

Prepared by: RETURN:

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

PIN # 12-43-46-16-01-081-0180

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**RIGHT-OF-WAY DEED**

THIS INDENTURE made this 6<sup>th</sup> day of December, 2017, between **JLLS, LLC**, a Florida limited liability company, with a mailing address of c/o Joshua Abrams, 7550 Grand Este Way Boca Raton, Florida 33496, as party of the first part and **CITY OF DELRAY BEACH, FLORIDA**, a Florida municipal corporation with a mailing address of 100 N.W. 1st Avenue, Delray Beach, Florida 33444, as party of the second part.

WITNESSETH:

That said party of the first part, 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 the party of the second part, its successors and assigns, all right, title, interest, claim and demand which the party of the first part 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 the party of the second part, its successors and assigns, a right-of-way and easement in and to said lands for public highway, street, and public utility purposes and the maintenance thereof; 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 the party of the first part or assigns, except that the easement for public utility purposes shall remain until released.

That this right-of-way shall be subject only to those easements, restrictions, and reservation of record. The party of the first part agrees to provide for the release of any and all mortgages or liens encumbering this right-of-way. The party of the first part also agrees to erect no building or effect any other kind of construction or improvements upon the above-described property.

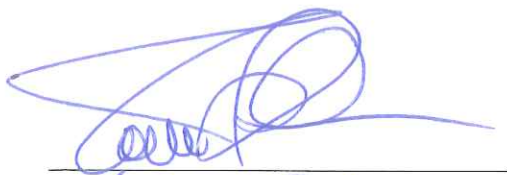
2017-East Five (5) Feet Right of Way Dedication 324 NE 3<sup>rd</sup> Ave

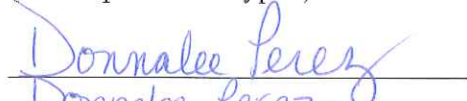
Party of the first part does hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever claimed by, through or under it, that it has good right and lawful authority to grant the above-described right-of-way and that the same is unencumbered. 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 party of the first part, in law or in equity to the only proper use, benefit, and behalf of the said party of the second part, its successors and assigns.

IN WITNESS WHEREOF, said party of the first part has hereunto set their hand and seal the date first above written.

Signed, sealed and delivered  
in the presence of:

  
\_\_\_\_\_  
Louis J. Carbone  
(Name printed or typed)

  
\_\_\_\_\_  
Donnalee Perez  
(Name printed or typed)

STATE OF FLORIDA

COUNTY OF PALM BEACH

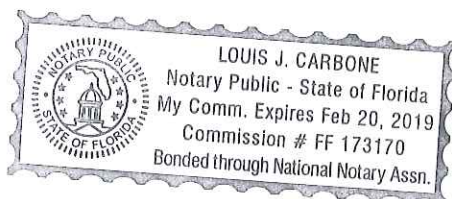
PARTY OF THE FIRST PART

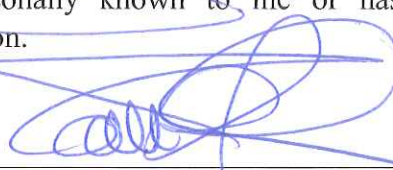
JLLS, LLC,  
a Florida limited liability company

By:   
\_\_\_\_\_  
Joshua Abrams, Manager

c/o Joshua Abrams, 7550 Grand Este Way  
Boca Raton, Florida 33496  
(Address)

The foregoing instrument was acknowledged before me this 6<sup>th</sup> day of December, 2017, by **Joshua Abrams** as Manager of **JLLS, LLC**, a Florida limited liability company on behalf of the company who is personally known to me or has produced \_\_\_\_\_ as identification.



  
\_\_\_\_\_  
Signature of Notary Public -  
State of Florida





Prepared by: RETURN:

City Attorney's Office  
200 N.W. 1st Avenue  
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**WITNESSETH:**

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See Exhibit "A" attached hereto.

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2017-East two (2) feet Right of Way Dedication 324 NE 3<sup>rd</sup> Ave

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 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 party of the first part, in law or in equity to the only proper use, benefit, and behalf of the said party of the second part, its successors and assigns.

IN WITNESS WHEREOF, said party of the first part has hereunto set their hand and seal the date first above written.

Signed, sealed and delivered  
in the presence of:

PARTY OF THE FIRST PART

**JLLS, LLC,**  
a Florida limited liability company

By: [Signature]  
Joshua Abrams, Manager

c/o Joshua Abrams, 7550 Grand Este Way  
Boca Raton, Florida 33496  
(Address)

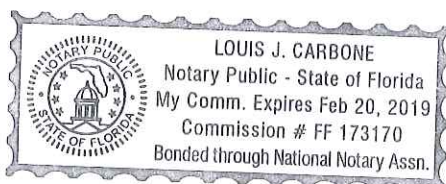
[Signature]  
Louis J. Carbone  
(Name printed or typed)

[Signature]  
Donnalee Perez  
(Name printed or typed)

STATE OF FLORIDA

COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 6<sup>th</sup> day of December, 2017, by **Joshua Abrams** as Manager of **JLLS, LLC**, a Florida limited liability company on behalf of the company who is personally known to me or has produced \_\_\_\_\_ as identification.



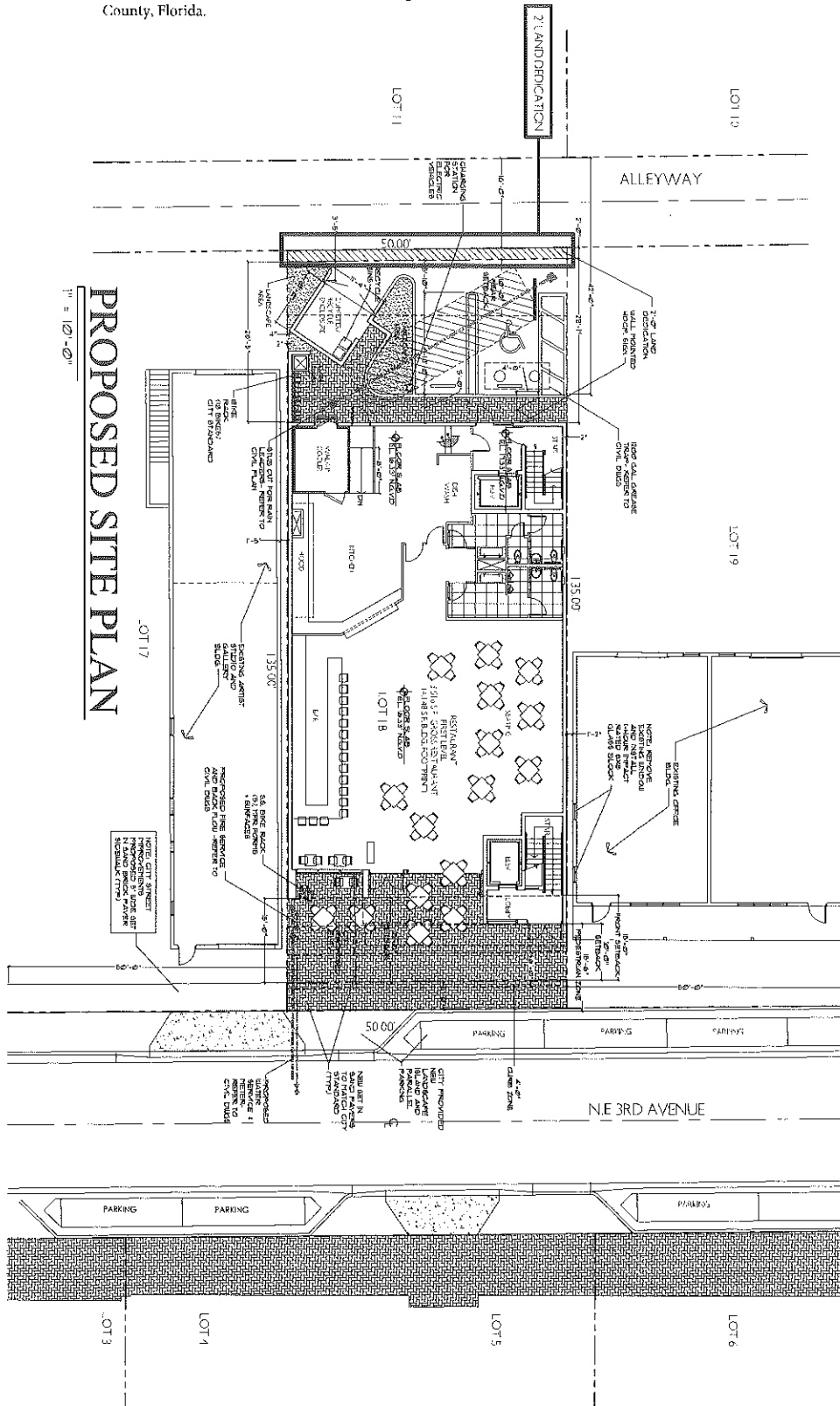
[Signature]  
Signature of Notary Public -  
State of Florida

# EXHIBIT "A"

## SKETCH OF TWO (2) FOOT RIGHT OF WAY DEDICATION WITH LEGAL DESCRIPTION

### LEGAL DESCRIPTION

The West two (2) Feet of Lot 18, of SUBDIVISION OF BLOCK 81, DELRAY, FLA., according to the Plat thereof, as recorded in Plat Book 11, Page 32, of the Public Records of Palm Beach County, Florida.



		<p>DATE: 12-05-2011          PERMIT NO.:          REVISIONS:</p>	<p>ARCHITECT: 1354</p>	<p><b>LOFT 324</b>  <b>NEW COMMERCIAL</b>          324 N.E. 3RD AVENUE          DELRAY BEACH, FLORIDA</p>	<p><b>GEORGE BREWER</b>          ARCHITECTURE          88 SE 4TH AVENUE          DELRAY BEACH, FL 33483          PHONE: 561-272-7301          FAX: 561-272-7322          BREWERARCHITECTURE.COM</p>
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