

RELEASE OF UNITY OF TITLE

Whereas, on or about April 30, 1980, Callery Judge Grove, in particular William G. Edwards, sought a permit for development purposes from Palm Beach County; and

Whereas, as a condition of the issuance of the permit, a Unity of Title was required for development upon the parcel in question, a copy of the Unity of Title is attached hereto as Exhibit "A"; and

Whereas, a Unity of Title was recorded on the following described property "the South $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ and also the North $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 12, Township 43 South, Range 40 east," in the Official Records Book 3289, Page 1012; and

Whereas, the property consisted of a minimum of 10.3 acres, which parcel was to be considered as one parcel of land for development purposes, and no portion of the land could be transferred, conveyed, sold or divided into any unit, other than the entirety as one lot or parcel of land; and

Whereas, the Unity of Title provided for a release of the unity of title upon cessation of the use of the property as a mobile home use or removal of the mobile home; and

Whereas, Minto PBLH, acquired the property on or about September 19, 2013, through a purchase and sale agreement, and

Whereas, the property is no longer used for a mobile home and the mobile home has been removed, therefore, the current owner of the property has requested a release of the Unity of Title as recorded in the public records in and for Palm Beach County,

Now Therefore, the Parties for good and valuable consideration, do agree as follows:

1. The City Council for the City of Westlake having reviewed the request for release of the Unity of Title and being the party with jurisdiction over the development and permitting process for properties within the City of Westlake, hereby agrees to release the Unity of Title.
2. The Unity of Title recorded on or about April 30, 1980, recorded at official record book 3289, page 1012 of the Public Records for Palm Beach County, Florida, is hereby

released, discharged and rendered a nullity by the execution and recording of this instrument.

- 3. In accordance with the codes for the City of Westlake, the parcels may be developed independently of each other.

IN WITNESS WHEREOF, we have set out hands and seals this _____ day of March, 2021.

City of Westlake, a Florida Municipality

By _____

Roger Manning, Mayor

Attest:

Zoie Burgess, City Clerk

STATE OF FLORIDA, COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this _____ day of March, 2021, by _____ Roger Manning, Mayor and Zoie Burgess, City Clerk of the City of Westlake for the municipal corporation. They are personally known to me or have produced _____ as identification and did take an oath.

Print Name

Notary Public, State of Florida

My Commission Expires: