

Prepared by: RETURN:

City Attorney's Office
200 N.W. 1st Avenue
Delray Beach, Florida 33444

PCN 12-43-46-04-13-001-0030
Address 137 COCONUT RD DELRAY BEACH, FL 33444

RIGHT-OF-WAY DEED

THIS INDENTURE made this ___ day of _____, 202_, between _____
TODD M. WILSON

with a mailing address of 137 COCONUT ROAD DELRAY BEACH, FL 33444, GRANTOR,
and **CITY OF DELRAY BEACH, FLORIDA**, a Florida municipal corporation with a mailing
address of 100 N.W. 1st Avenue, Delray Beach, Florida 33444, GRANTEE.

(Whenever used herein the term "GRANTOR" and "GRANTEE" include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporation, whenever the context so admits or requires.)

WITNESSETH:

That GRANTOR, for and in consideration of the mutual promises herein contained and other good and valuable consideration, does hereby grant, remise, release, quit claim and convey unto GRANTEE, its successors and assigns, all right, title, interest, claim and demand which GRANTOR has in and to the following-described land, situate, lying and being in the County of Palm Beach, State of Florida, to-wit:

See Exhibit "A" attached hereto.

This Deed is made for the purpose of giving and granting to GRANTEE, its successors and assigns, a right-of-way and easement in and to said lands for public highway, street, and public utility purposes; and is made, executed and delivered with the express understanding and condition that should the same ever be discontinued or abandoned as a public highway or street, the title to same shall thereupon revert to and revest in GRANTOR or assigns.

That this right-of-way shall be subject only to those easements, restrictions, and reservation of record. GRANTOR agrees to provide for the release of any and all mortgages or liens encumbering this right-of-way. GRANTOR also agrees to erect no building or effect any other kind of construction or improvements upon the above-described property.

GRANTOR does hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever claimed by, through or under it, that it has good right and lawful authority to grant the above-described right-of-way and that the same is unencumbered. Where the context of this Right-of-Way Deed allows or permits, the same shall include the successors or assigns of the parties.

TO HAVE AND TO HOLD THE SAME, together with all and singular the appurtenances thereto belonging or in anywise incident or appertaining, and all the estate, right, title, interest, and claim whatsoever of the said GRANTOR, in law or in equity to the only proper use, benefit, and behalf of the said GRANTEE, its successors and assigns.

IN WITNESS WHEREOF, said Grantor has signed and sealed these presents the day and year first above written.

WITNESS #1

Theresa Logsdon

Signature
Theresa Logsdon

Printed or Typed Name

922 Mission Hill

Boynton Beach FL 33435

Address

GRANTOR

By: *Todd M. Wilson*

Name: Todd M. Wilson

Date: 2-2-26

WITNESS #2:

Robert Vreeland

Signature
Robert Vreeland

Printed or Typed Name

502 Rye Lane

Deer Beach FL 33444

Address

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 2 day of February, 2026 by Todd M. Wilson (name of person acknowledging).

Personally known OR Produced Identification

Type of Identification Produced _____

[Signature]

Notary Public – State of Florida



ATTEST:

GRANTEE/ CITY OF DELRAY BEACH,
FLORIDA

By: _____
City Clerk

By: _____
City Mayor

Approved as to Form:

By: _____
City Attorney

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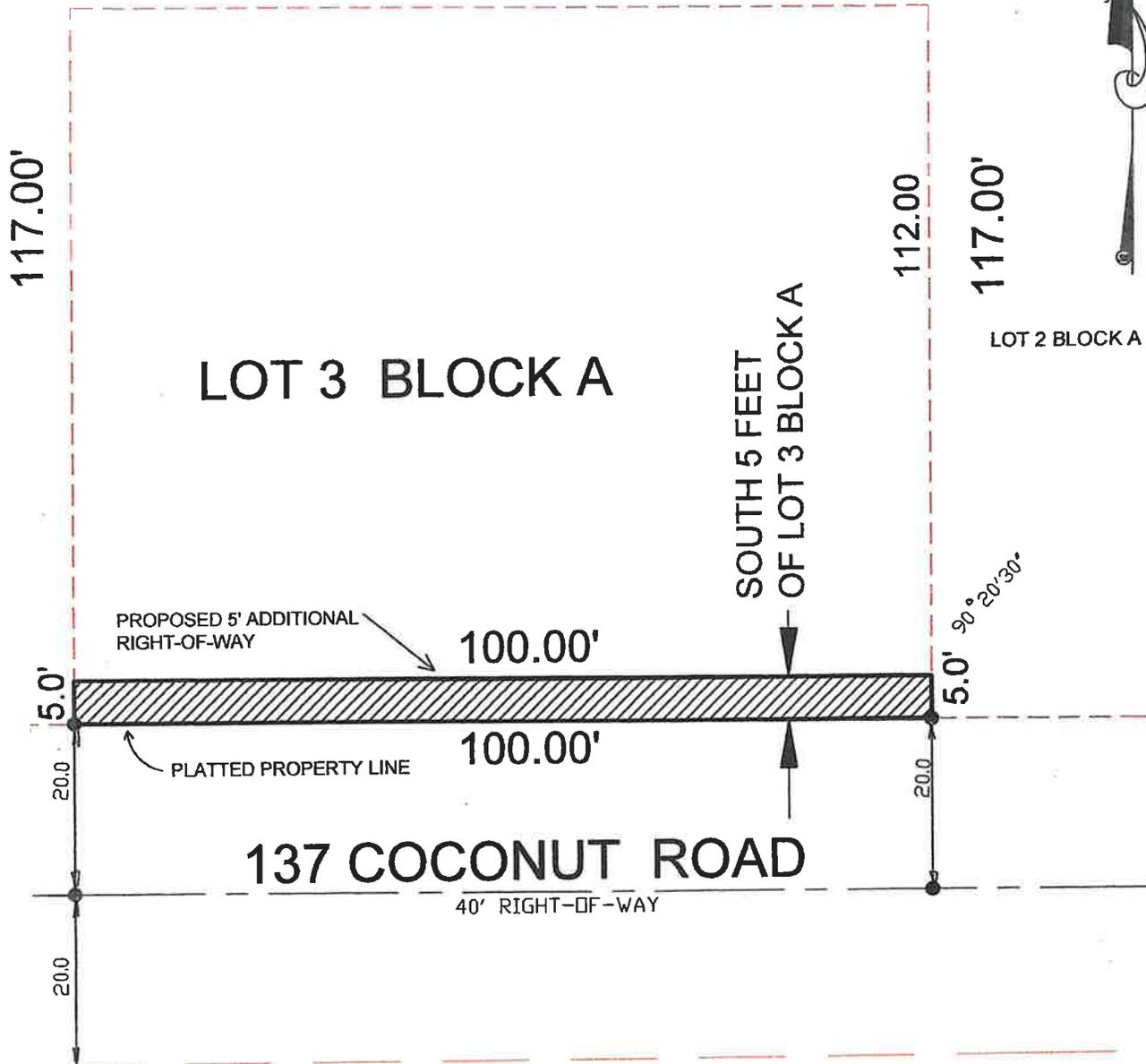
EXHIBIT "A"

SKETCH OF DESCRIPTION

THE SOUTH 5.00 FEET OF LOT 3, BLOCK A

LAKE HEIGHTS

According To The Plat Recorded In Plat Book 23, Page 206 Recorded In The Public Record Of Palm Beach County, Florida Said Land Situate, Lying, And Being In Palm Beach County, Florida .



LOT 3 BLOCK A

LOT 2 BLOCK A

PROPOSED 5' ADDITIONAL RIGHT-OF-WAY

SOUTH 5 FEET OF LOT 3 BLOCK A

5.0'

100.00'

5.0'

20.0'

PLATTED PROPERTY LINE

100.00'

20.0'

137 COCONUT ROAD

40' RIGHT-OF-WAY

20.0'

THIS IS NOT A SURVEY

Renner Burgess, Inc.

LAND SURVEYING

801 S.E. 6th Ave., Suite 101
Delray Beach, FL 33483

Phone 561-243-4624
Fax 243-4869

AUTHORIZATION NUMBER LB6504

Not valid unless sealed with embossed surveyor's seal

I HEREBY CERTIFY THAT THE SKETCH OF DESCRIPTION SHOWN HEREON MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER SJ-17-050-052, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

HARRY A BURGESS PLS 5089