

Prepared by: RETURN:

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

PCN 12-43-46-08-15-004-0091  
Address 720 NW 3rd Avenue

**RIGHT-OF-WAY DEED**

THIS INDENTURE made this \_\_\_ day of \_\_\_\_\_, 202\_, between 720 NW 3, LLC, with a mailing address of 2001 West Cypress Creed Road, Suite 102B, Fort Lauderdale, Florida 33309, 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

[Signature]

Signature

Julian Koll

Printed or Typed Name

3005 Yarnado rd

Boca Raton FL

Address

GRANTOR

By: [Signature]

Name: Stephen Petrucci

Title: Manager

for

Company: Bella Homes, LLC, as manager for

Bella Homes II, LLC, as manager for

720 NW 3, LLC

Date: 9/25/24

WITNESS #2:

[Signature]

Signature

Jean Pierre Garro

Printed or Typed Name

3005 Yarnado rd

Boca Raton FL

Address

STATE OF FLORIDA  
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 25 day of September, 2024 by Stephen Petrucci (name of person), as Manager (type of authority) for Bella Homes, LLC, as manager for Bella Homes II, LLC, as manager for 720 NW 3, LLC (name of party on behalf of whom instrument was executed).

Personally known      OR Produced Identification   
Type of Identification Produced FL DC

[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"

# SKETCH OF DESCRIPTION



SCALE: 1"=30'

**LEGAL DESCRIPTION:**

THE WEST 2.00 FEET OF THE PARCEL DESCRIBED BELOW.

THE NORTH 16.67 FEET OF LOT 9, ALL OF LOT 10, AND THE SOUTH 16.66 FEET OF LOT 11, BLOCK 4, LAKE VIEW HEIGHTS UNIT 1, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 67, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SAID LANDS SITUATE, LYING, AND BEING IN THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA AND CONTAINING 166.66 ± SQUARE FEET OR 0.004 ACRES MORE OR LESS.

LOT 20 - BLOCK 4  
PARCEL ID: 124346  
08150040170

PORTION  
LOT 18 - BLOCK 4  
PARCEL ID: 124346  
08150040170

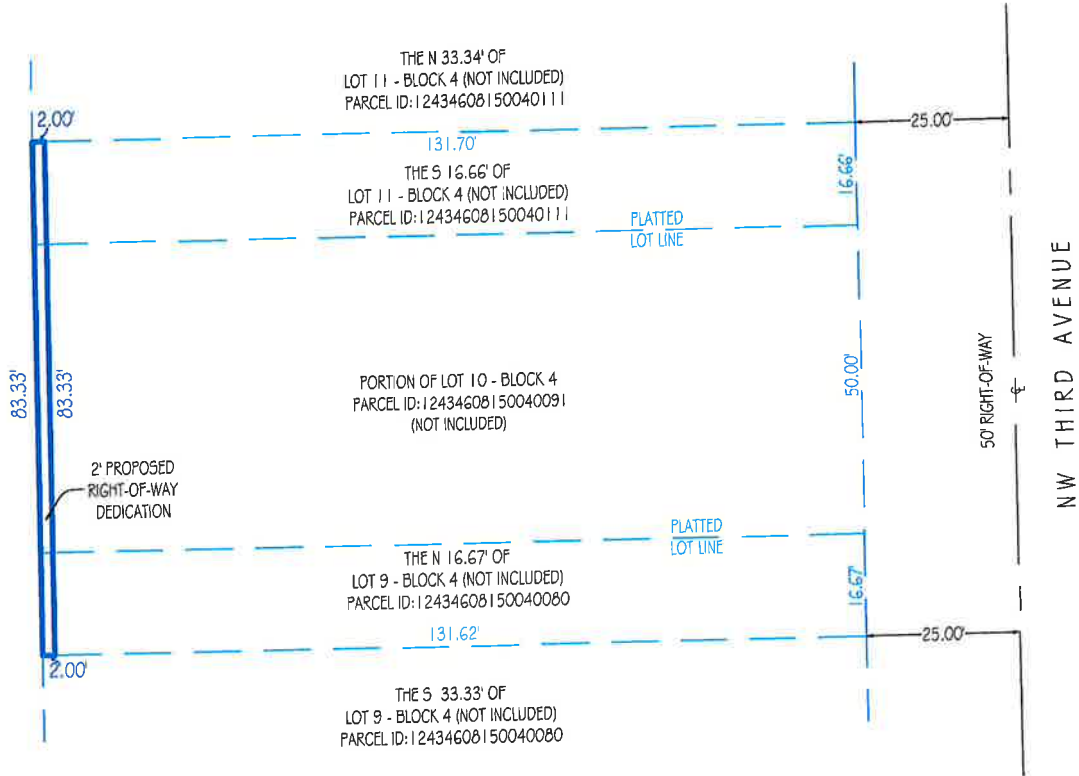
PORTION  
LOT 18 - BLOCK 4  
PARCEL ID: 124346  
08150040181

LOT 20 - BLOCK 4  
PARCEL ID:  
12434608150040181

PORTION  
LOT 19 - BLOCK 4  
PARCEL ID:  
124346 08150040181

PORTION  
LOT 19 - BLOCK 4  
PARCEL ID:  
12434608150040201

LOT 20 - BLOCK 4  
PARCEL ID:  
2434608150040201



**SURVEYOR'S CERTIFICATION: SKETCH OF DESCRIPTION**

I HEREBY CERTIFY THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS FOR SURVEYS, AS SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS IN CHAPTER 5J-17.051 & 5J-17.052 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT THE ELECTRONIC SIGNATURE AND SEAL HEREON MEETS PROCEDURES AS SET FORTH IN CHAPTER 5J-17.062, PURSUANT TO SECTION 472.025, FLORIDA STATUTES.



Digitally signed by  
Pablo A Alvarez  
Date: 2024.09.25  
13:07:11 -04'00'

SIGNED: \_\_\_\_\_ DATE: 9-25-2024  
PABLO ALVAREZ PROFESSIONAL SURVEYOR AND MAPPER FLORIDA  
REGISTRATION No. 7274 (NOT VALID WITHOUT THE SIGNATURE AND  
THE ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR  
AND MAPPER SHOWN ABOVE)

This survey has been issued by the following Landtec Surveying office:

840 US Hwy 1, Suite 330  
North Palm Beach, Florida 33408  
Office: (561) 210-9344 www.LandtecSurvey.com  
Email: Construction@landtecsurvey.com

**LEGEND:**  
P.O.B. - POINT OF BEGINNING  
P.O.C. - POINT OF COMMENCEMENT  
P.B. - PLAT BOOK  
P.G. - PAGE



... measurably better!

LICENSED BUSINESS No. 8507