

WARRANTY DEED

DEED 192 PAGE 223

THIS DEED, Made this 2nd day of October, A. D. 1928, by THE BOARD OF PUBLIC INSTRUCTION FOR THE COUNTY OF BROWARD, STATE OF FLORIDA, a corporation existing under the laws of the State of Florida, having its principal place of business in the County of Broward and State of Florida, hereinafter called the grantor, to the TOWN OF HALLANDALE, a municipal corporation of Florida, hereinafter called the grantee,

WITNESSETH, That the said grantor, in consideration of the sum of Ten (\$10.00) Dollars and other valuable consideration, to it in hand paid, the receipt whereof is hereby acknowledged, does give, grant, bargain, sell, alien, remise, release, convey and confirm unto the said grantee, and its successors and assigns in fee simple, the lands situate in Broward County, State of Florida, described as follows:

North Half (N $\frac{1}{2}$) of Lot Two (2) in Block Twelve (12) of the Subdivision of Section Twenty-Seven (27), Township Fifty-one (51) South, Range Forty-two (42) East, containing five (5) and 43/100 acres of land, more or less, according to the plat thereof recorded in Plat Book 238, page 13 of the public records of Dade County, Florida.

The grantee for itself, its successors

and assigns, by accepting this deed agrees that the lands herein conveyed shall be used only for any one or more of the following purposes:

As a site for a municipal building; as a site for a civic or community center and buildings now existing or to be erected thereon for use as a

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PAGE

223

DEED 192 PAGE 224

civic or community center by citizens of the Town of Hallandale and by all civic and community organizations of said town; for public park purposes and as a site upon which appropriate buildings may be erected for use incidental to park purposes.

It shall be the duty of the grantee herein, its successors and assigns, to prevent the use of said lands for purposes other than hereinabove set forth, and the breach of this provision of this deed by said grantee, its successors or assigns, in failing to prevent the use of said lands for purposes other than as herein set forth, shall automatically cause the title to the same to revert to and become vested in the grantor herein, its successors and assigns.

This conveyance is made subject to taxes, if any, outstanding against the above described lands.

TO HAVE AND TO HOLD the same together with the hereditaments and appurtenances, unto the said grantee, and its successors and assigns in fee simple.

AND the said grantor, for itself and its successors and assigns, covenants with said grantee, its successors and assigns, that said grantor is indefeasibly seized of said land in fee simple; that said grantor has full power and lawful right to convey said land in fee simple, as aforesaid; that it shall be lawful for said grantee, its successors and

-2-

PAGE 224

DEFO 192 PAGE 225

assigns, at all times peaceably and quietly to enter upon, hold, occupy and enjoy said land; that said land is free from all encumbrances; that said grantor, its successors and assigns, will make such further assurances to perfect the fee simple title to said land in said grantee, its successors and assigns, as may reasonably be required; and that said grantor does hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whatsoever.

IN WITNESS WHEREOF, the grantor has caused these presents to be signed in its name by its Chairman, and its corporate seal to be affixed, attested by its Secretary, the day and year above written.

THE BOARD OF PUBLIC INSTRUCTION
FOR THE COUNTY OF BROWARD,
STATE OF FLORIDA.

By *[Signature]*
Chairman

Attest:

[Signature]
Secretary

Signed, sealed and delivered
in our presence:

Mary Barber
Paul Handwerker

[Circular Stamp]

PAGE

225

DEED 192 PAGE 226

STATE OF FLORIDA)
COUNTY OF BROWARD)

I HEREBY CERTIFY, That on this
2nd day of October, A. D. 1928, before me per-
sonally appeared G. S. MAHANNAH and JAMES S. RICKARDS,
respectively Chairman and Secretary of THE BOARD OF
PUBLIC INSTRUCTION FOR THE COUNTY OF BROWARD, STATE
OF FLORIDA, a corporation under the laws of the State
of Florida, to me known to be the persons described
in and who executed the foregoing deed, and severally
acknowledged the execution thereof to be their free
act and deed as such officers, for the uses and
purposes therein mentioned; and that they affixed
thereto the official seal of said corporation, and
the said instrument is the act and deed of said
corporation.

WITNESS my signature and official
seal at Fort Lauderdale, in the County of Broward and
State of Florida, the day and year last aforesaid.

My Commission Expires:
Dec. 31 - 1928.

CLERK OF BROWARD.
This instrument filed for record
1928 and recorded in book 1928
of page 226
FRANK A. BRYAN
Clerk of Circuit Court
Broward County, Fla.

CHM:L

PAGE 226

DEED 318 REC 533

MODIFICATION OF RESTRICTIONS

THIS INDENTURE OF MODIFICATION of Restrictions made and executed this 26th day of August, A. D. 1938, by the Board of Public Instruction for the County of Broward and State of Florida, a corporation existing under the laws of the State of Florida, having its principal place of business in the County of Broward and State of Florida,

WITNESSETH:

1. WHEREAS, on October 2, 1928, The Board of Public Instruction for the County of Broward and State of Florida, a corporation existing under the laws of the State of Florida, having its principal place of business in the County of Broward and State of Florida, made and executed and delivered to the Town of Hallandale, a municipal corporation of Florida, a warranty deed conveying the following described land situate in Broward County, Florida, to-wit:

1/4 of Lot 2 in Block 12 of the Subdivision of Section 27, Township 51 South, Range 42 East, containing five (5) and 43/100 acres, more or less, according to the plat thereof recorded in Plat Book "B", page 13 of the public records of Dade County, Florida.

which was filed for record and recorded on October 4, 1928, in the office of the Clerk of the Circuit Court of Broward County, Florida, and recorded in Deed Book 192, page 223, thereof, and

2. WHEREAS, the aforesaid conveyance to the above described land contained the following recital, to-wit:

"The grantee for itself, its successors and assigns, by accepting this deed agrees that the lands herein conveyed shall be used only for any one or more of the following purposes:

As a site for a municipal building; as a site for a civic or community center and buildings now existing or to be erected thereon for use as a civic or community center by citizens of the Town of Hallandale and by all civic and community organizations of said town; for public park purposes and as a site upon which appropriate buildings may be erected for use incidental to park purposes.

It shall be the duty of the grantee herein, its successors and assigns, to prevent the use of said lands for purposes other than hereinabove set forth, and the breach of this provision of this deed by said grantee, its successors or assigns, in failing to prevent the use of said lands for purposes other than as herein set forth, shall automatically cause the title to the same to revert to and become vested in the grantor herein, its successors and assigns."

3. and WHEREAS, Town of Hallandale, a municipal corporation of Florida, is now the owner of the fee simple title to the land hereinabove described, and described in said warranty deed of conveyance, and

4. WHEREAS, it is the desire of The Board of Public Instruction for Broward County, State of Florida, to modify said covenants and restrictions contained in said deed of conveyance so the same will read as follows:

"The grantee for itself, its successors and assigns, by accepting this deed agrees that the lands herein conveyed shall be used only for one or more of the following purposes:

As a site for municipal buildings; as a site for a civic or community center and buildings now existing or to be erected thereon for use as a civic or community center by citizens of the Town of Hallandale and by all civic and community organizations of said town; for public park purposes and as a site upon which appropriate buildings may be erected for use incidental to park purposes.

It shall be the duty of the grantee herein, its successors and assigns, to prevent the use of said lands for purposes other than hereinabove set forth, and the breach of this provision of this deed by said grantee, its successors or assigns, in failing to prevent the use of said lands for purposes other than as herein set forth, shall automatically cause the title to the same to revert to and become vested in the grantor herein, its successors and assigns."

5. NOW, THEREFORE, for and in consideration of the premises and the sum of \$1.00 and other good and valuable consideration unto the said The Board of Public Instruction for the County of Broward and State of Florida, a corporation existing under the laws of the State of Florida, especially moving, the said The Board of Public Instruction for the County of Broward and State of Florida, a corporation existing under the laws of the State of Florida, having its principal place of business in Broward County, Florida, for itself and its successors and assigns, does hereby consent and agree to modify and does hereby modify the said restrictive covenants contained in the aforesaid deed so that the same shall read as follows:

"The grantee for itself, its successors and assigns, by accepting this deed agrees that the lands herein conveyed shall be used only for one or more of the following purposes:

As a site for municipal buildings; as a site for a civic or community center and buildings now existing or to be erected thereon for use as a civic or community center by citizens of the Town of Hallandale and by all civic and community organizations of said town; for public park purposes and as a site upon which appropriate buildings may be erected for use incidental to park purposes.

It shall be the duty of the grantee herein, its successors and assigns, to prevent the use of said lands for purposes other than hereinabove set forth, and the breach of this provision of this deed by said grantee, its successors or assigns, in failing to prevent the use of said lands for purposes other than as herein set forth, shall automatically cause the title to the same to revert to and become vested in the grantor herein, its successors and assigns."

6. The provisions hereof shall inure to the benefit of the grantee, The Town of Hallandale, a municipal corporation of Florida, in said deed, its successors and assigns forever, and all persons claiming title by, through or under the Town of Hallandale, a municipal corporation of Florida, directly or indirectly, immediately or remotely. The said Town of Hallandale, a municipal corporation of Florida, grantee in said deed, and its successors, grantees and assigns thereunder shall enjoy the benefits conferred by this indenture.

7. It is the intention of the Board of Public Instruction for the County of Broward and State of Florida, a corporation existing under the laws of the State of Florida, to modify the aforesaid covenants and restrictions as hereinabove set forth.

IN WITNESS WHEREOF, the said The Board of Public Instruction for the County of Broward and State of Florida, a corporation existing under the laws of the State of Florida, has caused this instrument to be executed in its name by its proper officers and the corporate seal affixed by its said officers the day and year first above written.

Attest: The Board of Public Instruction for the County of Broward, State of Florida

William J. Burnett
Secretary

A. L. W. [Signature]
Chairman

Executed in Presence of:

Wm. A. Oliver
Alvin Byrd

DEED 318 536

Notary Public—Form 103

STATE OF FLORIDA

COUNTY OF BROWARD

Before me personally appeared A. L. M. Nuss
and Alvin J. Bennett known to me to be the Chairman and Secretary
respectively of The Board of Public Instruction for the County of Broward, State of Florida,
known in the foregoing instrument, and known to me to be the persons who as such officers of said corporation,
executed the same, and they and they the said A. L. M. Nuss and the said Alvin J. Bennett
did acknowledge before me that said
instrument is the free act and deed of said corporation by them respectively executed as such officers for the pur-
poses therein expressed, that the seal thereunto attached is the corporate seal by them in like capacity affixed;
all under authority to them duly vested by the Board of Directors of said corporation.

WITNESS my hand and official seal this 26 day of August, 19 38

Alvin J. Bennett
Notary Public in and for the County and State Aforesaid
My commission expires: April 25, 1939

318 537

**RESOLUTION AUTHORIZING EXECUTION OF
INDEMTURE OF MODIFICATION OF RESTRIC-
TIONS AGAINST NORTH HALF OF LOT TWO
OF BLOCK TWELVE OF THE SUBDIVISION OF
SECTION 27, TOWNSHIP 51 SOUTH, RANGE
42 EAST, SAID PROPERTY FORMERLY BEING
THE OLD HALLANDALE SCHOOL PROPERTY.**

WHEREAS, the Board of Public Instruction for the
County of Broward and State of Florida, made, executed and
delivered to the Town of Hallandale, a certain deed of con-
veyance describing the following property, to-wit:

W¹ of Lot 2 in Block 14 of the Sub-
division of Section 27, Township 51
South, Range 42 East, containing
five (5) and 43/100 acres of land,
more or less, according to the plat
thereof recorded in Plat Book "B",
page 13 of the public records of
Dade County, Florida.

which deed was dated October 7, 1928, and filed for record
and recorded on October 4, 1928, in Deed Book 192, at page
223 of the public records of Broward County, Florida, and

WHEREAS, said deed of conveyance describing said
property contained the following recital:

"The grantee for itself, its successors and assigns,
by accepting this deed agrees that the lands herein conveyed
shall be used only for any one or more of the following
purposes:

as a site for a municipal building; as a site for a
civic or community center and buildings now existing or to be
erected thereon for use as a civic or community center by
citizens of the Town of Hallandale and by all civic and
community organizations of said town; for public park pur-
poses and as a site upon which appropriate buildings may be
erected for use incidental to park purposes.

It shall be the duty of the grantee herein, its
successors and assigns, to prevent the use of said lands for
purposes other than hereinabove set forth, and the breach of
this provisions of this deed by said grantee, its successors
or assigns, in failing to prevent the use of said lands for
purposes other than as herein set forth, shall automatically
cause the title to the same to revert to and become vested in
the grantor herein, its successors and assigns."

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WHEREAS, it is the desire of this Board to modify the said covenants and restrictions in said deed to read as follows:

"The grantee for itself, its successors and assigns, by accepting this deed agrees that the lands herein conveyed shall be used only for any one or more of the following purposes:

As a site for municipal buildings; as a site for a civic or community center and buildings now existing or to be erected thereon for use as a civic or community center by citizens of the Town of Hallandale and by all civic and community organizations of said town; for public park purposes and as a site upon which appropriate buildings may be erected for use incidental to park purposes.

It shall be the duty of the grantee herein, its successors and assigns, to prevent the use of said lands for purposes other than hereinabove set forth, and the breach of this provisions of this deed by said grantee, its successors or assigns, in failing to prevent the use of said lands for purposes other than as herein set forth, shall automatically cause the title to the same to revert to and become vested in the grantor herein, its successors and assigns."

NOW, THEREFORE, BE IT RESOLVED by the Board of Public Instruction for the County of Broward and State of Florida, that the restrictions and covenants recited and set forth in said deed of conveyance be and the same are hereby modified and amended to read as follows:

"The grantee for itself, its successors and assigns, by accepting this deed agrees that the lands herein conveyed shall be used only for any one or more of the following purposes:

As a site for municipal buildings; as a site for a civic or community center and buildings now existing or to be erected thereon for use as a civic or community center by citizens of the Town of Hallandale and by all civic and community organizations of said town; for public park purposes and as a site upon which appropriate buildings may be erected for use incidental to park purposes.

It shall be the duty of the grantee herein, its successors and assigns, to prevent the use of said lands for purposes other than hereinabove set forth, and the breach of this provisions of this deed by said grantee, its successors or assigns, in failing to prevent the use of said lands for purposes other than as herein set forth, shall automatically cause the title to the same to revert to and become vested in the grantor herein, its successors and assigns."

318 539

BE IT FURTHER RESOLVED that the Chairman and Secretary of this Board are hereby authorized to make, execute and deliver to the Town of Hallandale, a Florida municipal corporation, an indenture of modification of said restrictions, modifying said restrictions in accordance with the terms of this resolution

Passed and adopted this 26th day of August, A. D. 1938.

I, ULRIC J. BENNETT, Secretary of the Board of Public Instruction for the County of Broward, State of Florida, and recording officer of the minutes of said Board, and Custodian of the records and books of said Board, do hereby certify that the foregoing is a true and correct copy of the Resolution passed and adopted by the Board of Public Instruction of Broward County, Florida, at a duly convened meeting of said Board held at the Broward County Courthouse in the City of Fort Lauderdale, Broward County, Florida, on the 26th day of August, A. D. 1938.

IN WITNESS WHEREOF, I have hereunto set my hand and seal of the Board of Public Instruction for the County of Broward and State of Florida, in the City of Fort Lauderdale, Broward County, Florida, this 26th day of August, A. D. 1938.

Ulric J. Bennett
Secretary of the Board of Public
Instruction for the County of Broward
and State of Florida.

STATE OF FLORIDA
COUNTY OF BROWARD

This instrument filed for record 6th
of Sept 1938 and recorded in book 208
at page 533 RECORD VERIFIED.

E. B. BENNETT, Clerk of the Circuit Court
Chas May Hunt S. C.