Prepared by: RETURN:

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

PCN 12-43-46-17-26-003-0210
Address: 40 NW 9th Ave.

RIGHT-OF-WAY DEED

THIS INDENTURE made this __ day of _____, 202_, between _____
Allante Daniels
with a mailing address of 40 NW 9th Ave., Delray Beach, FL 33444-2667,
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:

Signature

Jacqueline Rosenblau
Print Name

Edward O Williamson JR
Signature

Edward O Williamson JR
Print Name

GRANTOR

By: Alanto Daniels

Name: Alanto Daniels

Its: owner

Date: 8/11/22

STATE OF FLORIDA Florida

COUNTY OF PALM BEACH PALM BEACH

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 11 day of August, 2022, by Alanto Daniels (name of person acknowledging).

Personally known ✓ OR Produced Identification ___

Type of Identification Produced _____

MAXWELL SIMON ZENGAGE
Notary Public - State of Florida
Commission # HH 169124
My Comm. Expires Aug 24, 2025
Bonded through National Notary Assn.

Notary Public – State of Florida

[Remainder of Page Intentionally Left Blank]

ATTEST:

By: _____
City Clerk

GRANTEE/ CITY OF DELRAY BEACH, FLORIDA

By: _____
Shelly Petrolia, Mayor

Approved as to Form:

By: _____
City Attorney

[Remainder of Page Intentionally Left Blank]