

Prepared by: RETURN:

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

PCN 12-43-46-16-01-065-0260
Address 310 NE 1st Ave, Delray Beach FL 33444

RIGHT-OF-WAY DEED

THIS INDENTURE made this ___ day of _____, 202_, between Joseph George Wagman

with a mailing address of 975 Summit Cir N, NY 17403, and
Susan Gannon Wagman with a mailing
address of 975 Summit Cir N, NY 17403, collectively
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:

Sheila Hoffer
Signature
Sheila Hoffer
Print Name
613 W. Maple St. Red Lion, PA
Address 17356

Diane Gross
Signature
Diane Gross
Print Name
210 S. Queen St. York PA 17403
Address

GRANTOR

By: Joseph George Waagman
Name: JOSEPH GEORGE WAAGMAN
Date: AUGUST 28, 2024

STATE OF Pennsylvania
COUNTY OF York

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 28 day of August, 2024 by JOSEPH GEORGE WAAGMAN (name of person acknowledging).

Personally known ___ OR Produced Identification
Type of Identification Produced Drivers License

Heather Hillary Thompson
Notary Public - State of Florida REARBY WAAGMAN

[Remainder of Page Intentionally Left Blank]

Commonwealth of Pennsylvania -- Notary Seal
Heather Hillary Thompson, Notary Public
York County
My Commission Expires May 10, 2027
Commission Number 1434164

WITNESSES:

Sheila Hoffer
Signature
Sheila Hoffer
Print Name
2110 S. Queen St York, PA 17403
Address

Doris Gross
Signature
Doris Gross
Print Name
2110 S. Queen St, York PA 17403
Address

GRANTOR

By: [Signature]
Name: SUSAN GANNON WAGMAN
Date: August 28, 2024

STATE OF Pennsylvania
COUNTY OF York

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 28 day of August, 2024, by SUSAN GANNON WAGMAN (name of person acknowledging).

Personally known OR Produced Identification
Type of Identification Produced Drivers License

Heather Hillary Thompson
Notary Public - State of ~~Florida~~ PENNSYLVANIA

Commonwealth of Pennsylvania - Notary Seal
Heather Hillary Thompson, Notary Public
York County
My Commission Expires May 10, 2027
Commission Number 1434164

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ATTEST:

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

By: _____
City Clerk

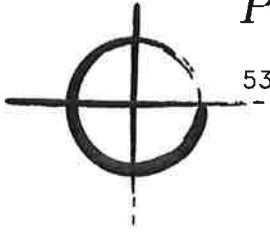
By: _____
City Mayor

Approved as to Form:

By: _____
City Attorney

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EXHIBIT "A"



PINNELL SURVEY, INC.

LICENSED BUSINESS #6857

5300 WEST HILLSBORO BOULEVARD, SUITE 215-A

COCONUT CREEK, FLORIDA 33073

PHONE (954)418-4940 FAX(954)418-4941

EXHIBIT "A"

SKETCH & DESCRIPTION

2.0' ALLEY RIGHT-OF-WAY DEDICATION

LEGAL DESCRIPTION:

THE WEST 2.00 FEET OF LOT 26 OF "SUBDIVISION OF BLOCK 65", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, AT PAGE 20, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND CONTAINS 100 SQUARE FEET (0.0023 ACRES) MORE OR LESS.

LEGEND & ABBREVIATIONS:

- Ⓞ - CENTERLINE
- (C) - CALCULATED MEASUREMENT
- (P) - PLAT MEASUREMENT

GENERAL NOTES:

1. THIS IS NOT A SURVEY.
2. THE PROPERTY SHOWN HEREON WAS NOT ABSTRACTED FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF RECORD BY PINNELL SURVEY, INC.
3. SKETCH PREPARED 06/12/24

JASON H. PINNELL

PROFESSIONAL SURVEYOR & MAPPER
STATE OF FLORIDA - LICENSE NO. 5734

SKETCH NO.: 22-1681SD2

SHEET 1 OF 2

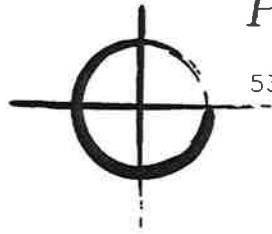
PINNELL SURVEY, INC.

LICENSED BUSINESS #6857

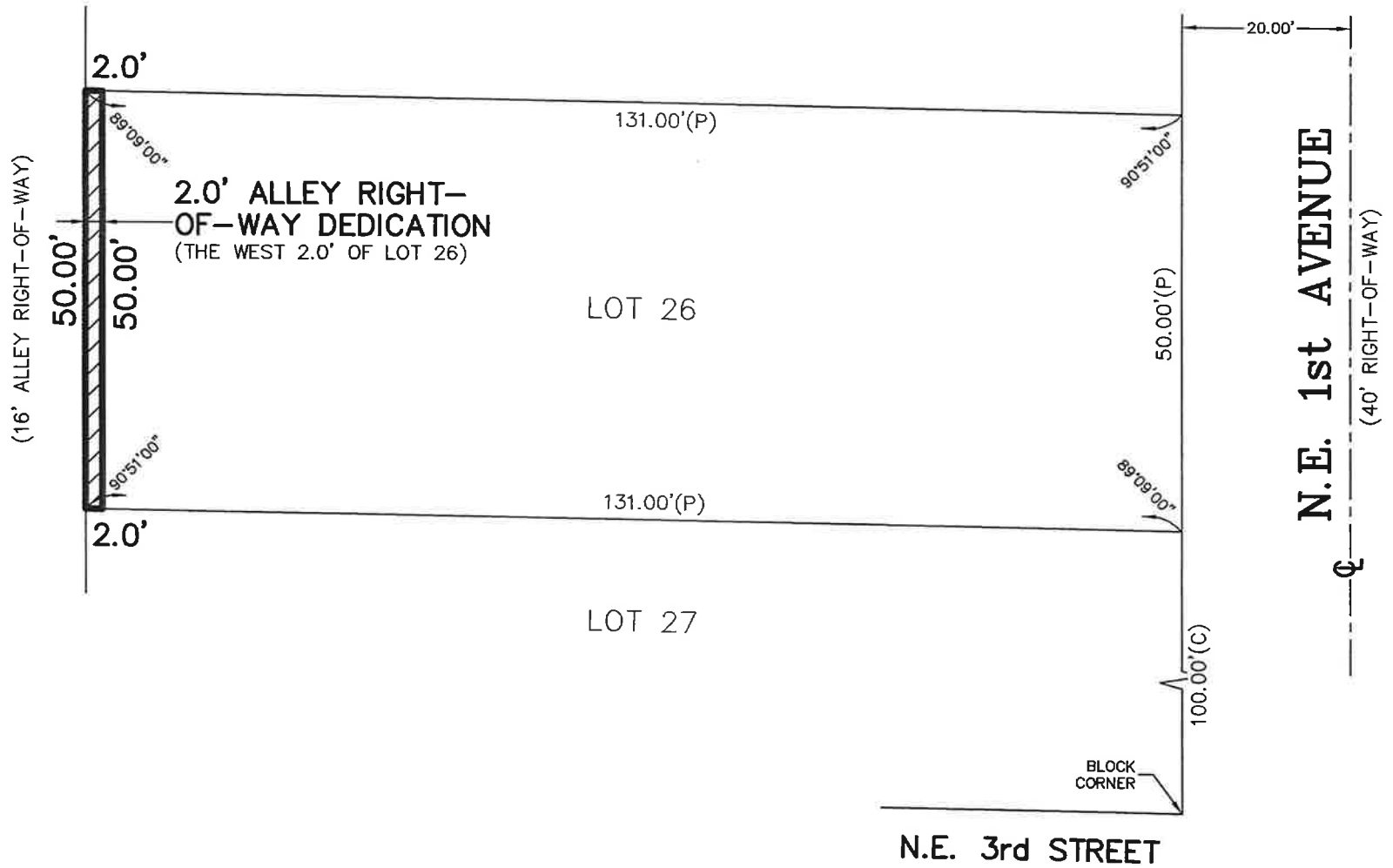
5300 WEST HILLSBORO BOULEVARD, SUITE 215-A

COCONUT CREEK, FLORIDA 33073

PHONE (954)418-4940 FAX(954)418-4941



LOT 25



N.E. 3rd STREET

SCALE: 1" = 20'

SKETCH NO.: 22-1681SD2

DRAWN BY: J.P.

SHEET 2 OF 2



PINNELL SURVEY, INC.

LICENSED BUSINESS #6857
5300 WEST HILLSBORO BOULEVARD, SUITE 215-A
COCONUT CREEK, FLORIDA 33073
PHONE (954)418-4940 FAX(954)418-4941

EXHIBIT "A"

SKETCH & DESCRIPTION **5.0' RIGHT-OF-WAY DEDICATION**

LEGAL DESCRIPTION:

THE EAST 5.00 FEET OF LOT 26 OF "SUBDIVISION OF BLOCK 65", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, AT PAGE 20, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND CONTAINS 250 SQUARE FEET (0.0057 ACRES) MORE OR LESS.

LEGEND & ABBREVIATIONS:

- Ⓞ - CENTERLINE
- (C) - CALCULATED MEASUREMENT
- (P) - PLAT MEASUREMENT

GENERAL NOTES:

1. THIS IS NOT A SURVEY.
2. THE PROPERTY SHOWN HEREON WAS NOT ABSTRACTED FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF RECORD BY PINNELL SURVEY, INC.
3. SKETCH PREPARED 06/12/24

JASON H. PINNELL
PROFESSIONAL SURVEYOR & MAPPER
STATE OF FLORIDA - LICENSE NO. 5734

SKETCH NO.: 22-1681SD1
SHEET 1 OF 2

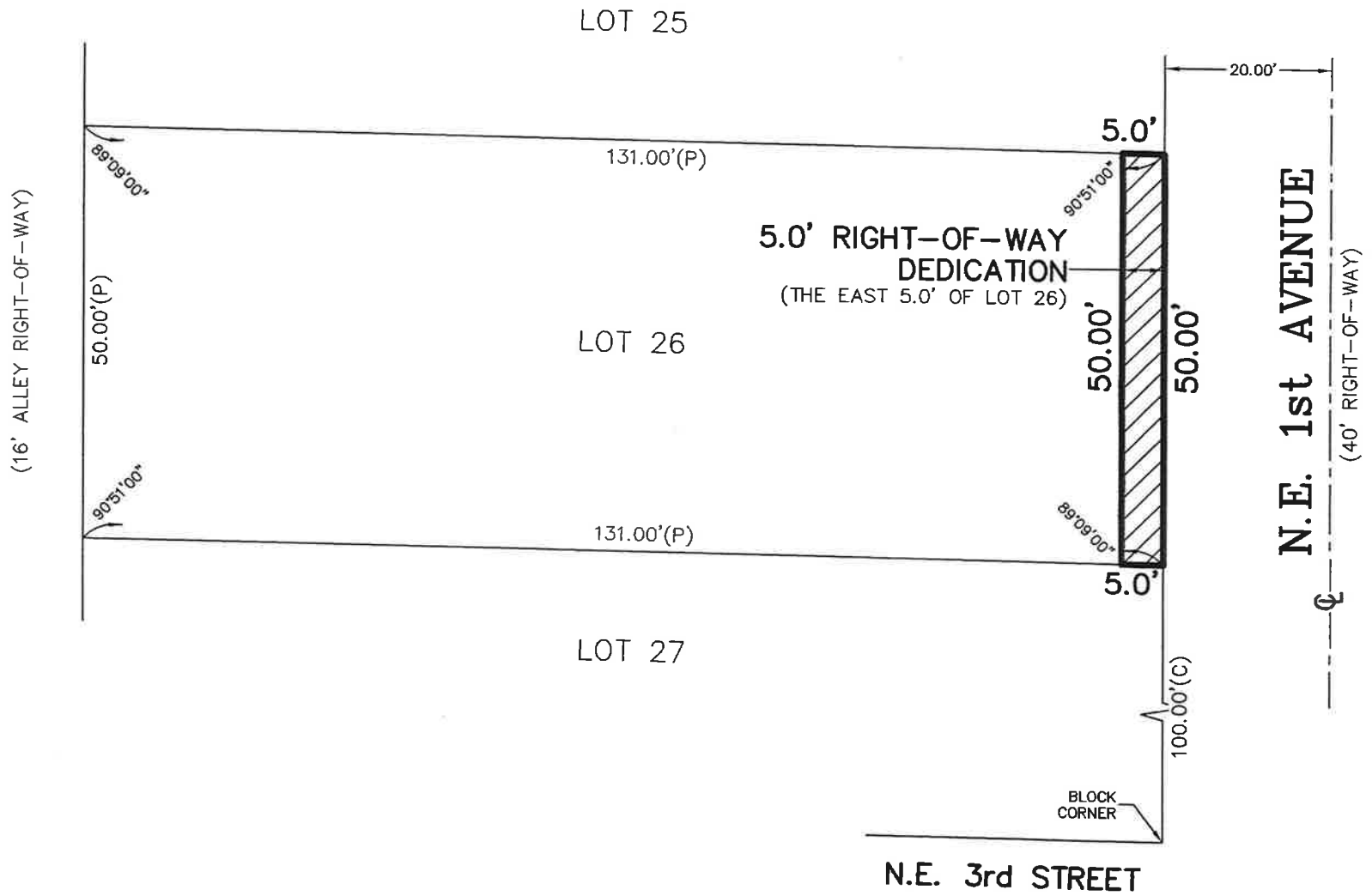
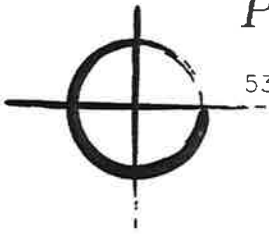
PINNELL SURVEY, INC.

LICENSED BUSINESS #6857

5300 WEST HILLSBORO BOULEVARD, SUITE 215-A

COCONUT CREEK, FLORIDA 33073

PHONE (954)418-4940 FAX(954)418-4941



SCALE: 1" = 20'	SKETCH NO.: 22-1681SD1
DRAWN BY: J.P.	SHEET 2 OF 2