

Prepared by:
Donald J. Doody, Esq.
Goren, Cherof, Doody & Ezrol, PA
3099 East Commercial Blvd., Suite 200
Fort Lauderdale, FL 33308

This Corrective Special Warranty Deed is recorded to correct the legal description contained in that certain Special Warranty Deed recorded in OR Book 31844, Page 1222, by lessing out the West 2 feet for alley right-of-way.

CORRECTIVE SPECIAL WARRANTY DEED

THIS INDENTURE, made and executed this ___ day of January, 2022, by the **Delray Beach Community Redevelopment Agency, a Florida public body corporate and politic created pursuant to Section 163.356 F.S.**, whose mailing address is 20 North Swinton Avenue, Delray Beach, Florida 33444 ("**Grantor**") to **Delray Beach Community Land Trust, Inc., a Florida not-for-profit corporation**, whose post office address is 145 SW 12th Avenue, Delray Beach, Florida 33444 ("**Grantee**").

W I T N E S S E T H:

THAT Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt and adequacy of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee, certain real property located in Palm Beach County, Florida ("**Property**") which is more particularly described on Exhibit "A" attached hereto and by this reference made a part hereof.

TOGETHER with all the easements, tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining; and

TO HAVE AND TO HOLD, the same in fee simple forever.

AND Grantor hereby covenants with Grantee that Grantor will warrant and defend the Property against the lawful claims and demands of all persons claiming by, through, or under Grantor, but against none other, and that the Property is free of all encumbrances, except taxes accruing subsequent to December 31, 2019 and except for restrictions, limitations, easements and matters of record, provided that this reference shall not serve to reimpose same.

[SIGNATURES APPEAR ON FOLLOWING PAGE]

[SIGNATURE PAGE TO CORRECTIVE SPECIAL WARRANTY DEED]

IN WITNESS WHEREOF, the Grantor has caused this Corrective Special Warranty Deed to be executed the day and year first above written.

WITNESSES: Delray Beach Community Redevelopment Agency

Witness
Print Name:

By: Shirley E. Johnson, Chair

Witness
Print Name:

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of ___ physical presence or ___ online notarization, this ___ day of January, 2022, by Shirley E. Johnson, as Chair of the Delray Beach Community Redevelopment Agency, on behalf of the Agency, and she is () personally known to me or () she has produced a Florida driver's license as identification.

NOTARY PUBLIC, State of Florida

Print Name

My Commission expires: _____

Serial No.: _____

(SEAL)

EXHIBIT "A"

LEGAL DESCRIPTION

Lots 32, 33, 34, 35, 36 and 37, Block 8, SUBDIVISION OF BLOCK 8 TOWN OF DELRAY, (formerly Linton), according to the plat thereof, as recorded in Plat Book 14, Page 58, all less the West two (2) feet thereof for alley right-of-way, of the Public Records of Palm Beach County, Florida.

FOLIO NO. 12-43-46-16-01-008-0320 – 322 SW 7th Ave. – Lot 32

12-43-46-16-01-008-0330 – 320 SW 7th Ave. – Lot 33

12-43-46-16-01-008-0340 – 318 SW 7th Ave. – Lot 34

12-43-46-16-01-008-0350 – 316 SW 7th Ave. – Lot 35

12-43-46-16-01-008-0360 – 314 SW 7th Ave. – Lot 36

12-43-46-16-01-008-0370 – 312 SW 7th Ave. – Lot 37

AND

Lots 32 and 33, Block 15, SUBDIVISION OF BLOCK 15 TOWN OF DELRAY, (formerly Linton), according to the map or plat thereof, as recorded in Plat Book 13, Page 18, both less the West two (2) feet thereof for alley right-of-way, of the Public Records of Palm Beach County, Florida.

FOLIO NO. 12-43-46-16-01-015-0320 – 238 SW 6th Ave. – Lots 32 and 33

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This Corrective Special Warranty Deed is recorded to correct the legal description contained in that certain Special Warranty Deed recorded in OR Book 31742, Page 1006, by lessing out the West 2 feet for alley right-of-way on one of the parcels.

CORRECTIVE SPECIAL WARRANTY DEED

THIS INDENTURE, made and executed this ___ day of January, 2022, by the **Delray Beach Community Redevelopment Agency, a Florida public body corporate and politic created pursuant to Section 163.356 F.S.**, whose mailing address is 20 North Swinton Avenue, Delray Beach, Florida 33444 ("**Grantor**") to **Delray Beach Community Land Trust, Inc., a Florida not-for-profit corporation**, whose post office address is 145 SW 12th Avenue, Delray Beach, Florida 33444 ("**Grantee**").

W I T N E S S E T H:

THAT Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt and adequacy of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee, certain real property located in Palm Beach County, Florida ("**Property**") which is more particularly described on Exhibit "A" attached hereto and by this reference made a part hereof.

TOGETHER with all the easements, tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining; and

TO HAVE AND TO HOLD, the same in fee simple forever.

AND Grantor hereby covenants with Grantee that Grantor will warrant and defend the Property against the lawful claims and demands of all persons claiming by, through, or under Grantor, but against none other, and that the Property is free of all encumbrances, except taxes accruing subsequent to December 31, 2019 and except for restrictions, limitations, easements and matters of record, provided that this reference shall not serve to reimpose same.

[SIGNATURES APPEAR ON FOLLOWING PAGE]

[SIGNATURE PAGE TO CORRECTIVE SPECIAL WARRANTY DEED]

IN WITNESS WHEREOF, the Grantor has caused this Corrective Special Warranty Deed to be executed the day and year first above written.

WITNESSES: Delray Beach Community Redevelopment Agency

Witness
Print Name:

By: Shirley E. Johnson, Chair

Witness
Print Name:

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of ____ physical presence or ____ online notarization, this ____ day of January, 2022, by Shirley E. Johnson, as Chair of the Delray Beach Community Redevelopment Agency, on behalf of the Agency, and she is () personally known to me or () she has produced a Florida driver's license as identification.

NOTARY PUBLIC, State of Florida

Print Name
My Commission expires: _____
Serial No.: _____
(SEAL)

EXHIBIT "A"

LEGAL DESCRIPTION

Lots 1 and 2, COREY ISLE, according to the plat thereof, as recorded in Plat Book 129, Page 142, of the Public Records of Palm Beach County, Florida.

FOLIO NO. 12-43-46-17-71-000-0010 – 326 SW 7th Ave. – Lot 1

12-43-46-17-71-000-0020 – 328 SW 7th Ave. – Lot 2

AND

Lot 31, Block 8, SUBDIVISION OF BLOCK 8 TOWN OF DELRAY, (formerly Linton), according to the plat thereof, as recorded in Plat Book 14, Page 58, less the West two (2) feet thereof for alley right-of-way, of the Public Records of Palm Beach County, Florida.

FOLIO NO. 12-43-46-16-01-008-0310 – 324 SW 7th Ave. – Lot 31