

Prepared by: RETURN:

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

PCN 12-43-46-16-01-001-0040
Address 330 NW 7TH AVENUE

RIGHT-OF-WAY DEED

THIS INDENTURE made this ___ day of _____, 202_, between NEW GENERATION MONTESSORI OF DELRAY BEACH, LLC, with a mailing address of 330 NW 7TH AVENUE, DELRAY BEACH, FL 33444-2749, 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

Dora De la Mora
Signature
DORA De la Mora
Printed or Typed Name

330 NW 7th Ave Delray Beach FL
Address 33444

GRANTOR

By: [Signature]

Name: Tania Diaz-Leon

Title: MGR

for

Company: New Generation Montessori
of Delray Beach

Date: 9/18/2025

WITNESS #2:
[Signature]
Signature
Arturo De la Mora
Printed or Typed Name

330 NW 7th Ave Delray Beach
Delray 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 18 day of September, 2025, by Tania Diaz Leon (name of person), as MGR (type of authority) for New Generation Montessori of Delray Beach, LLC.

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 Digitally signed
by David A Bower
Date: 2022.09.22
15:44:20 -04'00'

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

DESCRIPTION:

A 25.00 foot wide strip of land being a portion of those lands as described in that certain Warranty Deed, as described in Official Record Book 33267, Page 766, of the Public Records of Palm Beach County. Being more particularly described as follows.

The East 25.00 feet of said lands being parallel with (as measured at right angles) the East line of Block 1, Town of Linton (now known as Delray Beach), according to the map or plat thereof as recorded in Plat Book 1, Page 3 of the Public Records of Palm Beach County, Florida,

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

Containing 1,250 Square feet more or less.

330 NW 7TH AVENUE

1	09/13/22	ADD EXHIBIT A TO SHEET 1	DB
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: MM	SCALE: N/A	DATE: 07/28/22
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:

(D)	DESCRIBED IN WARRANTY DEED, O.R.B 33267, PG. 766, 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

330 NW 7TH AVENUE

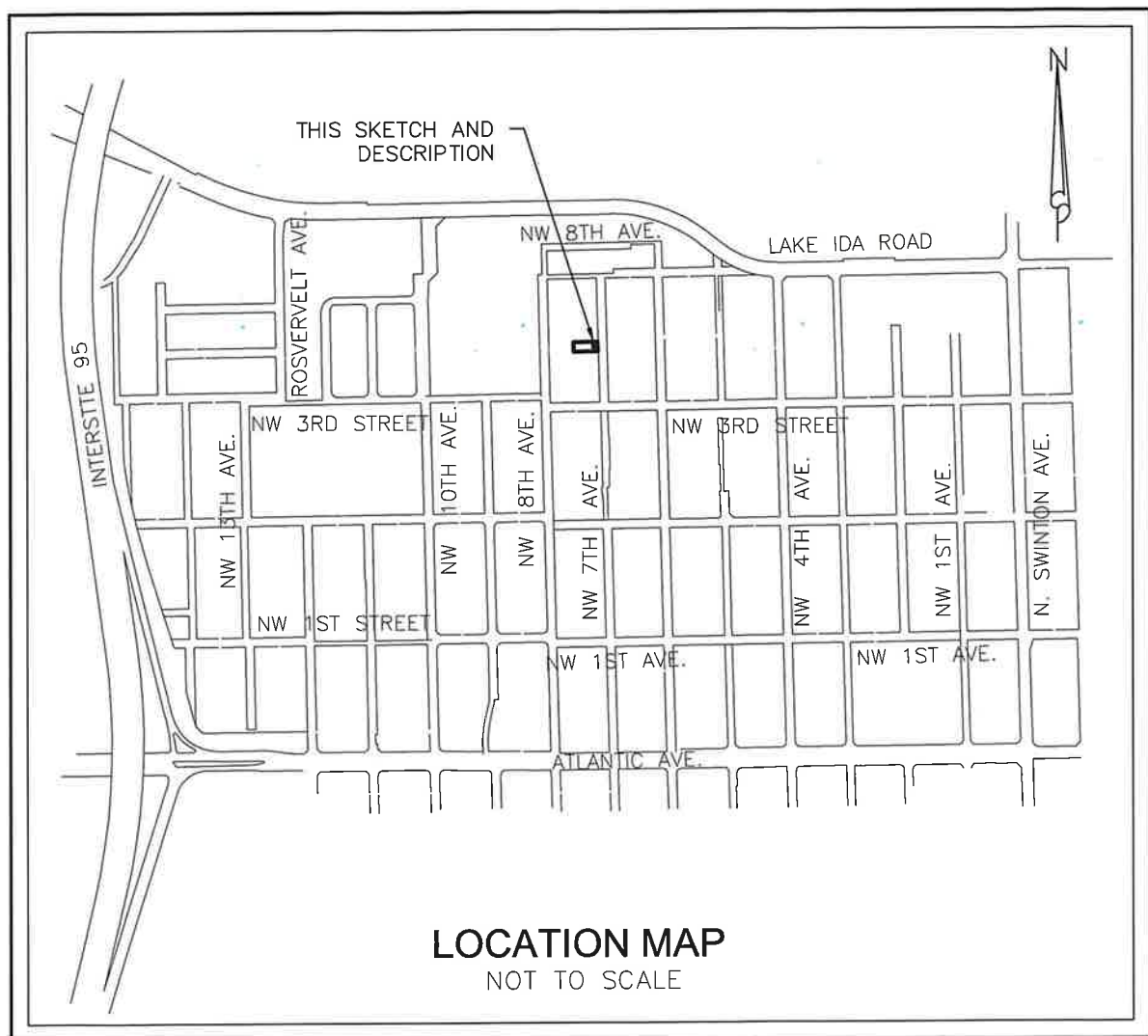
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Phone: (561) 753-0650 Email: survey@djl survey.net

SKETCH & DESCRIPTION
FOR: CITY OF DELRAY BEACH, FLORIDA

DRAWN: MM	SCALE: N/A	DATE: 07/28/22
CHK: DAB	JOB# 21-058-001	SHEET: 2 OF 4



330 NW 7TH AVENUE

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SKETCH & DESCRIPTION
FOR: CITY OF DELRAY BEACH, FLORIDA

DRAWN: MM

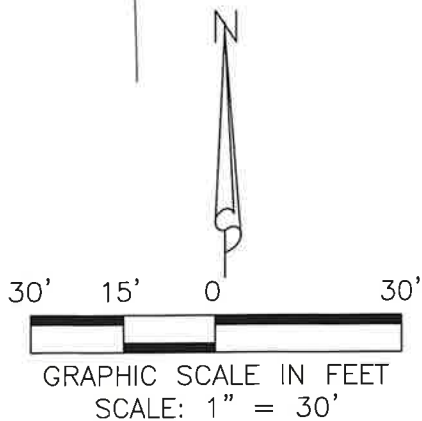
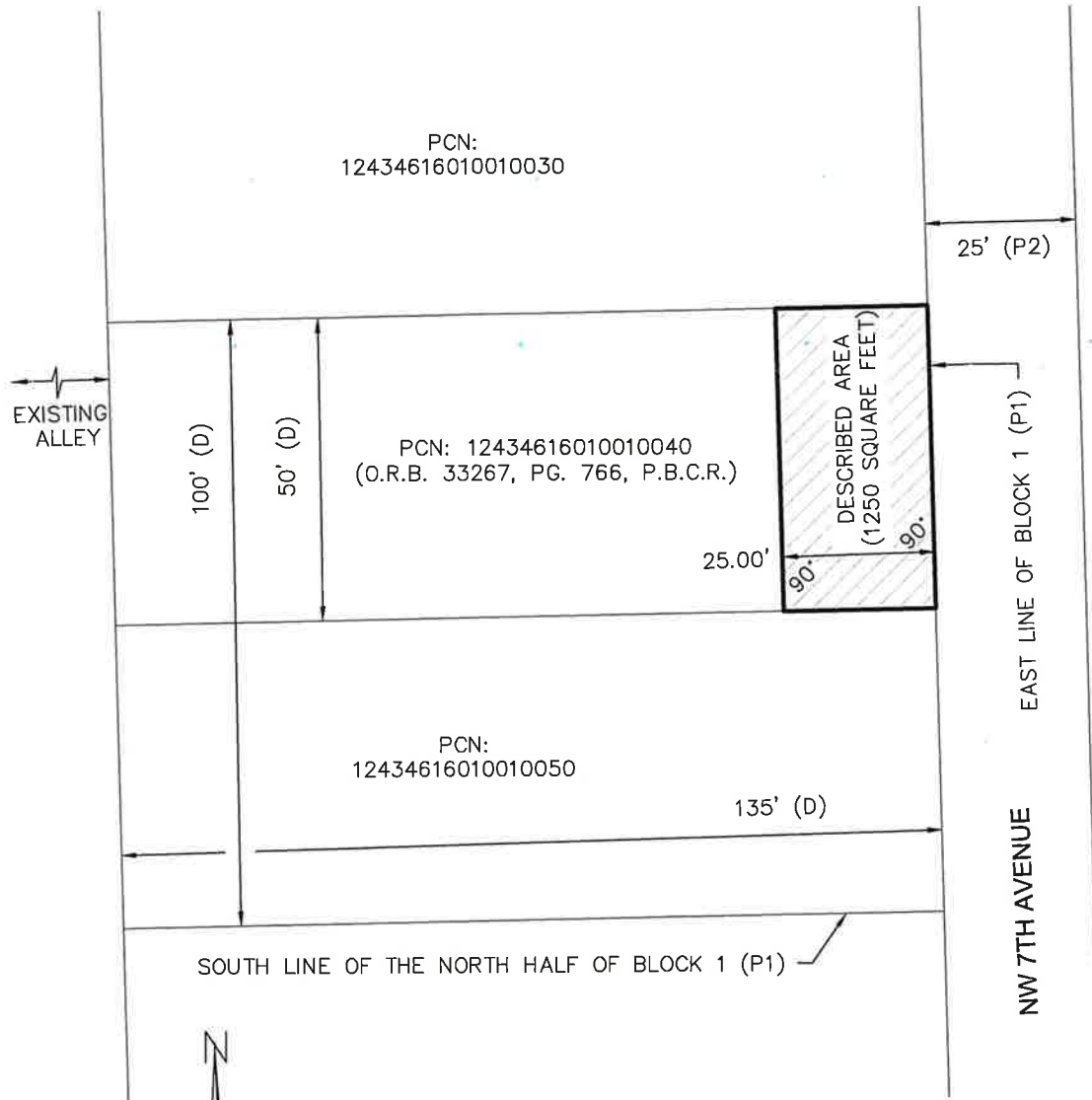
SCALE: N/A

DATE: 07/28/22

CHK: DAB

JOB# 21-058-001

SHEET: 3 OF 4



330 NW 7TH AVENUE

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

SKETCH & DESCRIPTION
FOR: CITY OF DELRAY BEACH, FLORIDA

DRAWN: MM	SCALE: 1" = 30'	DATE: 07/28/22
CHK: DAB	JOB# 21-058-001	SHEET: 4 OF 4