

**THIS INSTRUMENT PREPARED
BY AND RETURN TO:**

Steven E. Wallace, Esquire
The Wallace Law Group, P.L.
2240 W. Woolbright Road #403
Boynton Beach, Florida 33426

Parcel I.D. Number: _____

QUIT CLAIM DEED

THIS QUIT CLAIM DEED, made this ____ day of November, 2018, between **VILLAGE OF WELLINGTON**, a municipal corporation under the laws of the State of Florida, whose address is 12300 Forest Hill Boulevard, Boynton Beach, Florida 33414 (hereinafter "Grantor") to **TLH-23 HILL, LLC**, a Florida limited liability company whose address is 961 Hillsboro Mile, Hillsboro Beach, Florida 33062 (collectively, hereinafter "Grantee").

W I T N E S S E T H

That said Grantor, for and in consideration of the sum of TEN (\$10.00) DOLLARS, and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the Grantee, forever, all right, title, interest, claim, and demand whatsoever Grantor has in and to the following described land (hereinafter the "Property"), situate, lying and being in the County of Palm Beach, in the State of Florida, to wit:

SEE EXHIBIT "A" attached hereto and made part hereof.

To have and to hold, the same together with all and singular the appurtenances thereunto belonging to in anywise appurtenances, and all right, title, interest, claim, and demand whatsoever of Grantor to the only proper use, benefit and behoove of Grantee. "Grantor" and "Grantee" are used for singular or plural, as context requires.

(The remainder of this page is intentionally omitted)

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

GRANTOR

ATTEST:

VILLAGE OF WELLINGTON, FLORIDA

By: _____
Anne Gerwig, Mayor

Chevelle D. Nubin, Village Clerk

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY

Laurie S. Cohen, Esq.
Village Attorney

Witness as to Both
Name: _____

Witness as to Both
Name: _____

STATE OF FLORIDA)
) ss:
COUNTY OF PALM BEACH)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid, to take acknowledgments, personally appeared Anne Gelwig as Mayor for the Village of Wellington, a municipal corporation existing under the laws of the State of Florida, and is duly authorized by Resolution 2019-_____ to act on its behalf, and is

[] personally known to me, or
[] has produced _____ as identification and who executed the foregoing instrument and acknowledged before me that she executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this ____ day
of _____ 2019.

(Signature)

(Printed Name)

EXHIBIT "A"

A PARCEL OF LAND LYING IN SECTION 36, TOWNSHIP 43 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 36, THENCE ALONG THE SOUTHERLY LINE OF SAID SECTION 36, S88°59'05"E A DISTANCE OF 625.02 FEET TO THE POINT OF BEGINNING

THENCE CONTINUE ALONG SAID SOUTHERLY LINE S88°59'05"E A DISTANCE OF 619.45 FEET TO A POINT ON THE WESTERLY LINE OF THE PLAT OF SHOPPES AT VILLAGE ROYALE AS RECORDED IN PLAT BOOK 124, PAGE 68, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE ALONG SAID WESTERLY LINE N04°44'26"E A DISTANCE OF 70.15 FEET; THENCE LEAVING SAID WESTERLY LINE N88°59'05"W A DISTANCE OF 313.39 FEET; THENCE S01°30'19"W A DISTANCE OF 35.00 FEET; THENCE N88°59'05"W A DISTANCE OF 310.01 FEET; THENCE S01°30'19"W A DISTANCE OF 35.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.750 ACRES MORE OR LESS.