

Return to:
City of Lake Worth Beach
Attn: City Clerk's Office
7 N. Dixie Highway
Lake Worth Beach, FL 33460

BILL OF SALE

BY

TO THE CITY OF LAKE WORTH BEACH

KNOW ALL MEN BY THESE PRESENTS t h a t **1 6 0 1 D I X I E , L L C**, a Florida limited liability company (hereinafter "Seller") for the sum of TEN and No/100 Dollars (\$10.00) and other good and valuable considerations paid by THE CITY OF LAKE WORTH BEACH, a Florida municipal corporation (hereinafter "Buyer"), the receipt of which is hereby acknowledged by Seller, has granted, bargained, sold, transferred, assigned, set over and delivered, and by these presents does grant, bargain, sell, transfer, assign, set over and deliver, unto Buyer, its successors and assigns, the following:

Underground electrical lines

and

related assets as located in Exhibit "A", attached hereto and made a part hereof .

Seller represents for itself, its successors and assigns that all expenses in connection with construction and installation of the electrical system have been paid in full and the same is free from liens and debts. Seller agrees to indemnify and hold Buyer harmless from any lawful claims of any party for labor and/or materials arising out of construction and installation of the system.

Seller further represents for itself, its successors and assigns that it has exclusive ownership, possession, control and marketable title to the electrical system and the system is subject to no mortgage, pledge, lien, charge, security interest, encumbrance or restriction.

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IN WITNESS WHEREOF, this Bill of Sale from 1601 DIXIE, LLC to the City of Lake Worth Beach shall be effective as of the _____ day of _____, 2020.

WITNESSES:

[Signature]

Witness Signature

Adam Link

Print Name of Witness above

[Signature]

Witness Signature

Nicholas MOTO

Print Name of Witness above

SELLER:

[Signature]
By: Jeffrey Burns, President

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 10th day of August 2020, by means of ☒ physical presence or ☐ online notarization by Jeffrey Burns, as President of 1601 DIXIE, LLC, a Florida limited liability company, who is personally known to me or who produced N/A as identification.

My commission expires: 11-13-2021

Notary Signature

[Signature]

The City of Lake Worth Beach accepted the foregoing Bill of Sale on _____, 20

City of Lake Worth Beach

Pam Triolo, Mayor

ATTEST:

Approved as to form and legal sufficiency:

Deborah M Andrea, City Clerk

Glen J. Torcivia, City Attorney



EXHIBIT "A"
RECORD OF ASSETS

EXHIBIT "A"

PARCEL A

Lots 1 through 11, inclusive, Block "F", Lake Worth Heights, according to the map or plat thereof as recorded in Plat Book 7, Page 25, Public Records of Palm Beach County, Florida; said lands situate, lying and being in Palm Beach County, Florida.

LESS:

A portion of Lot 1, Block F, Lake Worth Heights, as recorded in Plat Book 7, Page 25, Public Records of Palm Beach County, Florida, lying in Section 16, Township 44 South, Range 43 East, Palm Beach County, Florida, being more particularly described as follows:

Commence at the Northwest corner of said Lot 1; thence South 89° 55' 17" East along the Northerly boundary line of said Lot 1, a distance of 167.30 feet to the Point of Beginning; thence continue South 89° 55' 17" East along said Northerly boundary line, a distance of 5.0 feet to a point on the Westerly Existing Right of Way line for State Road 805 (Dixie Highway), said point being on a line 2.70 feet Westerly of and parallel with the Easterly boundary line of said Lot 1; thence South 00° 00' 02" East along said Westerly Existing Right of Way line and said parallel line, a distance of 9.0 feet; thence North 29° 02' 11" West, a distance of 10.30 feet to the Point of Beginning.

PARCEL B

Lots 1 through 11, inclusive, Block "G", Lake Worth Heights, according to the map or plat thereof as recorded in Plat Book 7, Page 25, Public Records of Palm Beach County, Florida; said lands situate, lying and being in Palm Beach County, Florida.

LESS

A portion of Lot 1, Block G, Lake Worth Heights, as recorded in Plat Book 7, Page 25, Public Records of Palm Beach County, Florida, lying in Section 16, Township 44 South, Range 43 East, Palm Beach County, Florida, being more particularly described as follows:

Commence at the Southwest corner of said Lot 1; thence South 89° 53' 05" East along the Southerly boundary line of said Lot 1, a distance of 167.30 feet to the Point of Beginning; thence continue South 89° 53' 05" East along said Southerly boundary line, a distance of 5 feet to a point on the Westerly Existing Right of Way line for State Road 805 (Dixie Highway), said point being on a line 2.70 feet Westerly of and parallel with the Easterly boundary line of said Lot 1; thence North 00° 00' 02" West along said Westerly Existing Right of Way line and said parallel line, a distance of 9.0 feet; thence South 29° 04' 53" West, a distance of 10.29 feet to the Point of Beginning.

