



**MARTY KIARD**  
**BROWARD**  
 COUNTY  
 PROPERTY APPRAISER

Site Address	610 NW 6 AVENUE, HALLANDALE BEACH FL 33009	ID #	5142 21 15 0270
Property Owner	CITY OF HALLANDALE BEACH	Millage	2513
Mailing Address	400 S FEDERAL HWY HALLANDALE BEACH FL 33009-6433	Use	80
Abbr Legal Description	FOSTER HOMESITES 15-48 B & DB 334/84 LOT 1 BLK 3		

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2019	\$24,290		\$24,290	\$17,620	
2018	\$24,290		\$24,290	\$16,020	
2017	\$14,570		\$14,570	\$14,570	

2019 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$24,290	\$24,290	\$24,290	\$24,290
Portability	0	0	0	0
Assessed/SOH	\$17,620	\$24,290	\$17,620	\$17,620
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type 14	\$17,620	\$24,290	\$17,620	\$17,620
Taxable	0	0	0	0

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
2/28/2006	WD	\$100,000	41561 / 528	\$5.00	4,858	SF
8/10/2005	WD	\$100	40326 / 397			
8/10/2005	WD	\$13,000	40326 / 396			
1/20/2005	WD	\$13,000	39180 / 1084			
2/25/1997	QCD	\$100	26134 / 934			
				Adj. Bldg. S.F.		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
25								
L								
1								

Prepared by and return to:  
David R. Roy, Esq.  
Attorney at Law  
Southeast Florida Lawyers Title, Inc.  
4209 N. Federal Highway  
Pompano Beach, FL 33064  
954-784-2961  
File Number: 06-PB-098  
Will Call No.: 163

Parcel Identification No. 1221-15-0270

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## Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 28th day of February, 2006 between Teddy Strachan, a single man and Ahmad Rashad Weston, a single man whose post office address is 5016 S.W. 23rd Street, Hollywood, FL 33023 of the County of Broward, State of Florida, grantor\*, and City of Hallandale Beach whose post office address is 400 S. Federal Highway, Hallandale, FL 33009 of the County of Broward, State of Florida, grantee\*,

Witnesseth, that said grantor, for and in consideration of the sum of 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:


Lot 1, Block 3, of Foster Homesites, according to the Plat thereof, as Recorded in Plat Book 15 at Page 48 of the Public Records of Broward County, Florida

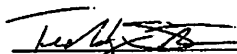
and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

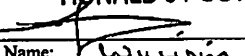
\* "Grantor" and "Grantee" are used for singular or plural, as context requires.

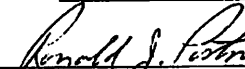
In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

  
Witness Name: RONALD J. POSTMA

 (Seal)  
Teddy Strachan

  
Witness Name: William B. Sreen

  
Witness Name: RONALD J. POSTMA

 (Seal)  
Ahmad Rashad Weston

Witness Name: William B. Sreen

State of Florida  
County of Broward

The foregoing instrument was acknowledged before me this 28th day of February, 2006 by Teddy Strachan and Ahmad Rashad Weston, who ☐ are personally known or ☒ have produced a driver's license as identification

[Notary Seal]

  
Notary Public

Printed Name:

My Commission Expires

Ronald J. Postma  
Commission #DD312431  
Expires: Jun 04, 2008  
Bonded Thru  
Atlantic Bonding Co., Inc.