)
Harold Liebman, Secretary

STATE OF NEW YORK)
COUNTY OF QUEENS) ss:

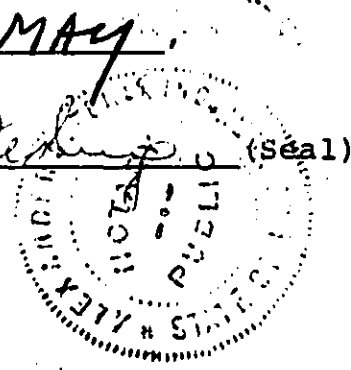
BEFORE ME, the undersigned authority, personally appeared JACK PARKER and HAROLD LIEBMAN, to me well known to be the individuals described in and who executed the foregoing instrument as President and Secretary of JACK PARKER CONSTRUCTION OF FLORIDA CORP. NO. 2, a Florida Corporation, and severally acknowledged to and before me that they executed such instrument as such President and Secretary, respectively, of said Corporation, and that the seal affixed thereto is the corporate seal of said Corporation, and that it was affixed to such instrument by due and regular corporate authority, and that said instrument is the free act and deed of the Corporation.

WITNESS my hand and seal, this 7 day of MAY, 1981.

ALEXANDER S. FERSHING
Notary Public, State of New York
No. 4686416
Qualified in Nassau County
Term Expires March 30, 1983

Alexander S. Fershing (Seal)
Notary Public

My Commission Expires:



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ACCEPTANCE

The Undersigned hereby accepts the foregoing Assign-
ment of Lease and all of the obligations, duties and liabilities
of the Lessors under the aforescribed Long-Term Lease.

IN WITNESS WHEREOF, the undersigned have hereunto
set their hands and seals, this 3 day of June, 1981.

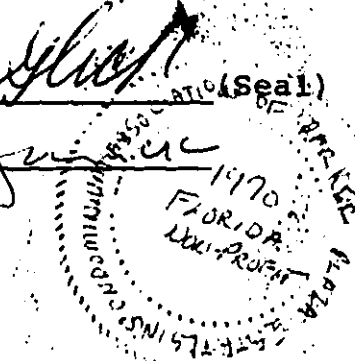
Signed, Sealed and Delivered
in the Presence of:

Marge Salvatore

CONDOMINIUM ASSOCIATION OF
THE PARKER PLAZA ESTATES, INC.

BY: Milton A. Glick (Seal)

Attest: Martin Hornick

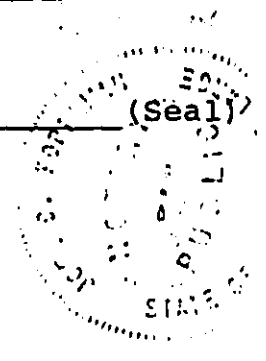


STATE OF FLORIDA)
) ss:
COUNTY OF BROWARD)

BEFORE ME, the undersigned authority, personally appeared
MILTON A. GLICK and MARTIN HORNICK, to me well known to
be the individuals described in and who executed the foregoing
instrument as PRESIDENT and SECRETARY of
CONDOMINIUM ASSOCIATION OF THE PARKER PLAZA ESTATES, INC., a
Florida corporation not for profit, and severally acknowledged
to and before me that they executed such instrument as such
Officers of said Corporation, and that the seal affixed thereto
is the corporate seal of said Corporation, and that it was
affixed to such instrument by due and regular corporate auth-
ority, and that said instrument is the free act and deed of
the Corporation.

WITNESS my hand and seal, this 3 day of June,
1981

[Signature]
Notary Public



My Commission Expires:

NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES JULY 18 1983
BONDED THRU GENERAL INS. UNDERWRITERS

RECORDED IN THE OFFICIAL RECORDS BOOK
OF BROWARD COUNTY, FLORIDA
GRAHAM W. WATC
COUNTY ADMINISTRATOR

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CORPORATE CERTIFICATE

OF

THE CONDOMINIUM ASSOCIATION

OF

81-165605 PARKER PLAZA ESTATES, INC.

1981 JUN 9 PM 4:34

The undersigned being the duly elected President and Secretary of the Condominium Association of Parker Plaza Estates, Inc., do hereby certify as follows:

1. That pursuant to the By-Laws of the Condominium Association of Parker Plaza Estates, Inc. all of the owners of units at Parker Plaza Condominium were sent a letter for the basic terms and conditions of the Settlement Agreement and Agreement of Purchase and Sale and a Voting Form for the purpose of voting on the question of whether or not the Association should purchase the Long-Term Lease from the Lessor and enter into the Settlement Agreement.

2. That as of March 9, 1981, the Association has received, pursuant to the By-Laws and applicable Florida Statutes, the following vote:

For	434
Against	36
Not Responding	51

3. That the affirmative votes to enter into this Settlement Agreement and to purchase the Long-Term Lease are in excess of 66 2/3 percent of all the unit owners at the Parker Plaza Condominium.

4. That the Members of the Board of Directors of the Association have unanimously voted to approve the Settlement and to authorize the execution of the Settlement Agreement and Agreement of Purchase and Sale.

IN WITNESS WHEREOF, the undersigned hereunto set their hands and seals this 28 day of May, 1981.

CONDOMINIUM ASSOCIATION OF
PARKER PLAZA ESTATES, INC.

Richard J. Herman
[Signature]
 1970
 FLORIDA
 NON-PROFIT
 CORP.

BY: *Milton A. Gluck*
President

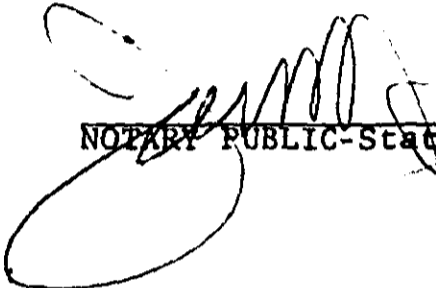
BY: *George J. Aronick*
Secretary

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W. J. [Signature]

STATE OF FLORIDA :
 : SS
COUNTY OF BROWARD:

I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgements, Milton A. Glick and Martin Hornick, President and _____, Secretary of CONDOMINIUM ASSOCIATION OF PARKER PLAZA ESTATES, INC., to me well known to be the persons described in and who executed the foregoing Corporate Certificate and acknowledged before me that they executed the same freely and voluntarily for the purposes herein expressed and as the act and deed of said Condominium.



NOTARY PUBLIC-State of Florida at Large

My commission expires

NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES JULY 10 1983
BONDED THROUGH GENERAL INS UNDERWRITERS



RECORDED IN THE OFFICIAL RECORDS BOOK
OF BROWARD COUNTY, FLORIDA
GRAHAM W. WATT
COUNTY ADMINISTRATOR

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