

Prepared by and return to:

Richard D. Percic, Esquire
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Juno Beach, FL 33408-1121

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Quitclaim Deed

This Quitclaim Deed executed this 20th day of October, 2023, by first party, Grantor, Ocean Ridge Townhomes Homeowners Association, Inc., a Florida corporation not for profit, whose post office address is c/o Jupiter Management, 1340 U.S. Highway One, Suite 102, Jupiter, FL 33469, to second party, Grantee, Town of Juno Beach, a municipal corporation organized and existing under the laws of the State of Florida, whose post office address is **340 Ocean Drive, Juno Beach, FL 33408**.

(Whenever used herein the terms "first party" and "second party" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, limited liability companies, trusts and trustees)

Witnesseth, that the said first party, for the sum of TEN DOLLARS (\$10.00), and other good and valuable consideration paid by the second party, the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim unto the said second party forever, all the right, title, interest, claim, and demand which the said first party has in and to the following described parcels of land, and all improvements and appurtenances thereto, in Palm Beach County, Florida, to-wit (collectively, the "**Lands**"):

FEE SIMPLE TITLE TO THE LANDS UNDERLYING THE FOLLOWING EASEMENTS dedicated to the Town of Juno Beach by the Plat of OCEAN RIDGE AT JUNO BEACH, according to the Plat thereof, recorded in Plat Book 98, Page 194, of the Public Records of Palm Beach County, Florida (the "Plat"):

Dedication 6: THE 8 FOOT PEDESTRIAN AND BIKE EASEMENT AS SHOWN ON THE PLAT DEDICATED TO THE TOWN OF JUNO BEACH FOR PUBLIC ACCESS.

Dedication 7: THE 8', 17', 25' AND 28' PUBLIC INGRESS, EGRESS, UTILITY AND DRAINAGE EASEMENTS AS SHOWN ON THE PLAT DEDICATED IN PERPETUITY TO THE TOWN OF JUNO BEACH FOR PUBLIC STREET, UTILITIES AND DRAINAGE AND OTHER PURPOSES NOT INCONSISTENT WITH THIS DEDICATION.

Parcel Identification Number: None assigned.

ABTRACTOR'S NOTES: This Quitclaim Deed is executed: (1) to eliminate any retained fee simple interest of Grantor in the Lands underlying Easements inartfully dedicated by the Plat; and (2) to convey to the Town of Juno Beach any fee simple ownership interest of Grantor in the Lands underlying the Dedications on the Plat set forth above.

To Have and to Hold, the property together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the first party, either in law or equity, for the use, benefit and profit of second party forever.

In Witness Whereof, the President of the first party has hereunto set his hand and seal the day and year first above written.

Signed, sealed and delivered in the presence of:

Ocean Ridge Townhomes Homeowners Association, Inc.,
a Florida corporation not for profit

Angela M. Wolf
Signature of Witness #1
Angela M. Wolf

By: [Signature]
Printed Name: Adalberto Diaz
Title: President

Printed Name of Witness #1 Ocean Walk (aw)
790 Juno Beach
Junco Beach, FL 33408

Address: c/o Jupiter Management
1340 U.S. Highway One, Suite 102
Jupiter, FL 33469

Address of Witness #1
Kathryn Williams

Signature of Witness #2
Kathryn Williams

Printed Name of Witness #2
790 Juno Ocean Walk 600
Junco Beach, FL 33408

Address of Witness #2

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing Quitclaim Deed was acknowledged before me by means of physical presence or online notarization, this 20th day of October, 2023, by Adalberto Diaz, as President of Ocean Ridge Townhomes Homeowners Association, Inc., a Florida corporation not for profit on behalf of the corporation not for profit. Adalberto Diaz is personally known to me or produced a driver's license as identification.

[Notary Seal]

Angela M. Wolf
Notary Public - State of Florida
Printed Name: _____
My Commission Expires: _____

