

Prepared by: RETURN:

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

SIDEWALK EASEMENT DEED

THIS INDENTURE, made this ____ day of _____, 20__, by and between Craig Menin, with a mailing address of 101 SE 4th Avenue, party of the first part, and the **CITY OF DELRAY BEACH**, with a mailing address of 100 N.W. 1st Avenue, Delray Beach, Florida 33444, a municipal corporation in Palm Beach County, State of Florida, party of the second part:

WITNESSETH: That the party of the first part, for and in consideration of the mutual promises herein contained and other good and valuable considerations, does hereby grant, bargain, sell and release unto the party of the second part, its successors and assigns, a perpetual easement for public pedestrian access and for the purpose of the maintenance of a public sidewalk with full and free right, liberty, and authority to enter upon and to maintain such sidewalk across, through and upon or within the following described property located in Palm Beach County, Florida, to-wit:

DESCRIPTION

See Exhibit "A"

Concomitant and coextensive with this right is the further right in the party of the second party, its successors and assigns, of ingress and egress over and on that portion of land described above, to effect the purposes of the easement, as expressed hereinafter.

That this easement shall be subject only to those easements, restrictions, conditions and reservations of record. That the party of the first part agrees to provide for the release or subordination of any and all mortgages or liens encumbering this easement. The party of the first part also agrees to erect no building or affect any other kind of construction or improvements upon the above-described property, other than the aforementioned sidewalk.

It is understood that the party of the first part shall maintain the sidewalk so as to be an extension of the public sidewalk and shall repair and maintain the sidewalk in conformance with City's practices of maintaining public sidewalks throughout the City.

Party of the first part 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 easement and that the same is unencumbered except as provided above. Where the context of this Easement Deed allows or permits, the same shall include the successors or assigns of the parties.

IN WITNESS WHEREOF, the parties to this Easement Deed set their hands and seals the day and year first above written.

WITNESS #1:

M. Bloomfield
MATTHEW BLOOMFIELD
(name printed or typed)

PARTY OF THE FIRST PART

By: Craig Menin
Craig Menin

WITNESS #2:

Abby Reich Bennett
Abby Reich Bennett
(name printed or typed)

STATE OF Florida
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me this 19 day of August, 2016 by Craig Menin (name of officer or agent), of Rosebud George West One (name of corporation), a DE (State or place of incorporation) corporation, on behalf of the corporation. He/She is personally known to me or has produced _____ (type of identification) as identification and did/did not take an oath.

Nicole St Pierre
Signature of Notary Public -
State of Florida

(SEAL)

