

Prepared by: RETURN:

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

PCN 12-43-46-16-01-033-0210

Address: 324 NW 3RD AVE

### **RIGHT-OF-WAY DEED**

THIS INDENTURE made this \_\_\_ day of \_\_\_\_\_, 202\_, between MANUEL J RAMIREZ  
and MERCEDES R RAMIREZ, with a mailing address of 324 NW 3RD AVE DELRAY BEACH FL 33444 2714,  
**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.

WITNESSES:

[Signature]  
Signature  
Stacy Ramirez  
Print Name

[Signature]  
Signature  
Viviana Pareja  
Print Name

GRANTOR

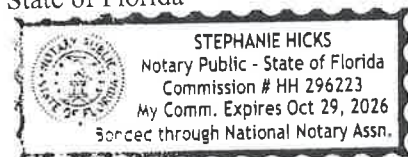
By: [Signature]  
Name: MANUEL J. RAMIREZ  
Its: OWNER  
Date: 5/11/23

STATE OF Florida  
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 11 day of May, 2023 by Manuel J. Ramirez  
(name of person acknowledging).

Personally known ☐ OR Produced Identification ☒  
Type of Identification Produced Florida DL

[Signature]  
Notary Public – State of Florida



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WITNESSES:

Stanly Ramirez  
Signature  
Stanly Ramirez  
Print Name

Viviana Pareja  
Signature  
Viviana Pareja  
Print Name

GRANTOR

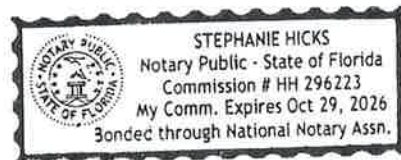
By: [Signature]  
Name: Mercedes Ramirez  
Its: OWNER  
Date: 5/11/23

STATE OF Florida  
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online  
notarization, this 11 day of May, 2023 by Mercedes Ramirez  
(name of person acknowledging).

Personally known ☐ OR Produced Identification ☒  
Type of Identification Produced Florida DL

Stephanie Hicks  
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”