



## Cover Memorandum/Staff Report

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**File #:** 18-0990 CRA

**Agenda Date:** 1/25/2022

**Item #:** 7H.

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**TO:** CRA Board of Commissioners  
**FROM:** Kim N. Phan, Esq., Legal Advisor  
**THROUGH:** Renée A. Jadusingh, Executive Director  
**DATE:** January 25, 2022

### COREY JONES ISLE - CORRECTIVE SPECIAL WARRANTY DEEDS

#### **Recommended Action:**

Approve two corrective special warranty deeds for eight (8) lots the CRA conveyed to the Delray Beach Community Land Trust for the Corey Jones Isle Workforce Housing Development Project.

#### **Background:**

On January 15, 2020, the Community Redevelopment Agency (CRA) and the Delray Beach Community Land Trust (DBCLT) executed a purchase and sale agreement for ten (10) vacant single-family residential lots for the Corey Jones Isle Workforce Housing Development Project.

Eight (8) of those lots were previously affected by the reduction of the western two (2) feet of each lot due to certain Right-of-Way Deeds prepared by the City of Delray Beach's City Attorney's Office where the CRA conveyed two (2) feet of each lot to the City of Delray for alley Right-of-Way purposes. At the time of the Corey Isle transaction, the title commitment issued by the title company did not reflect the reductions of the western two (2) feet in the legal description of the eight (8) lots but only showed the Right-of-Way Deeds as title exceptions. Corrective special warranties deeds have been prepared with revised legal descriptions to reflect the reduction of the western two (2) feet of alley Right-of-Way.

At this time, two corrective special warranty deeds are before the CRA Board for approval.

Attachments: Exhibit A - CRA General Counsel Memorandum; Exhibit B - Two Corrective Special Deeds

#### **CRA Attorney Review:**

The CRA legal advisor has prepared the attached corrective special warranty deeds as to form and finds them acceptable.

#### **Funding Source/Financial Impact:**

N/A