***(Attorney’s Letterhead)***

ATTORNEY’S OPINION OF TITLE

**Re: *(Insert Legal description of Property)***

***the “Property”***

***Re: (Insert Legal description of Easement Area)***

***the “Easement Area”***

To: City of Fort Lauderdale, a Florida municipal corporation

STATE OF FLORIDA COUNTY OF BROWARD

COMES NOW, your Affiant, *(insert name of attorney)*, who after first being duly sworn, states:

1. Affiant is an attorney authorized to practice law in the State of Florida, Florida Bar No. \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_.
2. Affiant has conducted a search of the Public Records of Broward County, Florida, to determine the fee simple owner of the above-described real property.
3. That based upon said search, from earliest possible record effective through , 20 at AM/PM, fee simple title to the above referenced real property is currently in the name of \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ (the “Owner”). There are mortgages, liens and encumbrances on the Property as follows:

 The following judgment, liens, restrictive covenants, easements and other matters of record encumber the Property:

1. Based on documents listed below, to be recorded in the public records of Broward County, no lien, mortgage, or encumbrance has priority over nor does any restriction or easement of record conflict or interfere with the deed or easement being conveyed as described herein to the City of Fort Lauderdale in connection with this Attorney’s Opinion of Title. The documents to be recorded on the Property are as follows (*list instruments proffered to the City):*
2. This Opinion of Title is being furnished to and may be relied upon by the City of Fort Lauderdale for use by said party in the recording of a deed (or easement) document to be executed by relating to the Property and for no other purpose.
3. In order to be valid and binding against the Owner and its successor and/or assigns, and to encumber the Property in perpetuity, the following parties must execute the instrument or join in and consent to the instrument.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

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1. The individual signing the instrument is an authorized agent of the Owner and has the power and authority to enter into a binding agreement on behalf of the Owner. No other parties signature are needed to make the (***insert title of document***-Easement or Deed) valid and enforceable.

FURTHER AFFIANT SAYETH NAUGHT.

 \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

  *(Name of Attorney)*

 *\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_*

 *(Address of Attorney)*

STATE OF FLORIDA

COUNTY OF BROWARD:

The foregoing instrument was acknowledged before me by means of □ physical presence or □ online notarization, this \_\_\_\_\_\_ day of \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, 20\_\_, by \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ as \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

 (Name of Authorized Signatory) (Title)

of \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ and is authorized to sign this instrument on behalf of \_\_\_\_\_\_\_\_\_

 (Complete name of company)

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_.

 (Complete name of company)

He/She is personally known to me or has produced \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_as identification and did not (did) take an oath.

# (SEAL)

Notary Public, State of Florida

Signature of Notary taking Acknowledgement.

Name of Notary Typed, Printed or Stamped.

My Commission Expires:

 \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

 Commission Number