

This instrument prepared by and to be returned to:
Michael J. Niles
c/o Berger Singerman LLP
313 N. Monroe Street, Suite 301
Tallahassee FL, 32301

PARTIAL RELEASE OF JUDGMENT LIEN

KNOW ALL MEN BY THESE PRESENTS that **FC Miramar Phase I LLC**, a Florida limited liability company, the holder of that certain Final Judgment For Tenant Removal dated March 28, 2024, a copy of which was recorded on April 1, 2024 as Instrument No. 119482010, in the Public Records of Broward County, Florida, (the **"Final Judgment"**), does hereby release the following described property (and no other property) (the **"Property"**) from the lien of the Final Judgment:

Legal Description

Condominium Unit No. 202 in Building No. 2 of Heron Pond Condominium, a Condominium, according to The Declaration of Condominium recorded in O.R. Book 42216, Page 910, and all exhibits and amendments thereof, Public Records of Broward, County, Florida.

Parcel Identification Number: 514116-AF-0260

Property Address: 100 SW 83rd Way, # 202, Pembroke Pines, FL 33025

This Partial Release of Judgment Lien is not intended and shall not be construed as a satisfaction or release of (i) any property other than the Property, and/or (ii) any individual's or entity's personal liability under the Final Judgment.

Executed this 13th day of December, 2024.

Signed and delivered in the presence of:

[Signature]
Witness' signature
Steven Pincus

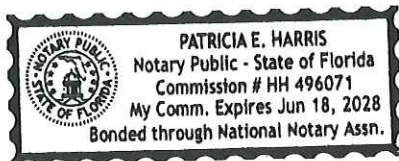
Witness' name - type/print
Address: One N Clematis #200 WPB FL
STATE OF FLORIDA) 33401
COUNTY OF Palm Beach)

FC Miramar Phase I, LLC, a Florida limited liability company

By: B. L. Sadler
Name: Benjamin L. Sadler
Title: Assistant Secy

The foregoing instrument was acknowledged before me by means of physical presence on this 13 day of Dec, 2024 by Benjamin L. Sadler, as Asst Sec of **FC Miramar Phase I LLC**, a Florida limited liability company. Said individual is personally known to me or has produced _____ as identification and did (did not) take an oath.

(Seal)



[Signature]
Notary Public, State of Florida
Print Name: _____
Commission/Serial Number _____

My commission expires: _____

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