

Prepared by and Return to:
Darcee S. Siegel, City Attorney
City of North Miami Beach
17011 N.E. 19th Avenue
North Miami Beach, Florida 33162

Folio Number: 07-2221-002-0260

Grantee(s) S.S. #(s): _____ (Space above this line is for recording date)

QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED, executed this ___ day of _____, 2010, by the **CITY OF NORTH MIAMI BEACH**, a Florida municipal corporation, party of the first part, to **NK Group, Inc.**, party of the second part, whose address is: **1234 Chinaberry Drive, Weston, Florida 33327.**

(Whenever used herein the terms “party of the first part” and “Party of the second part” shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

WITNESSETH, that the said party of the first part, for and in consideration of the sum of \$10.00 in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said party of the second part forever, all the right, title, interest, claim and demand which the said party of the first part has in and to the following described lot, piece or parcel of land situate, lying and being in the County of Miami-Dade, State of Florida, to-wit:

PARCEL 6127

ALL THOSE PORTIONS OF LOTS 1 AND 2, BLOCK 4, ARCH CREEK HIGHLANDS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 15, AT PAGE 3, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LYING IN THE SW ¼ OF SECTION 21, TOWNSHIP 52 SOUTH, RANGE 42 EAST, MIAMI-DADE COUNTY,

FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID LOT 2, SAID POINT LYING ON A CIRCULAR CURVE CONCAVE TO THE NORTHWEST, SAID CURVE BEING THE SOUTHEASTERLY RIGHT OF WAY LINE OF FLORIDA EAST COAST RAILROAD AND THE NORTHWESTERLY LINE OF SAID LOTS 1 AND 2, AS SHOWN ON SAID PLAT; THENCE FROM A TANGENT BEARING OF N23°56'50"E, RUN NORTHEASTERLY ALONG THE ARC OF SAID CIRCULAR CURVE TO THE LEFT, HAVING A RADIUS OF 2,914.93 FEET, THROUGH A CENTRAL ANGLE OF 08°40'29", FOR AN ARC DISTANCE OF 441.33 FEET TO A POINT OF CUSP AND THE POINT OF TANGENCY WITH THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD NUMBER 5 (BISCAYNE BOULEVARD/U.S.1) AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, FOR SECTION 87030-2571; THENCE RUN S15°16'21"W ALONG SAID WESTERLY RIGHT OF WAY LINE OF STATE ROAD NUMBER 5, ALSO DESCRIBED IN WARRANTY DEED AS RECORDED IN OFFICIAL RECORD BOOK 15696, PAGE 2920 AND IN FINAL JUDGMENT AS RECORDED IN OFFICIAL RECORD BOOK 15959, PAGE 1219, BOTH OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, FOR A DISTANCE OF 439.44 FEET TO THE POINT OF INTERSECTION WITH THE SOUTHERLY LINE OF SAID LOT 2; THENCE RUN N75°04'58"W, ALONG SAID SOUTHERLY LINE OF LOT 2, FOR A DISTANCE OF 33.35 FEET TO THE POINT OF BEGINNING.

CONTAINING 4,872 SQUARE FEET, MORE OR LESS.

Reserving unto the Grantor any necessary utility easements over, through, above and under said alleyway.

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 said party of the first part, either in law or equity, to the only proper use, benefit and behoove of the said party of the second part forever.

IN WITNESS THEREOF, the said party of the first part has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

[Signature]
(Print Name) Adrian Thomas

[Signature]
(Print Name) Frank Acuna

CITY OF NORTH MIAMI BEACH
a Florida Municipal Corporation

[Signature]
By: _____
Kelvin L. Baker, City Manager

[Signature]
Attest: _____
Susan A. Owens, City Clerk

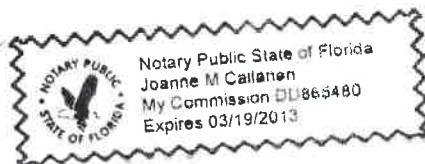
Address: 17011 N.E. 19th Avenue
North Miami Beach, FL 33162

STATE OF FLORIDA)
) SS:
COUNTY OF MIAMI-DADE)

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared **KELVIN L. BAKER**, City Manager, and **SUSAN A. OWENS**, City Clerk, of the City of North Miami Beach, a Florida Municipal Corporation, who are personally known to me and who did take an oath and acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 8th day of September, 2010.

[Signature]
Notary Public
Joanne M Callahan
Print Name



My Commission Expires: 3/19/13