

Prepared by: RETURN:

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

PCN 12-43-46-08-03-000-0010
Address 402 NW 7th St, Delray Beach, FL 33444

RIGHT-OF-WAY DEED

THIS INDENTURE made this ___ day of _____, 202_, between Nest Invest 402 LLC

with a mailing address of 7700 Congress Ave, Ste 1111, Boca Raton, FL 33487, 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

Michele Mazine
Signature

Michele Mazine

Printed or Typed Name

3908 S OCEAN #10128
HEATHLAND BEACH, FL 33467
Address

GRANTOR

By: [Signature]

Name: JONATHAN KORMAN

Title: MANAGER

for

Company: NEST INVEST 402 LLC

Date: 06/03/2026

WITNESS #2:

[Signature]
Signature

Susan Korman

Printed or Typed Name

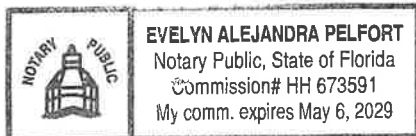
5087 VENTURA DR.
DELTA BEACH, FL 33484
Address

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of ☒ physical presence or
☐ online notarization, this 3rd day of June, 2026, by Jonathan Korman
(name of person), as Manager (type of
authority) for Nest Invest 402 LLC. (name of party on behalf of whom
instrument was executed).

Personally known OR Produced Identification

Type of Identification Produced FL DL



[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

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EXHIBIT "A"

See signed and sealed survey with legal description of Right-of-Way dedication

EXHIBIT "A"
LEGAL DESCRIPTION AND SKETCH
THIS IS NOT A SURVEY

PAGE 1 OF 2

DESCRIPTION :

A PORTION OF THE SOUTH 140 FEET OF THE WEST 100 FEET OF THE EAST 125 FEET OF THE SE ¼ OF THE NW ¼ OF SE ¼ OF SECTION 8, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, ALSO DESCRIBED AS: LOT 1, LAKE IDA MANOR, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 23, PAGE 138, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 1, SAID POINT ALSO BEING ON THE SOUTH RIGHT OF WAY LINE OF NW 7TH STREET AS SHOWN ON SAID PLAT; THENCE PROCEED ALONG SAID LINE N89°14'05"E A DISTANCE OF 75.03 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID LINE N89°14'05"E A DISTANCE OF 4.99 FEET TO THE POINT OF CURVATURE OF A 20 FEET CURVE TO THE SOUTHEAST, HAVING A DELTA OF 89°55'30", THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 31.39 FEET TO A POINT OF TANGENCY; THENCE PROCEED S00°50'25"E A DISTANCE OF 4.99 FEET TO A POINT OF CURVATURE WITH A CURVE TO THE NORTHWEST WHOSE RADIUS POINT BEARS S89°09'35"W AND HAVING FOR ITS ELEMENTS A RADIUS OF 25.00 FEET AND A DELTA OF 89°55'30"; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 39.24 FEET TO A POINT OF TANGENCY AND THE POINT OF BEGINNING.
CONTAINING 48.14 SQUARE FEET±.

SURVEYORS' NOTES:

1. THIS SKETCH OF DESCRIPTION MEETS STANDARDS OF PRACTICE SET FORTH IN RULE 5J-17.050-.052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO FLORIDA STATUTES.
2. THIS FIRM'S CERTIFICATE OF AUTHORIZATION NUMBER IS LB 8261.
3. THIS SKETCH AND LEGAL DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF THE SURVEYOR AND MAPPER NAMED HEREON.
4. THIS SKETCH AND LEGAL IS BASED ON A SURVEY PREPARED BY THIS OFFICE.



**PRINCIPAL
MERIDIAN
SURVEYING INC.**

4546 CAMBRIDGE STREET
WEST PALM BEACH, FL 33415
PHONE 833.478.7764 / FAX 561.478.1094
WWW.PMSURVEYING.NET

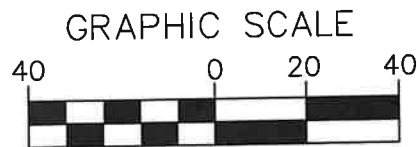
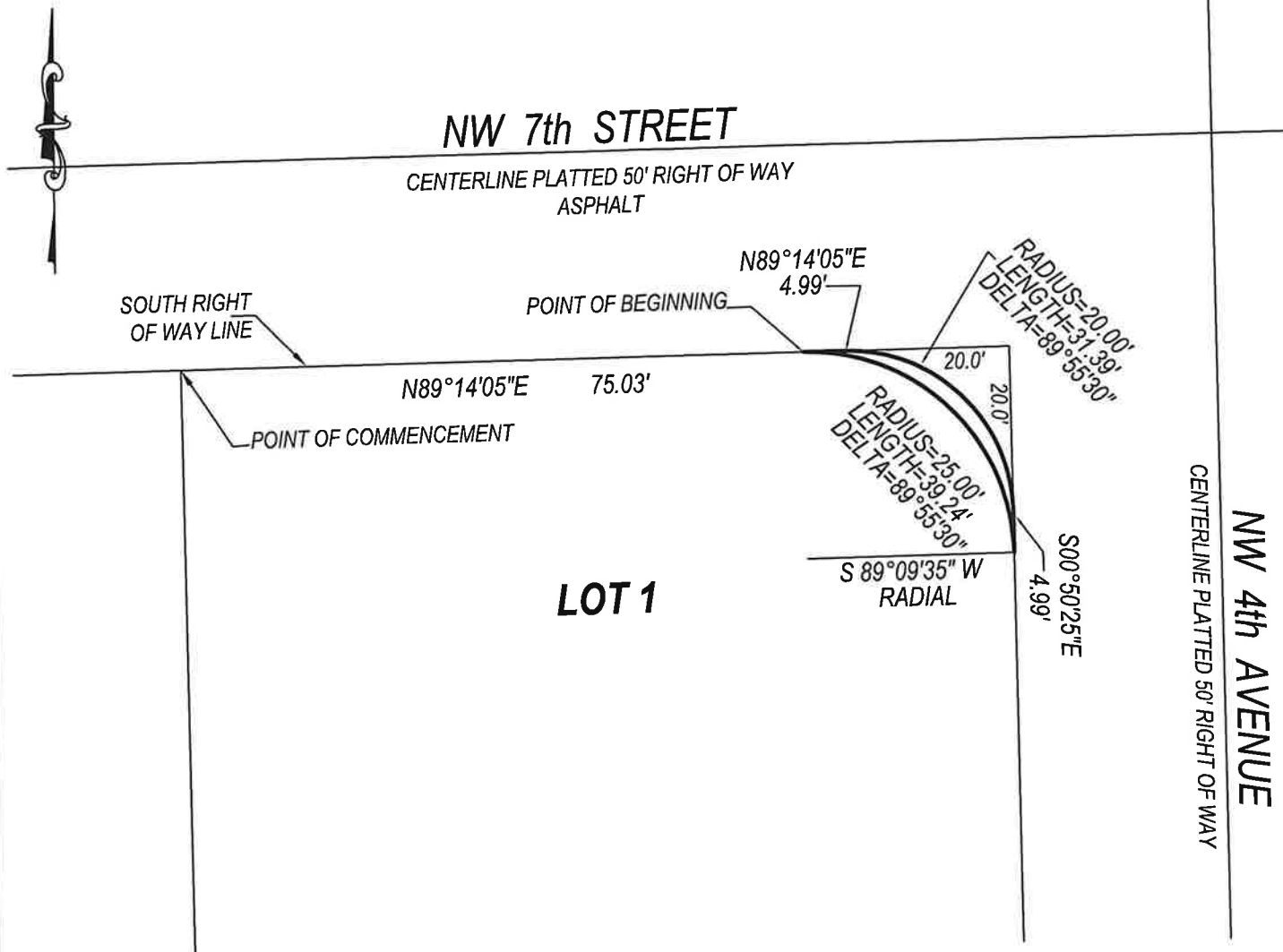
JOB#S25-0378



DATE: 02-04-26

EXHIBIT "A"
LEGAL DESCRIPTION AND SKETCH
THIS IS NOT A SURVEY

PAGE 2 OF 2



1 INCH = 40 FT.



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