

Prepared by: RETURN:

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

PCN 12-43-46-16-01-001-0020
Address 352 NW 7TH AVENUE

RIGHT-OF-WAY DEED

THIS INDENTURE made this ___ day of _____, 202__, between BRANDI MATTHEWS, with a mailing address of 352 NW 7TH AVE, DELRAY BEACH, FL 33444-2749, and the DELRAY BEACH COMMUNITY LAND TRUST INC LESSOR with a mailing address of 141 SW 12TH AVENUE, DELRAY BEACH, FL 33444, collectively referred to as 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

David W. Schmidt

Signature

David W. Schmidt

Printed or Typed Name

500 Gulfstream Blvd., Suite 201
Delray Beach, FL 33483

Address

GRANTOR

By: Brandi Matthews

Name: Brandi Matthews

Date: June 10, 2025

WITNESS #2:
Carol A Crowl

Signature

Carol A Crowl

Printed or Typed Name

500 Gulfstream Blvd Ste 201
Delray Beach, FL 33483

Address

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 10 day of June, 2025, by Brandi Matthews (name of person acknowledging).

Personally known ☒ OR Produced Identification

Type of Identification Produced _____

David W. Schmidt

Notary Public – State of Florida



DAVID W. SCHMIDT
Commission # HH 563966
Expires October 13, 2028

WITNESS #1

[Signature]
Signature
Cerecia Jackson-Edmond
Printed or Typed Name

44 NW 13th Avenue
Delray Bch, FL 33444
Address

WITNESS #2:

[Signature]
Signature
Sneely Noel Mondesir
Printed or Typed Name

215 NW 8th Ave
Delray Beach, FL 33444
Address

STATE OF Florida
COUNTY OF Palm Beach

GRANTOR

By: [Signature]

Name: Evelyn S. Dobson

Title: CEO

for

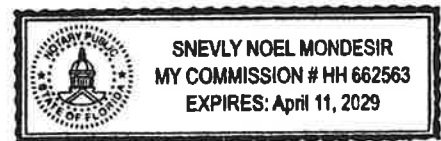
Company: Delray Beach Community Land Trust, Inc.

Date: 6/14/2025

The foregoing instrument was acknowledged before me by means of ☒ physical presence
or ☐ online notarization, this 17th day of June, 2025, by Evelyn
S. Dobson (name of person), as CEO (type
of authority) for Delray Beach Community Land Trust, Inc. (name of party on behalf of whom
instrument was executed).

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

[Remainder of Page Intentionally Left Blank]

EXHIBIT “A”

EXHIBIT A

I HEREBY CERTIFY THAT THE ATTACHED SKETCH AND DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION. I FURTHER CERTIFY THAT THIS SKETCH AND DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J-17.050 THROUGH 5J-17.052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.



DAVID A. BOWER
PROFESSIONAL SURVEYOR & MAPPER
STATE OF FLORIDA
CERTIFICATE NO. LS 5888

DESCRIPTION:

A variable width strip of land being a portion of those lands as described in that certain Warranty Deed, as described in Official Record Book 22676, Page 142, of the Public Records of Palm Beach County. Being more particularly described as follows.

Beginning at the Northeast corner of Block 1, Delray Beach (formerly Linton), Florida, according to the Plat thereof recorded in Plat Book 1, page 3, of the Public Records of Palm Beach County, Florida; thence South 01°28'23" East along the East line of said Block 1 (as a basis of bearings), a distance of 53.50'; thence South 89°05'28" West, a distance of 25.00'; thence North 01°28'23" West, a distance of 28.75' to the point of curvature of a circular curve to the left; thence Northerly and Westerly, along the arc of said curve having a radius of 25.00', a central angle of 89°26'07" for a distance of 39.02' to a point being on the North line of said Block 1; thence North 89°05'28" East, along said North line, a distance of 49.76' to the Point of Beginning.

Said lands situate, lying and being in Section 17, Township 46 South, Range 43 East, City of Delray Beach, Palm Beach County, Florida.

Containing 1,469 Square feet more or less.

352 NW 7TH AVENUE

1	09/15/22	REVISE SKETCH & DESCRIPTION	MM
NO.	DATE	REVISIONS	BY

Dennis J. Leavy & Associates, Inc.
Land Surveyors * Mappers

460 Business Park Way * Suite B
Royal Palm Beach, Florida 33411

Phone: (561) 753-0650 Email: survey@djlasurvey.net

SKETCH & DESCRIPTION
FOR: CITY OF DELRAY BEACH, FLORIDA

DRAWN: RRM	SCALE: N/A	DATE: 07/22/22
CHK: DAB	JOB# 21-058-001	SHEET: 1 OF 4

SURVEYOR'S NOTES:

1. The undersigned makes no representations or guarantees as to the information reflected hereon pertaining to easements, rights of way, setback lines, agreements and other matters, and further, this instrument is not intended to reflect or set forth all such matters. Such information should be obtained and confirmed by others through appropriate title verification. Lands shown hereon were not abstracted for rights of way and/or easements of record.
2. The licensed business number for Dennis J. Leavy & Associates Inc. is LB #6599, the certifying surveyors (David A. Bower) license number is LS #5888.
3. This is NOT a survey.

LEGEND:

AL	ARC LENGTH
CA	CENTRAL ANGLE
(D)	DESCRIBED IN WARRANTY DEED, O.R.B 22676, PG. 142, P.B.C.R.
O.R.B.	OFFICIAL RECORD BOOK
(P1)	MAP OF THE TOWN OF LINTON, FLORIDA (P.B. 1, PG. 3, P.B.C.R.)
(P2)	PLAT OF PARADISE HEIGHTS (P.B. 24, PG. 113 P.B.C.R.)
P.B.	PLAT BOOK
P.B.C.R.	PALM BEACH COUNTY RECORDS
PCN	PROPERTY CONTROL NUMBER
PG.	PAGE
RR	RADIUS

352 NW 7TH AVENUE

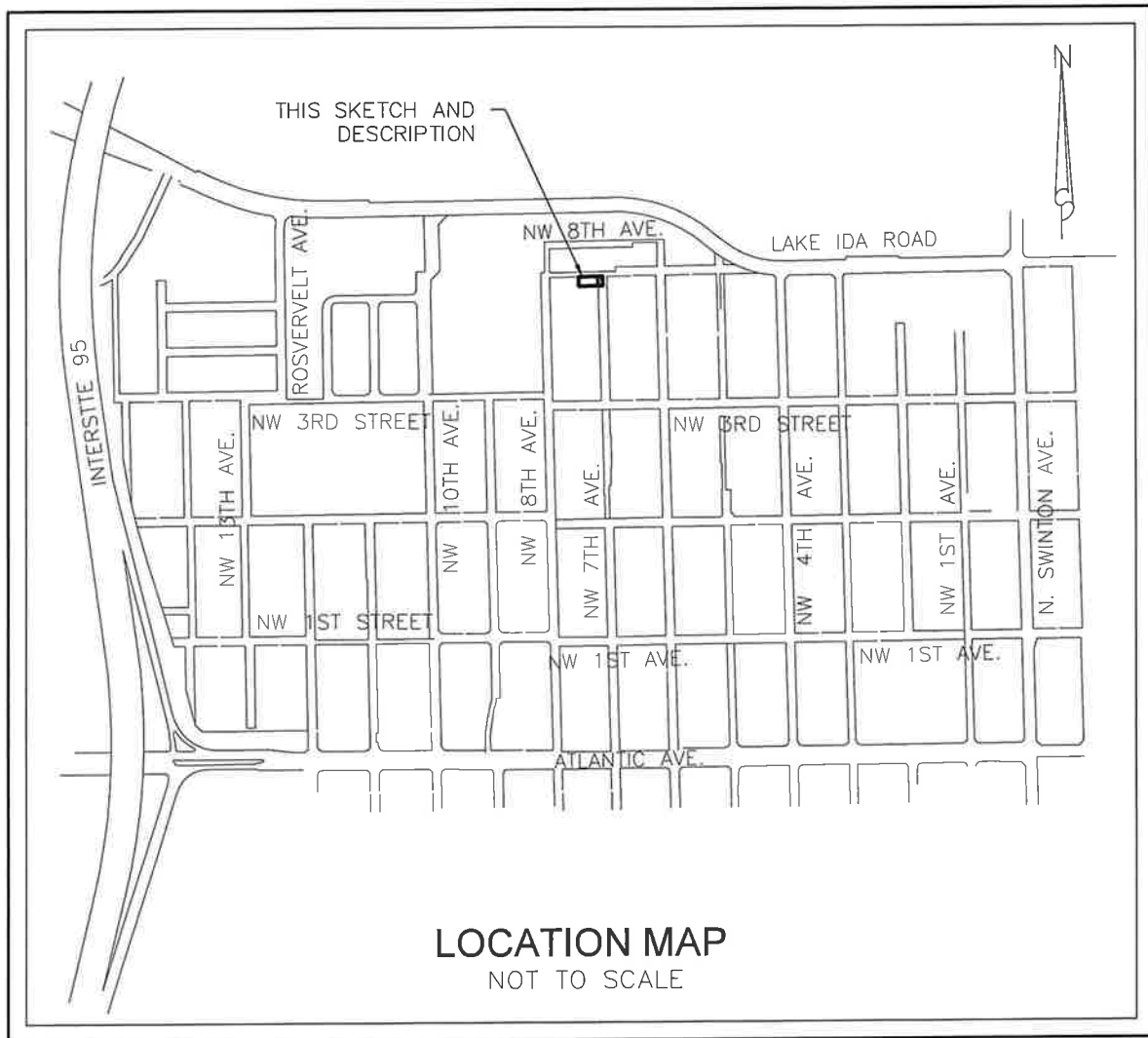
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Royal Palm Beach, Florida 33411

Phone: (561) 753-0650 Email: survey@djlasurvey.net

SKETCH & DESCRIPTION
FOR: CITY OF DELRAY BEACH, FLORIDA

DRAWN: RRM	SCALE: N/A	DATE: 07/22/22
CHK: DAB	JOB# 21-058-001	SHEET: 2 OF 4



352 NW 7TH AVENUE

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SKETCH & DESCRIPTION
FOR: CITY OF DELRAY BEACH, FLORIDA

DRAWN: RRM

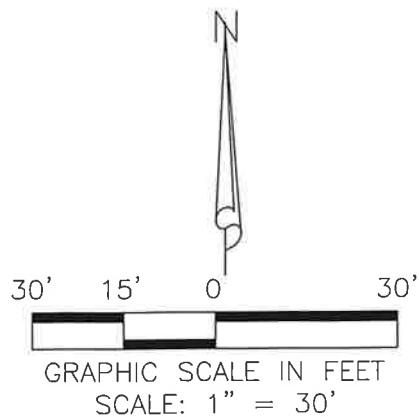
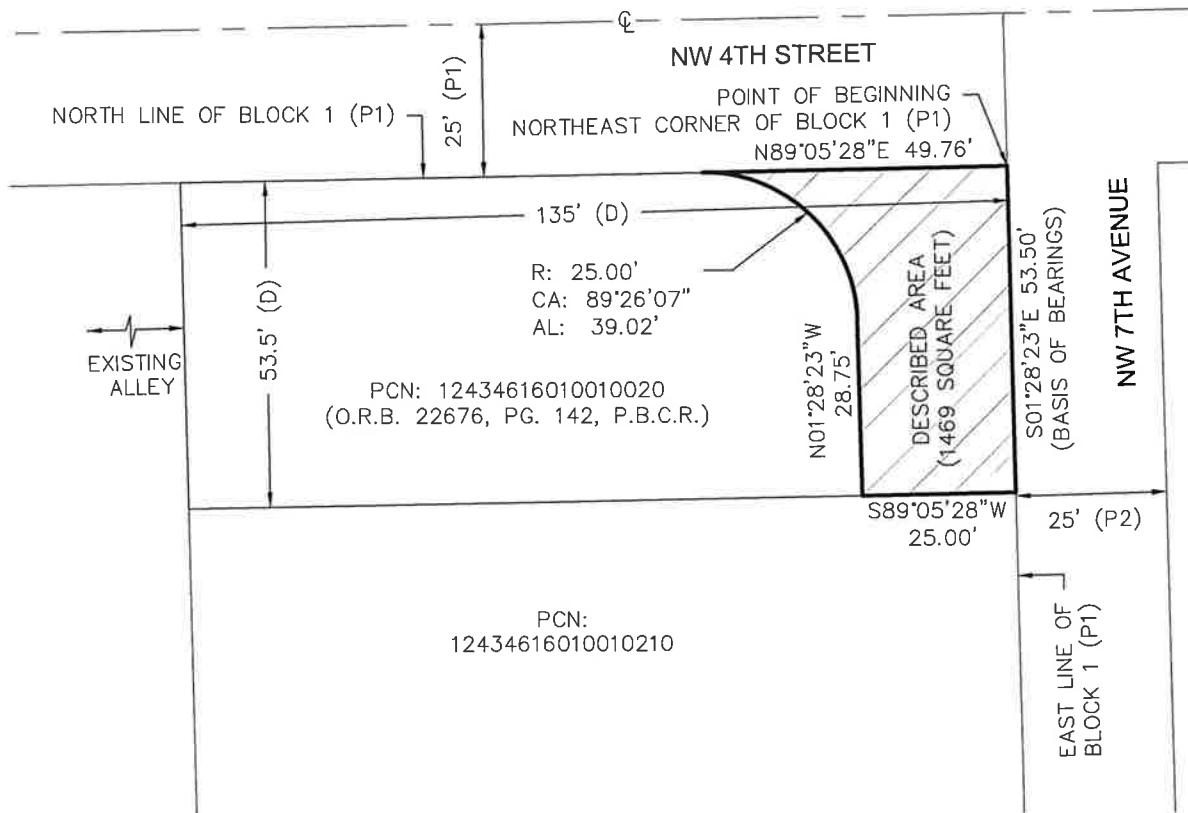
SCALE: N/A

DATE: 07/22/22

CHK: DAB

JOB# 21-058-001

SHEET: 3 OF 4



352 NW 7TH AVENUE

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Phone: (561) 753-0650 Email: survey@djlasurvey.net

SKETCH & DESCRIPTION
FOR: CITY OF DELRAY BEACH, FLORIDA

DRAWN: RRM	SCALE: 1" = 30'	DATE: 07/22/22
CHK: DAB	JOB# 21-058-001	SHEET: 4 OF 4