

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:

**THE NORTH 20 FEET OF THE FOLLOWING DESCRIBED PARCEL:**

**THE EAST 125 FEET OF THE WEST 202.5 FEET OF LOT 7, LANEHART'S SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 35, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.**

**PCN: 08-43-45-21-19-000-0050  
146 NW 11<sup>TH</sup> AVENUE, BOYNTON BEACH, FL**

**CONTAINING 2500 SQUARE FEET, MORE OR LESS.**

**BEARINGS ARE BASED ON THE ASSUMPTION THAT THE CENTERLINE OF NW 11<sup>TH</sup> AVENUE BEARS S89°36'19"E AS SHOWN IN ROAD PLAT BOOK 5, PAGE 179.**

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

4/4/16  
Witness  
Vicki 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



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 SOUTH 10 FEET OF THE NORTH 30 FEET OF THE FOLLOWING DESCRIBED PARCEL:**

**THE EAST 125 FEET OF THE WEST 202.5 FEET OF LOT 7, LANEHART'S SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 35, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.**

**CONTAINING 1250 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: Steven B. Grant

Printed Name: Michael Simon

Printed Name: Steven B Grant

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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 Utterback  
Notary Public in and for the  
State and County aforesaid.

My commission expires

