

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 that **1601 DIXIE, LLC**, 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:

All underground water and sewer 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 water and sewer 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 water and sewer system and the system is subject to no mortgage, pledge, lien, charge, security interest, encumbrance or restriction.

REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK

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

Christopher Smuts
Print Name of Witness above

[Signature]
Witness Signature

Adam Link
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 18th 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

Brian Shields
2020.10.09
12:19:50 -04'00'

EXHIBIT "A"
RECORD OF ASSETS



CITY ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS
125 W. INDIAN TOWN RD.
SUITE 100
JANESVILLE, FL 33408
P: 813-257-7503
F: 813-257-4100
WWW.THOMASENGINEERING.COM



NOT WHAT YOU
SEE
ALWAYS CALL 811
BEFORE YOU DIG
www.811fla.com

PERMIT SET
04-26-19

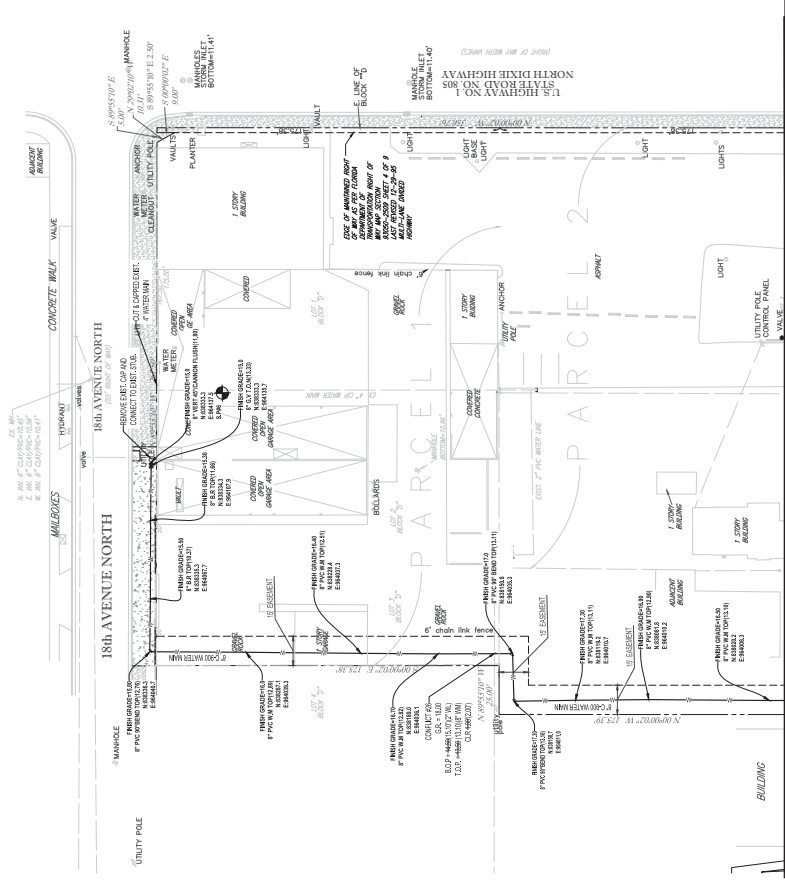
PROJECT
SEC DIXIE HIGHWAY
& 17th AVE NORTH
1601 DIXIE LLC

FOR
LAKESIDE BEACH
FLORIDA

THOMAS ENGINEERING, INC.
125 W. INDIAN TOWN RD.
SUITE 100
JANESVILLE, FL 33408
P: 813-257-7503
F: 813-257-4100
WWW.THOMASENGINEERING.COM

MICHAEL A. TROXELL
REGISTERED LANDSCAPE ARCHITECT
NO. 4977
FLORIDA BOARD OF LANDSCAPE ARCHITECTS

UTILITY PLAN
SHEET NUMBER
U-02



SEE SHEET U-01

MATCH LINE

NOTE:
EXISTING IMPROVEMENTS AND BUILDINGS
HAVE BEEN REMOVED FROM THE PROJECT
SITE.

MATTHEW T. WINTERS
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA LICENSE NO. 4977
JANESVILLE, FLORIDA 33408

RECORD DRAWING

- NOTES:
1. THIS RECORD DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEALED SET OF THIS RECORD DRAWING.
 2. FLORIDA LICENSED SURVEYOR AND MAPPER TO THE STATE OF FLORIDA.
 3. NORTH AMERICAN VERTICAL DATUM (NAVD83) OF 1988.
 4. ELEVATIONS ARE IN FEET ABOVE MEAN SEA LEVEL.
 5. ALL HORIZONTAL ELEVATIONS ARE SHOWN FROM TOP OF FINISHED GRADE.
 6. BENCHMARK IS SHOWN FROM TOP OF FINISHED GRADE.

LAST DATE OF FIELD BOOK: 7-20-2020

PSM 487

DATE: 7-20-2020

PROJECT: SEC DIXIE HIGHWAY & 17th AVE NORTH

PROJECT NO. 4977

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