

Prepared by: RETURN:

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

PCN 12-43-46-09-31-000-0280  
Address: **403 Palm Trl**

## RIGHT-OF-WAY DEED

THIS INDENTURE made this \_\_\_ day of \_\_\_\_\_, 202\_, between **Barbara Nix and Paul Nix III**, with a mailing address of 403 Palm Trl, Delray Beach, FL 33483-5627, 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.)

### W I T N E S S E T H :

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:

Paulina Martinengo  
Signature  
Paulina Martinengo  
Print Name

Nicole Rogenmoser  
Signature  
Nicole Rogenmoser  
Print Name

GRANTOR

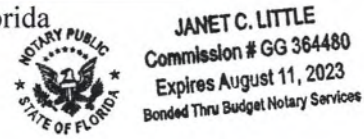
By: Barbara Nix  
Name: Barbara Nix  
Its: Owner  
Date: 8/25/22

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 August, 2022 by Barbara Nix (name of person acknowledging).

Personally known  OR Produced Identification   
Type of Identification Produced \_\_\_\_\_

Janet C. Little  
Notary Public - State of Florida



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WITNESSES:

Paulina Martinengo  
Signature  
Paulina Martinengo  
Print Name

Nicole Rogenmoser  
Signature  
Nicole Rogenmoser  
Print Name

GRANTOR

By: Paul Nix III  
Name: Paul Nix III  
Its: Owner  
Date: 8/25/22

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 August, 2022 by Paul Nix II (name of person acknowledging).

Personally known  OR Produced Identification   
Type of Identification Produced \_\_\_\_\_

Janet C. Little  
Notary Public – State of Florida



JANET C. LITTLE  
Commission # GG 364480  
Expires August 11, 2023  
Bonded Thru Budget Notary Services

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ATTEST:

**GRANTEE/ CITY OF DELRAY BEACH,  
FLORIDA**

By: \_\_\_\_\_  
City Clerk

By: \_\_\_\_\_  
Shelly Petrolia, Mayor

Approved as to Form:

By: \_\_\_\_\_  
City Attorney

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