

Prepared by: RETURN:

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

PCN 12-43-46-16-04-095-0230

Address: 240 SE 4th Ave.

RIGHT-OF-WAY DEED

THIS INDENTURE made this ___ day of _____, 202_, between Thomas E. Beck
and Karen M. Beck, with a mailing address of 240 SE 4th Ave, Delray Beach, FL 33444,

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.)

W I T N E S S E T H :

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.

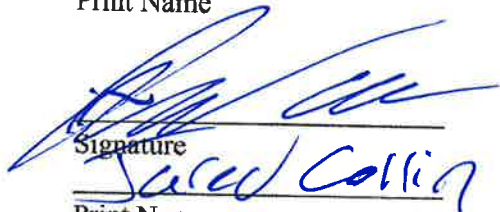
IN WITNESS WHEREOF, said Grantor has signed and sealed these presents the day and year first above written.

WITNESSES:



Signature

ERIC COLLINS
Print Name



Signature

Jared Collins
Print Name

GRANTOR

By: Thomas E Beck

Name: THOMAS E BECK

Its: OWNER

Date: AUG 6, 2020

STATE OF FLORIDA

COUNTY OF PAUM BEACH

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☒ online notarization, this 6th day of AUGUST, 2020, by THOMAS E BECK
(name of person acknowledging).

Personally known ☐ OR Produced Identification ☒
Type of Identification Produced P.D.I.




Notary Public - State of Florida

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WITNESSES:

[Signature]
Signature

Eric Collins
Print Name

[Signature]
Signature

Jordanna
Print Name

GRANTOR

By: Karen M Beck

Name: KAREN M BECK

Its: OWNER

Date: 8-6-2020

STATE OF FLORIDA

COUNTY OF PAUM BEACH

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☒ online notarization, this 6th day of August, 2020, by KAREN M BECK (name of person acknowledging).

Personally known ☐ OR Produced Identification ☒

Type of Identification Produced FL D.L.



[Signature]
Notary Public - State of Florida

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ATTEST:

**GRANTEE/ CITY OF DELRAY BEACH,
FLORIDA**

By: _____
City Clerk

By: _____
Shelly Petrolia, Mayor

Approved as to Form:

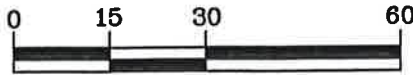
By: _____
City Attorney

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EXHIBIT "A"

SKETCH AND LEGAL DESCRIPTION

2.00 Foot Wide Right-of-Way Dedication

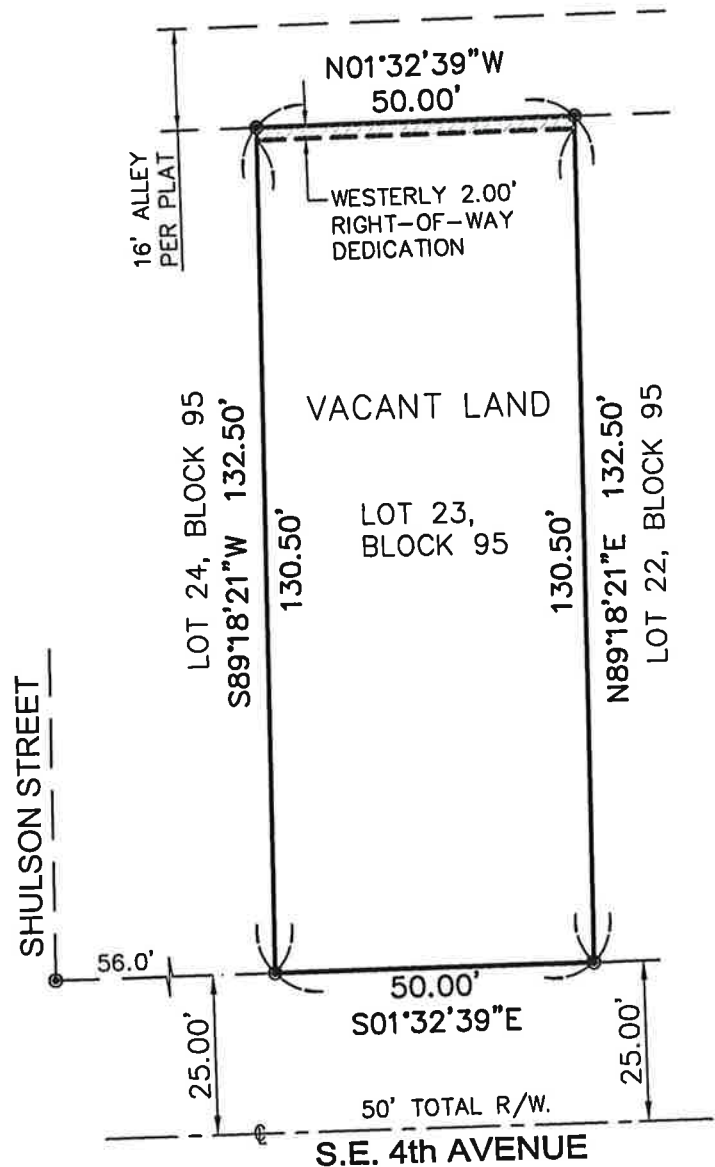


1 inch = 30 ft.



LEGAL DESCRIPTION:

THE WESTERLY 2.00 FEET OF LOT 23,
IN BLOCK 95 OF "LINN'S ADDITION TO
OSCEOLA PARK", ACCORDING TO
THE PLAT THEREOF, AS RECORDED
IN PLAT BOOK 1, PAGE 133 OF THE
PUBLIC RECORDS OF PALM BEACH
COUNTY, FLORIDA.



THIS IS NOT A BOUNDARY SURVEY

SHEET NO. 1 of 1

CERTIFICATION:

THIS SKETCH MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY
THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN
CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE.

John E. Kuhar
JOHN E. KUCHAR, PSM, State of Florida
Professional Surveyor & Mapper NO. 6711
NOT VALID UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL
RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

Date: 8/10/2020

SCALE: 1"=30'

DRAWN BY: ELF

CHECKED BY: JEK

B
BASELINE LAND SURVEY LLC
1400 N.W. 1st COURT
BOCA RATON, FLORIDA 33432
(561) 417-0700

LB 8229

JOB: 20-06-046