

This Instrument was Prepared By:
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3099 East Commercial Boulevard, Suite 200
Fort Lauderdale, Florida 33308

PCN: 12-43-46-16-01-010-0090

Note: Both Buyer and Seller are exempt to pay documentary stamps per F.S. 201.01.

SPECIAL WARRANTY DEED

THIS INDENTURE is made on this ____ day of _____, 2025 by and between **Delray Beach Community Redevelopment Agency, a Florida public body corporate and politic created pursuant to Section 163.356, F.S.**, whose post office address is 20 Swinton Avenue, Delray Beach, FL 33444, hereinafter referred to as "Grantor" and **City of Delray Beach, a Florida municipal corporation**, whose post office address is 100 NW 1st Avenue, Delray Beach, FL 33444, hereinafter referred to as "Grantee."

WITNESSETH:

That said Grantor, for and in consideration of the sum of TEN (\$10.00) DOLLARS, and other good and valuable considerations to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee, and Grantee's successors and assigns forever, the following described land, situate, lying and being in Palm Beach County, Florida, to wit:

The West 50 feet of the South 135 feet of Block 10, Map of The Town of Linton, Florida, according to the Plat thereof recorded in Plat Book 1, Page 3 of the Public Records of Palm Beach County, Florida.

Commencing at the Southwest corner of Block 10 for a Point of Beginning; thence North 135 feet; thence East 50 feet; thence South 135 feet; thence West 50 feet to the Point of Beginning, in the Town of Delray Beach (formerly Linton), according to the plat now on file in the office of the Clerk of the Circuit Court in and for Palm Beach County, Florida.

SUBJECT TO: Taxes for the year 2025 and subsequent years; covenant, restrictions, easements, reservations and limitations of record, if any.

AND Grantor hereby covenants with Grantee that Grantor will warrant and defend the Property against the lawful claims and demands of all persons claiming by, through, or under Grantor, but against none other, and that the Property is free of all encumbrances, except taxes accruing subsequent to December 31, 2024 and except for restrictions, limitations, easements and matters of record, provided that this reference shall not serve to reimpose same.

*“Grantor” and “Grantee” are used for singular or plural, as context requires.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor’s hands the day and year first above written.

Signed, sealed and delivered
in our presence

Delray Beach Community Redevelopment
Agency

Witness Name: _____
Address: _____

By: Angela D. Burns
Title: Board Chair

Witness Name: _____
Address: _____

**STATE OF FLORIDA
COUNTY OF PALM BEACH**

The foregoing instrument was acknowledged before me by means of ___ online notarization or ___ physical presence this _____ day of _____, 2025, by Angela D. Burns as Board Chair of Delray Beach Community Redevelopment Agency, a Florida public body corporate and politic created pursuant to Section 163.356, F.S., on behalf of the Agency, who ___ is personally known to me or ___ has produced a Florida Driver’s License as identification.

NOTARY PUBLIC