

Prepared by and to be Returned to:

Kenneth W. Dodge, Esquire
Lewis, Longman & Walker, P.A.
515 North Flagler Drive, Suite 1500
West Palm Beach, Florida 33401

QUIT CLAIM DEED

THIS QUIT CLAIM DEED made the 14 day of June, 2016, by BOYNTON BEACH COMMUNITY REDEVELOPMENT AGENCY, a public agency created pursuant to Chapter 163, Part III, of Florida Statutes, whose address is 710 N. Federal Highway, Boynton Beach, Florida 33435 (hereinafter called the "Grantor"), to the CITY OF BOYNTON BEACH, a political subdivision of the State of Florida, whose address is 100 E. Boynton Beach Boulevard, Boynton Beach, FL 33435-0310 (hereinafter called the "Grantee"):

WITNESSETH, that said Grantor, for and in consideration of the sum of TEN and NO/100 (\$10.00) DOLLARS, in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said Grantee forever, all the right, title, interest, claim and demand which the said Grantor has in and to the following described lot, piece of parcel of land, situate, lying and being in the County of Palm Beach, State of Florida, to wit:

SEE EXHIBIT "A"

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit and behoof of the said Grantee forever.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in the presence of:

BOYNTON BEACH COMMUNITY REDEVELOPMENT AGENCY

Michael Simon
Witness,
Michael Simon
Printed Name of Witness

By: [Signature]
Printed Name: Steven B Grant
Its: Chairman

[Signature]
Witness
Wicki Hill
Printed Name of Witness

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledge before me this 14 day of June, 2016, by Steven B Grant of BOYNTON BEACH COMMUNITY REDEVELOPMENT AGENCY, who is personally known to me or has produced _____ as identification.

[Signature]
NOTARY PUBLIC



Exhibit 'A'

LEGAL DESCRIPTION

PROPERTY LEGAL DESCRIPTION:

THE SOUTH 10 FEET OF LOT 17, BLOCK 1, THE FRANK WEBBER ADDITION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGE 3, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS ROAD RIGHT OF WAY CONVEYED TO PALM BEACH COUNTY IN O.R. BOOK 4615, PAGE 1168, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FROM THE SOUTHEAST CORNER OF SAID LOT 17, THENCE N89°36'25"W ALONG THE SOUTH LINE THEREOF, FOR A DISTANCE OF 42.92 FEET TO THE POINT OF BEGINNING; THENCE N83°31'42"E FOR A DISTANCE OF 43.07 FEET; THENCE N01°22'01"W ALONG THE EAST LINE OF SAID LOT 17, FOR A DISTANCE OF 4.85 FEET; THENCE N89°36'25"W FOR A DISTANCE OF 55.00 FEET; THENCE S01°22'01"E ALONG THE WEST LINE OF SAID LOT 17, FOR A DISTANCE OF 10.00 FEET; THENCE S89°36'25"E ALONG THE SOUTH LINE OF SAID LOT 17, FOR A DISTANCE OF 12.08 FEET TO THE POINT OF BEGINNING.

PCN #08-43-45-21-25-001-0170

117 W MARTIN LUTHER KING JR BLVD., BOYNTON BEACH, FL

CONTAINING 440 SQUARE FEET, MORE OR LESS.

BEARINGS ARE BASED ON THE ASSUMPTION THAT THE CENTERLINE OF MARTIN LUTHER KING JR. BLVD. (N.W. 10TH AVE.) BEARS S89°36'25"E AS SHOWN IN ROAD PLAT BOOK 5, PAGE 179.

Prepared by and Return to:

Kenneth W. Dodge, Esquire
Lewis, Longman & Walker, P.A.
515 North Flagler Drive, Suite 1500
West Palm Beach, FL 33401

EASEMENT

THIS INDENTURE made this 14 day of June, A.D., 2016, by Boynton Beach Community Redevelopment Agency, a public agency created pursuant to Chapter 163, Part III, of Florida Statutes, having an address of 710 N. Federal Highway, Boynton Beach, Florida 33435 (first party) to the City of Boynton Beach, a political subdivision of the State of Florida, (second party):

WITNESSETH

Whereas, the first party is the owner of property situate in Palm Beach County, Florida, and described as follows:

Legal Description

THE NORTH 10 FEET OF THE SOUTH 20 FEET OF LOT 17, BLOCK 1, THE FRANK WEBBER ADDITION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGE 3, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 550 SQUARE FEET, MORE OR LESS.

and,

WHEREAS, the second party desires a utility easement for construction and maintenance of utility facilities; including cable systems and/or other appropriate purposes incidental thereto, on, over and across said Property,

and,

WHEREAS, the first party is willing to grant such an easement,

NOW, THEREFORE, for and in consideration of the mutual covenants each to the other running and one dollar and other good and valuable considerations, the first party does hereby grant unto the party of the second part, its successors and assigns, full and free right and authority to construct, maintain, repair, install and rebuild facilities for above stated purposes and does

hereby grant a perpetual easement, on over and across the above described property for said purposes.

IN WITNESS WHEREOF, the first party has caused these presents to be duly executed in its name and its corporate seal to be hereto affixed, attested by its proper officers thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered
In the presence of:

**BOYNTON BEACH COMMUNITY
REDEVELOPMENT AGENCY**

Michael Simon

By: St B Grant

Printed Name: Michael Simon

Printed Name: Steven B Grant

Vicki Hill

Its: Chairman

Printed Name: Vicki Hill

STATE OF Florida

COUNTY OF Palm Beach

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Steven B Grant of Boynton Beach Community Redevelopment Agency, named as first party in the foregoing Easement and that he severally acknowledged executing the same in the presence of two subscribing witnesses freely and voluntarily.

14 WITNESS my hand and official seal in the Country and State last aforesaid this day of June A.D., 2016.

Theresa Litterback

Notary Public in and for the
State and County aforesaid.

My commission expires

