

This Instrument Prepared By and Return To:
Edgar A. Benes, Esq.
Edgar A. Benes, P.A.
2300 NW Corporate Blvd., Suite 222
Boca Raton, Florida 33431

RELEASE OF UNITY OF TITLE

WHEREAS, the undersigned is the Owner (the "Owner") of the following real property described on Exhibit "A" attached hereto (the "Property"); and

WHEREAS, a Declaration of Unity of Title dated January 7, 1997, and recorded January 7, 1997 in Official Records Book 25877, Page 0191 of the Public Records of Broward County, Florida (the "Unity of Title") was recorded against the Property to Unify both Lots 3 and Lot 20, Block 44 of Hollywood Beach Gardens, Corrected Plat First Addition, recorded in Plat Book 10, Page 15 of the Public Records of Broward County, Florida (hereinafter referred to as Lot 3 and Lot 20) ; and

WHEREAS, Owner does now desire to release said Unity of Title so that both Lot 3 and Lot 20 can be issued separate and distinct titles and be considered separate taxable lots;

NOW THEREFORE, Owner in consideration of the sum of \$10.00 and for other good and valuable consideration, Owner hereby agrees as follows:

1. The Unity of Title is hereby released, discharged and rendered a nullity by the execution and recording of this instrument.
2. To the extent that the Property was restricted or affected by the Unity of Title, the same are hereby released and discharged from the provisions of the Unity of Title.

[SIGNATURES AND NOTARY ACKNOWLEDGEMENT ON NEXT PAGE]

IN WITNESS WHEREOF, the undersigned has executed this instrument on the ____ day of February, 2025.

**Signed, sealed and delivered
in the presence of:**

OWNER:

**ETHAN JAMES REALTY, INC., a Florida
corporation**

Print Name: _____

Address: _____

By: _____
JUDY NORFORD, President

Print Name: _____

Address: _____

STATE OF FLORIDA

COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization this ____ day of February, 2025 by JUDY NORFORD, President of ETHAN JAMES REALTY, INC., a Florida corporation, who is personally known to me or who produced a driver's license as identification.

Notary Public _____
Name: _____
Commission Expires: _____

JOINDER AND CONSENT

The undersigned hereby joins in and consents to this Release and Discharge of the Unity of Title by the Owner.

Signed, sealed and delivered in the presence of:

CITY OF HOLLYWOOD

Print Name: _____

Address: _____

By: _____
Print Name: _____
Title: _____

Print Name: _____

Address: _____

STATE OF FLORIDA

COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization this ___ day of February, 2025 by _____, the _____ of The CITY OF HOLLYWOOD, who is personally known to me or who produced a driver's license as identification.

Notary Public _____
Name: _____
Commission Expires: _____

Exhibit “A”

Lot 3 and 20, Block 44, of “Hollywood Beach Gardens”, Corrected Plat First Addition, according to the plat thereof, recorded in Plat Book 10, Page 15, Public Records of Broward County, Florida.