

Prepared by: RETURN:

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

PCN 12-43-46-16-01-027-0150
Address: 108 NW 4th Avenue

RIGHT-OF-WAY DEED

THIS INDENTURE made this ___ day of _____, 202_, between **MARK EDWARD TEUFEL, SANDRA AMANI, and NIKI MERCEDES**, with a mailing address of 707 SE 7th Avenue, Delray Beach, Florida 33483, **GRANTORS**, 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.)

W I T N E S S E T H :

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.

WITNESSES:

[Signature]
Signature
Heather Crespi
Print Name
969 SE 5th Ave
Delray Beach, FL 33483
Address

[Signature]
Signature
Andrea Jerome
Print Name

969 SE 5th Ave Delray Beach, FL
33483
Address

STATE OF Florida
COUNTY OF Palau Beach

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 10th day of April, 2024, by Mark Teufel.

Personally known ___ OR Produced Identification
Type of Identification Produced Florida Drivers License

GRANTOR
By: [Signature]
Name: Mark Teufel
Date: 4/10/2024

[Signature]
Notary Public - State of Florida
Benedicta Y. Perera
State of Florida
My Commission Expires 02/08/2025
Commission No. HH 90039

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WITNESSES:

[Signature]

Signature

Heather Crespi

Print Name

969 SE 5th Ave
Delray Beach, FL 33483

Address

[Signature]

Signature

Andrea Jerome

Print Name

969 SE 5th Ave Delray Beach, FL
33483

Address

STATE OF Florida

COUNTY OF Palmer Beach

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 10th day of April, 2024, by Sandra Amani.

Personally known ___ OR Produced Identification

Type of Identification Produced Florida Drivers License

[Signature]
Notary Public - State of Florida
Benedicta Y. Perera
State of Florida
My Commission Expires 02/08/2025
Commission No. HH 90039

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WITNESSES:

[Signature]

Signature

Benedicta Y. Peron

Print Name

969 SE 5th Ave Delray Beach FL 33467

Address

[Signature]

Signature

Heather Crospi

Print Name

969 SE 5th Ave Delray Beach, FL 33483

Address

GRANTOR

By: [Signature]

Name: Niki Mercedes

Date: April 10, 2024

STATE OF Florida

COUNTY OF Palm Beach

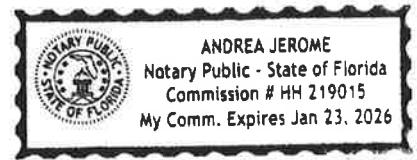
The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 10th day of April, 2024, by Niki Mercedes.

Personally known ___ OR Produced Identification

Type of Identification Produced Florida Drivers License

Andrea Jerome
Notary Public - State of Florida

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ATTEST:

**GRANTEE/ CITY OF DELRAY BEACH,
FLORIDA**

By: _____
City Clerk

By: _____
Mayor

Approved as to Form:

By: _____
City Attorney

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EXHIBIT "A"

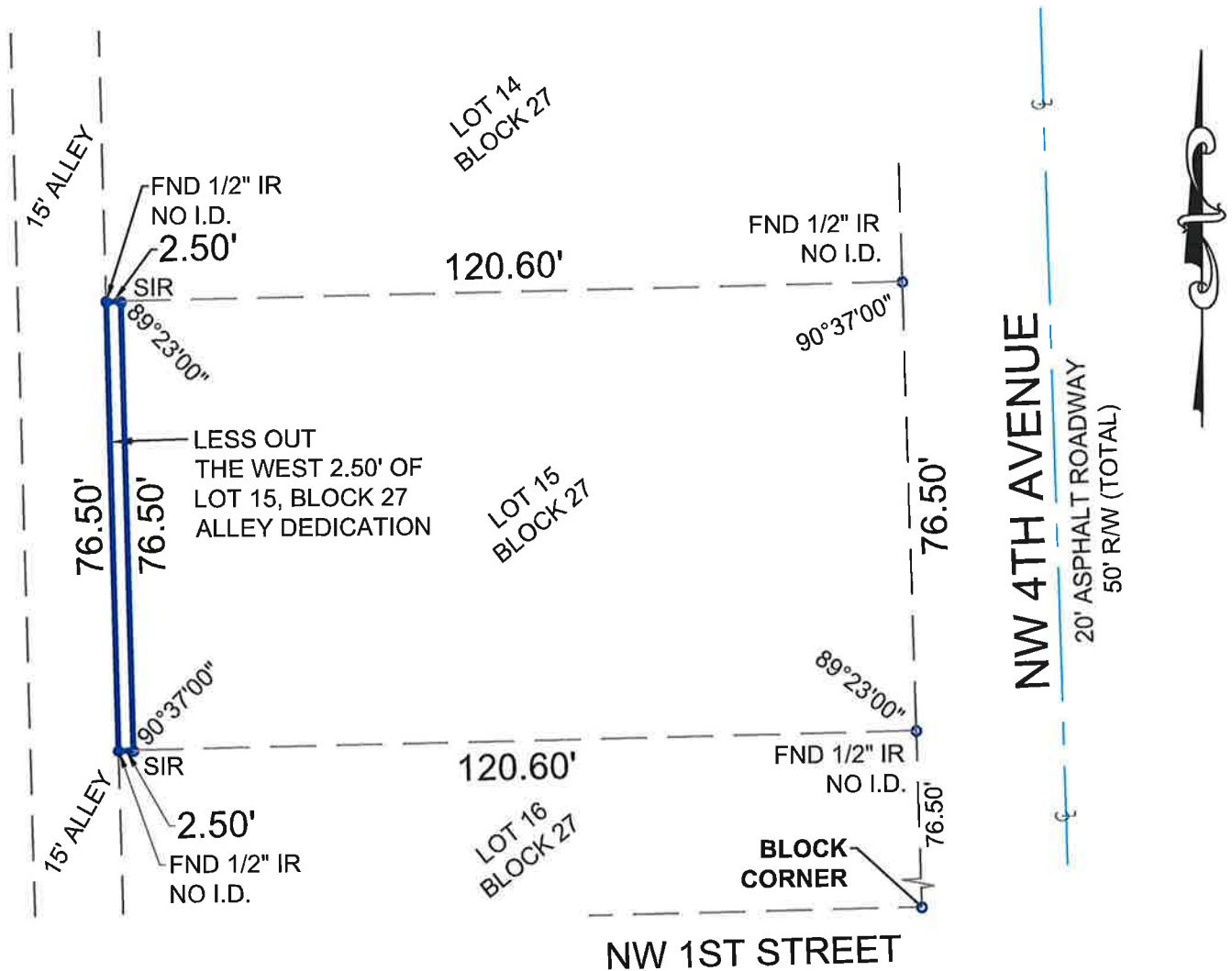
SKETCH AND DESCRIPTION

A 2.50 FOOT WIDE ALLEY DEDICATION BEING A PORTION OF LOT 15, BLOCK 27 OF "TOWN OF LINTON" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 3 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST 2.50 FEET OF LOT 15, BLOCK 27 OF "TOWN OF LINTON" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 3 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

AND CONTAINING 1147.57 SQUARE FEET MORE OR LESS.



NOTE:

THIS IS NOT A SKETCH OF SURVEY, IT IS ONLY THE GRAPHIC REPRESENTATION OF THE DESCRIPTION DEPICTED HERON.

ALL COUNTY SURVEYORS

PROFESSIONAL SURVEYORS AND MAPPERS
 LICENSE NO. 6677
 (954) 777-4747
 5400 SOUTH UNIVERSITY DRIVE
 DAVIE, FLORIDA 33328 SUITE 216



PROPERTY ADDRESS:
 108 NW 4th AVENUE
 DELRAY BEACH, FL 33444
 PREPARED FOR:
MARK TEUFEL
SANDRA AMANI
NIKI MERCEDES

DATE:
 03/10/2024

JOB#:
 24-60361

PAGE 1 OF 1

SIGNED: 

 PEDRO L. MARTINEZ, PSM., STATE OF FLORIDA
 PROFESSIONAL SURVEYOR AND MAPPER
 NO. LS 5443 STATE OF FLORIDA