

Prepared by:

Robert Banks
Assistant County Attorney
301 North Olive Avenue
West Palm Beach, FL 33401

Return to:

R2002 1248

JUL 25 2002

DEED CONVEYING DEVELOPMENT RIGHTS

THIS QUIT-CLAIM DEED, executed this _____ day of JUL 25 2002, 200—by **PALM BEACH COUNTY**, a political subdivision of the State of Florida, as Grantor, to Town & Country Builders, Inc., as Grantee.

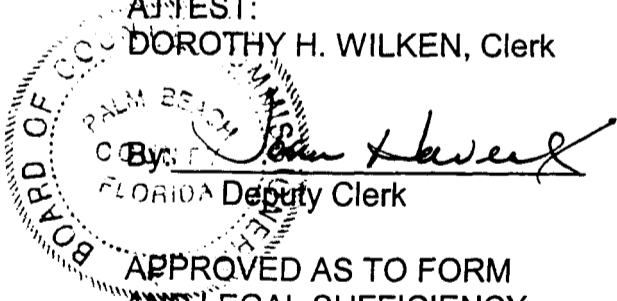
WITNESSETH: That Grantor, for and in consideration of the sum of ten (\$10.00) dollars in hand paid by the Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto Grantee, its successors and assigns forever, all right, title, interest, claim and demand which the grantor has in and to Sixty-Six (66) Development Rights units acquired through Environmentally Sensitive Lands purchase and held in the County Transfer of Development Rights bank in the County of **PALM BEACH**, State of **FLORIDA**.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, unto and on behalf of the said second party forever, subject to the following restrictions:

- 1. These Sixty-Six (66) development rights shall be used only on property legally described as in Exhibit A attached hereto and made a part hereof.
- 2. Each development right unit shall constitute one residential dwelling unit.

IN WITNESS WHEREOF the Grantor has caused these presents to be executed in its name, the day and year first above written.

ATTEST:
DOROTHY H. WILKEN, Clerk



By: [Signature]
Deputy Clerk

PALM BEACH COUNTY
BOARD OF COUNTY
COMMISSIONERS:

[Signature]
FOR Warren H. Newell, Chairman

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

By: [Signature]
County Attorney

EXHIBIT A

LEGAL DESCRIPTION

ALL THAT PART OF TRACTS 39, 40, 41, AND 42, LYING SOUTH OF THE WEST PALM BEACH CANAL RIGHT-OF-WAY AND ALL OF TRACTS 43 THROUGH 46, INCLUSIVE, IN BLOCK 7; ALL THAT PART OF TRACT 19 LYING SOUTH OF WEST PALM BEACH CANAL RIGHT-OF-WAY AND ALL OF TRACT 24 IN BLOCK 8; ALL OF TRACTS 1, 2, 3, 10, 11, 12, THE WEST ONE-HALF OF TRACT 13, AND ALL OF TRACTS 14, 15, 16 AND THE WEST ONE-HALF OF TRACT 24 IN BLOCK 10; ALL OF TRACTS 4, 5, 6, 7, 8, 9, THE NORTH ONE-HALF OF TRACTS 2 AND 3, AND THE NORTH ONE-THIRD OF TRACT 1 IN BLOCK 11, ALL LYING AND BEING IN PALM BEACH FARMS COMPANY PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, INCLUSIVE, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA.

EXCEPTING, HOWEVER, THE NORTH 1208.71 FEET OF THE WEST 208.71 FEET OF TRACT 3, BLOCK 10, OF SAID PLAT; ALSO EXCEPTING THE EAST 40 FEET OF THE NORTH ONE-THIRD OF TRACT 1, BLOCK 11, OF SAID PLAT; ALSO EXCEPTING THE EASTERLY PORTION OF TRACT 1, BLOCK 11, LYING EASTERLY OF A LINE WHOSE SOUTHERLY TERMINUS LIES 100 FEET WEST OF, AS MEASURED ALONG THE SOUTH TRACT LINE, FROM THE SOUTHEAST CORNER OF TRACT 16, BLOCK 11, AND WHOSE NORTHERLY TERMINUS LIES 10.70 FEET WEST OF, AS MEASURED ALONG THE NORTH TRACT LINE, FROM THE NORTHEAST CORNER OF TRACT 48, BLOCK 7.01; SAID PLAT.

TOGETHER WITH THE FOLLOWING DESCRIBED PLATTED RIGHTS-OF-WAY LYING IN BLOCKS 7, 8, 10, AND 11, PALM BEACH FARMS COMPANY PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 45, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA:

ALL THAT PART OF THAT CERTAIN 25 FOOT RIGHT-OF-WAY LYING CONTIGUOUS TO THE SOUTH AND WEST BLOCK LINE OF SAID BLOCK 7, BEING BOUNDED AS FOLLOWS:

- BOUNDED ON THE EAST BY THE SOUTHERLY PROLONGATION OF THE EAST LINE OF TRACT 46 OF SAID BLOCK 7.
BOUNDED ON THE NORTH BY THE SOUTHERLY RIGHT-OF-WAY LINE OF THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT C-S1 CANAL.

ALL THAT PART OF THAT CERTAIN 30 FOOT RIGHT-OF-WAY LYING BETWEEN TRACTS 45 AND 46, OF SAID BLOCK 7, AND LYING SOUTHERLY OF THE RIGHT-OF-WAY OF THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT C-S1 CANAL.

ALL THAT PART OF THAT CERTAIN 25 FOOT RIGHT-OF-WAY LYING CONTIGUOUS TO THE SOUTH AND EAST BLOCK LINES OF SAID BLOCK 8 BEING BOUNDED AS FOLLOWS:

- BOUNDED ON THE WEST BY THE SOUTHERLY PROLONGATION OF THE WEST LINE OF TRACT 24 OF SAID BLOCK 8.
BOUNDED ON THE NORTH BY THE SOUTHERLY RIGHT-OF-WAY LINE OF THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT C-S1 CANAL.

ALL THAT PART OF THAT CERTAIN 25 FOOT RIGHT-OF-WAY LYING CONTIGUOUS TO THE NORTH AND EAST BLOCK LINES OF SAID BLOCK 10, BEING BOUNDED AS FOLLOWS:

- BOUNDED ON THE SOUTH BY THE EASTERLY PROLONGATION OF A LINE 15 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES TO, THE SOUTH LINE OF TRACT 12 OF SAID BLOCK 10.
BOUNDED ON THE WEST BY THE NORTHERLY PROLONGATION OF THE EAST LINE OF THE WEST 208.71 FEET OF TRACT 3 OF SAID BLOCK 10.

ALL THAT PART OF THAT CERTAIN 30 FOOT RIGHT-OF-WAY LYING NORTH OF AND CONTIGUOUS TO, TRACTS 13, 14, AND 15, OF SAID BLOCK 10 EXCEPTING, HOWEVER, ALL THAT PART LYING WITHIN 15 FEET NORTHERLY OF, AS MEASURED AT RIGHT ANGLES, TO THE EAST ONE-HALF OF SAID TRACT 13.

ALL THAT PART OF THE SOUTH ONE-HALF OF THAT CERTAIN 30 FOOT RIGHT-OF-WAY LYING NORTH OF AND CONTIGUOUS TO TRACT 16, OF SAID BLOCK 10.

ALL THAT PART OF THE EAST ONE-HALF OF THAT CERTAIN 30 FOOT RIGHT-OF-WAY LINE WEST OF, AND CONTIGUOUS TO TRACT 16, OF SAID BLOCK 10, BEING BOUNDED AS FOLLOWS:

- BOUNDED ON THE SOUTH BY THE WESTERLY PROLONGATION OF THE SOUTH LINE OF SAID TRACT 16.
BOUNDED ON THE NORTH BY THE WESTERLY PROLONGATION OF A LINE LYING 15 FEET NORTH OF, AS MEASURED AT RIGHT ANGLE TO, THE NORTH LINE OF SAID TRACT 16.

ALL THAT PART OF THAT CERTAIN 25 FOOT RIGHT-OF-WAY LYING CONTIGUOUS TO THE NORTH AND WEST BLOCK LINES OF SAID BLOCK 11, BEING BOUNDED AS FOLLOWS:

- BOUNDED ON THE EAST BY THE WEST RIGHT-OF-WAY LINE OF BENOIST FARMS ROAD.
BOUNDED ON THE SOUTH BY THE WESTERLY PROLONGATION OF A LINE 15.00 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES TO, THE SOUTH LINE OF TRACT 9 OF SAID BLOCK 11.

ALL THAT PART OF THAT CERTAIN 30 FOOT RIGHT-OF-WAY LYING BETWEEN TRACTS 4 AND 5, OF SAID BLOCK 11.

ALL THAT PART OF THE NORTH ONE-HALF OF THAT CERTAIN 30 FOOT RIGHT-OF-WAY LYING SOUTH OF AND CONTIGUOUS TO TRACT 9, SAID BLOCK 11.

CONTAINING: 267.00 ACRES, MORE OR LESS.
SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.