

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2013	2014	2015	2016	2017
Capital Expenditures	_____	_____	_____	_____	_____
Operating Costs	_____	_____	_____	_____	_____
External Revenues	(\$1,260.00)	_____	_____	_____	_____
Program Income (County)	_____	_____	_____	_____	_____
In-Kind Match (County)	_____	_____	_____	_____	_____
NET FISCAL IMPACT	(\$1,260.00)	=====	=====	=====	=====
# ADDITIONAL FTE POSITIONS (Cumulative)	_____	_____	_____	_____	_____

Is Item Included in Current Budget: Yes _____ No X

Budget Account No: Fund 0001 Dept 410 Unit 4240 Object 6422
 Program _____

B. Recommended Sources of Funds/Summary of Fiscal Impact:

There is minimal revenue generated by the sale of this property, but its conveyance will eliminate the County's ongoing maintenance and liability. Approximately 200 total hours of Staff time was spent disposing of this property.

C. Departmental Fiscal Review: _____ *lu 2-8-13*

III. REVIEW COMMENTS

A. OFMB Fiscal and/or Contract Development Comments:

[Signature]
 OFMB *2/14/13* *2/13*

[Signature]
 Contract Development and Control *2/20/13* *B. Wheel*

B. Legal Sufficiency:

[Signature] *2/21/13*
 Assistant County Attorney

C. Other Department Review:

 Department Director

This summary is not to be used as a basis for payment.

Background and Policy Issues: Each of the adjoining owners on either side of the 50' wide strip of land were offered the 25' strip (half) which bordered their property. Every adjoining property owner expressed interest in the County's offer except for BR Osprey, LLC. Therefore, the owners north of BR Osprey, LLC (Percy, Scheurer, Essa, & Schaad) have agreed to purchase all 50' of the strip of land which abuts their property. Every purchaser of the County property understands that: i) the property is subject to an easement for canal purposes; ii) they will pay documentary stamps and recording costs and (iii) they will accept the property in "AS IS" condition. The closing will occur shortly after Board approval. This transaction does not require a review by the Property Review Committee since the parcel's value is less than \$250,000. Eleven (11) of the fourteen (14) deeds convey property to individuals, two (2) to LLCs, and one (1) to a Revocable Trust. Walter D. Percy, Trustee of the Percy Revocable Trust of 2008, Fish Farm, LLC and White House, LLC have provided a Buyer's Disclosures of Beneficial Interests and are attached as Attachment 4. The Percy Revocable Trust of 2008 identifies the ownership interests as Walter D. Percy and Paula S. Percy with each having a 50% interest. Fish Farm, LLC and White House, LLC, by separate Disclosures, identifies the ownership interest as William D. Hodges having a 99% interest. Attachment 5 is a sample of the "As Is" Acknowledgement agreement executed by all 14 purchasers whereby they acknowledge that they are accepting the property in the "As Is Condition".

The County acquired title to this surplus property by Tax Deed in 1984. In February 2007, the County sold the western 2.85 acres of the Tax Deed property to Hypoluxo/Jog, LLC for \$513,000 (\$180,000/acre). The purchase price was based on the per acre price Hypoluxo/Jog paid for its acquisition of the surrounding properties, all of which had been assembled for a proposed PUD. Once the PUD is developed, it will have an overall water management system to address the storm water drainage requirements of the PUD and will not need to utilize the canal easement located within the 2.85 acres. In November of 2011, .19 acres was sold to Carl Terwilliger and his wife Donna Leone for \$100 or \$.012/SF (\$526/acre). The .19 acre strip of land abutted the Terwilliger property and served no future use to the County. The .19 acres was a portion of a 50' wide strip which runs east/west between Ranches Road and Western Way that supports a shallow canal for drainage to serve the surrounding properties. The balance of the east/west strip of land (2.40 acres) is being sold off to the other fourteen (14) abutting property owners.

TWP 45

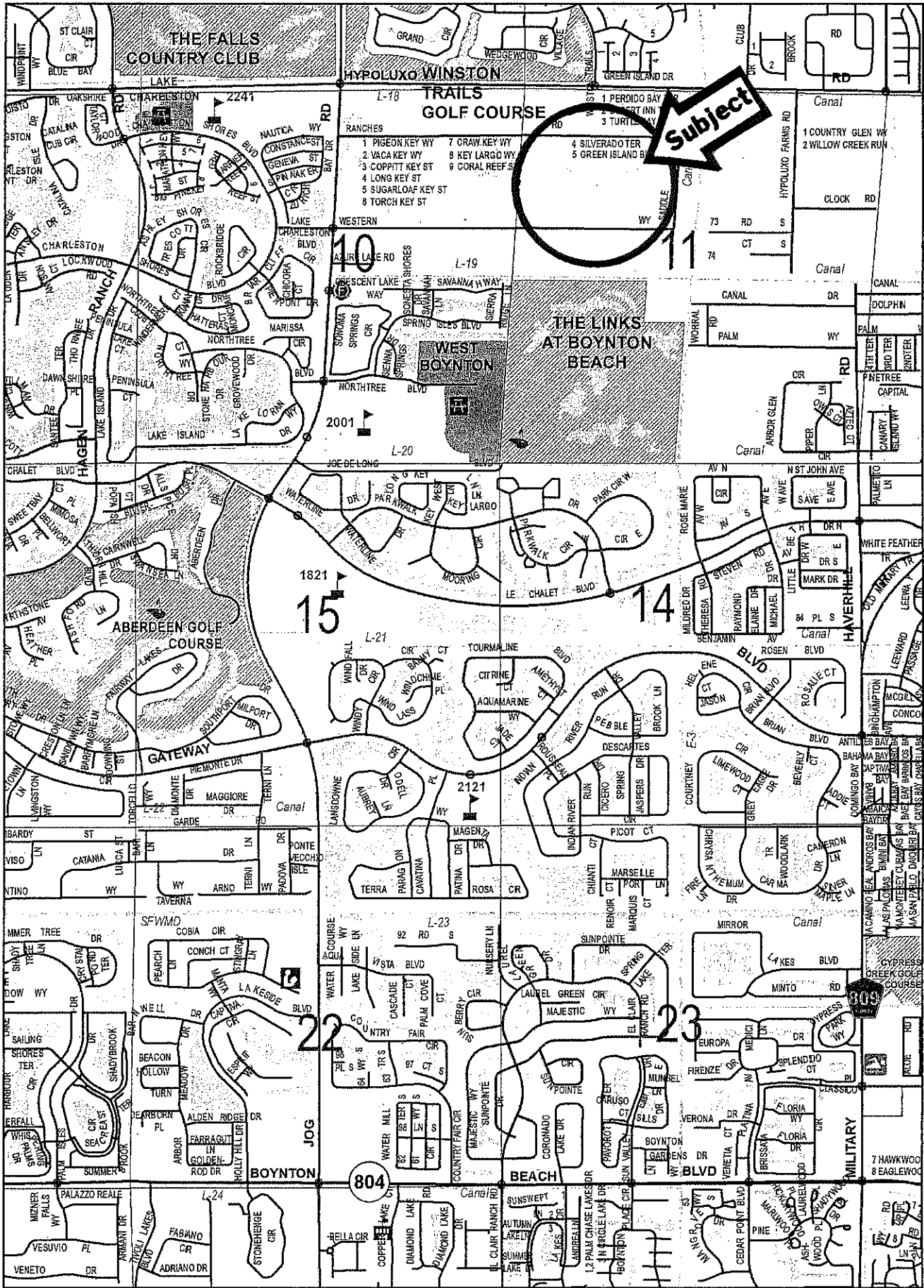
TWP 45

TWP 45

28

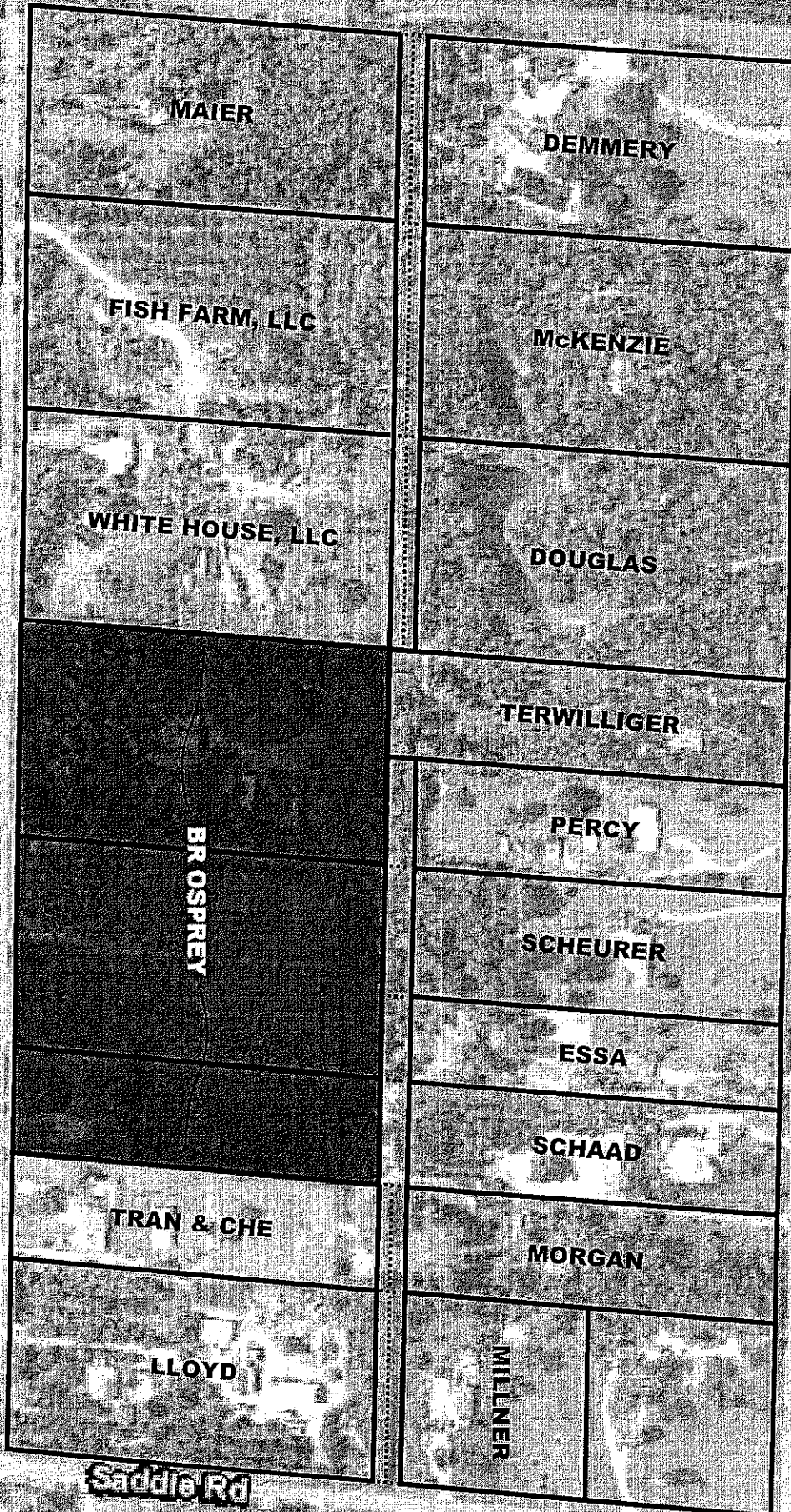
29

30



Western Way

Ranches Rd



MAIER

DEMMERY

FISH FARM, LLC

MCKENZIE

WHITE HOUSE, LLC

DOUGLAS

BR OSPREY

TERWILLIGER

PERCY

SCHEURER

ESSA

SCHAAD

TRAN & CHE

MORGAN

LLOYD

MILLNER

Saddle Rd

RESOLUTION NO. 2013-

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, AUTHORIZING THE CONVEYANCE OF CERTAIN REAL PROPERTY TO DUSTIN AND LINDSAY DEMMERY, BRIAN L. AND DEBORAH M. DOUGLAS, JOSEPH AND MARY ESSA, FISH FARM, LLC, WHITE HOUSE, LLC, JERYL M. LLOYD, THOMAS C. AND HENRIETTA T. MAIER, DENNIS J. MCKENZIE III AND LAURIAN M. MCKENZIE, DAVID D. AND PATRICIA L. MILLNER, WILLIAM AND MARY MORGAN, WALTER D. PERCY, TRUSTEE OF PERCY REVOCABLE TRUST OF 2008, TERENCE A. AND MARY T. SCHAAD, R.L. SCHEURER, TRUC TRAN AND BICH P. CHE (COLLECTIVELY, THE "BUYERS"), PURSUANT TO FLORIDA STATUTE SECTION 125.35(2); FOR A TOTAL OF ONE THOUSAND TWO HUNDRED SIXTY DOLLARS (\$1,260.00), WITH MINERAL AND PETROLEUM RIGHTS RESERVATION AND WITHOUT RIGHTS OF ENTRY AND EXPLORATION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the County owns a 7.36 acre parcel of property ("County Parcel") located east of Jog Road and south of Hypoluxo Road in unincorporated Palm Beach County, which County Parcel is subject to an easement for canal purposes;

WHEREAS, the County desires to sell a 2.4 acre portion (Surplus Property) of the County Parcel which is 50' in width, lies in an East/West direction, and is being divided into 25' wide strips of land which are adjacent to the width of the Buyers properties;

WHEREAS, the Board of County Commissioners of Palm Beach County hereby finds that such Surplus Property is of insufficient size and shape to be issued a building permit for any type of development to be constructed on such property;

WHEREAS, the Board of County Commissioners hereby finds that such Surplus Property is of use only to the adjacent property owners due to its size, shape, location and value;

WHEREAS, the County sent notice of its intent to sell such 25' portions of the Surplus Property to the owners of adjacent property by certified mail and received notice from the Buyers of their desire to purchase such property;

WHEREAS, the Board desires to affect a private sale of such property to the Buyers pursuant to Florida Statute Section 125.35(2) and approve the purchase price for the strips of land being conveyed to each of the Buyers pursuant to the list attached hereto and made a part hereof as Exhibit "A";

WHEREAS, pursuant to Florida Statute Section 270.11, the Buyers have requested that such Surplus Property be conveyed without reservation of and that the County release all rights of entry and exploration relating to mineral and petroleum rights; and

WHEREAS, the Board of County Commissioners of Palm Beach County hereby agrees to convey such Surplus Property reserving phosphate, minerals, metals and petroleum rights, but releasing any and all rights of entry and exploration relating to such rights, and subject to an easement for canal purposes as recorded in Official Record Book 325, Page 305, Public Records of Palm Beach County, Florida, and all other matters of record.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, that:

Section 1. Recitals

The foregoing recitals are true and correct and incorporated herein by reference.

Section 2. Authorization to Convey Real Property

The Board of County Commissioners of Palm Beach County shall convey to the Buyers, for a total of One Thousand Two Hundred Sixty Dollars (\$1,260.00) pursuant to the County Deeds attached hereto and incorporated herein by reference, which deeds identify the Grantee, purchase price and legal description for each parcel, subject to an easement for canal purposes as recorded in Official Record Book 325, Page 305, Public Records of Palm Beach County, Florida, and all other matters of record.

Section 3. Conflict with Federal or State Law or County Charter

Any statutory or Charter provisions in conflict with this Resolution shall prevail.

Section 4. Effective Date

The provisions of this Resolution shall be effective immediately upon adoption hereof.

The foregoing resolution was offered by Commissioner _____ who moved its adoption. The Motion was seconded by Commissioner _____, and upon being put to a vote, the vote was as follows:

- Commissioner Steven L. Abrams, Mayor
- Commissioner Priscilla A. Taylor, Vice Mayor
- Commissioner Hal R. Valeche
- Commissioner Paulette Burdick
- Commissioner Shelley Vana
- Commissioner Mary Lou Berger
- Commissioner Jess R. Santamaria

The Mayor thereupon declared the resolution duly passed and adopted this day of _____, 20____.

PALM BEACH COUNTY, a political subdivision of the State of Florida
BOARD OF COUNTY COMMISSIONERS

SHARON R. BOCK
CLERK & COMPTROLLER

By: _____
Deputy Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

APPROVED AS TO TERMS AND CONDITIONS

By: 
Assistant County Attorney

By: _____
Department Director

Exhibit "A"

Buyer's Name, Purchase Price, and Legal Description:

1. Dustin and Lindsay Demmery - \$90.00

The South 25 feet of the West half of the Southwest quarter of the Northwest quarter of the Northwest quarter of Section 11, Township 45 South, Range 42 East, Palm Beach County, Florida, less the western 40 feet for canal purposes.

The above described property lying south of and adjoining Lot 8, Block 7, of the unrecorded plat of Palm Beach Ranches.

Subject to an easement for canal purposes recorded in Official Record Book 325, Page 305, Public Records of Palm Beach County, Florida, and all other matters of record.

2. Brian L. and Deborah M. Douglas - \$100.00

The South 25 feet of the West half of the Southeast quarter of the Northwest quarter of the Northwest quarter of Section 11, Township 45 South, Range 42 East, Palm Beach County, Florida.

The above described property lying south of and adjoining Lot 6, Block 7, of the unrecorded plat of Palm Beach Ranches.

Subject to an easement for canal purposes recorded in Official Record Book 325, Page 305, Public Records of Palm Beach County, Florida, and all other matters of record.

3. Joseph and Mary Essa - \$80.00

The South 25 feet of the East 135 feet of the West half of the Southwest quarter of the Northeast quarter of the Northwest quarter in Section 11, Township 45 South, Range 42 East, Palm Beach County, Florida,

And,

The North 25 feet of the East 135 feet of the West half of the Northwest quarter of the Southeast quarter of the Northwest quarter in Section 11, Township 45 South, Range 42 East, Palm Beach County, Florida.

The above described Property lying between the East 135 feet of Lot 4, Block 7 and the East 135 feet of Lot 4, Block 6, of the unrecorded plat of Palm Beach Ranches.

Property subject to an easement for canal purposes recorded in Official Record Book 325, Page 305, Public Records of Palm Beach County, Florida, and all other matters of record.

4. Fish Farm, LLC - \$100.00

The North 25 feet of the East half of the Northwest quarter of the Southwest quarter of the Northwest quarter of Section 11, Township 45 South, Range 42 East, Palm Beach County, Florida.

The above described parcel lying north of and adjoining Lot 7, Block 6, of the unrecorded plat of Palm Beach Ranches.

Subject to an easement for canal purposes recorded in Official Record Book 325, Page 305, Public Records of Palm Beach County, Florida, and all other matters of record.

5. White House, LLC - \$100.00

The North 25 feet of the West half of the Northeast quarter of the Southwest quarter of the Northwest quarter of Section 11, Township 45 South, Range 42 East, Palm Beach County, Florida.

The above described parcel lying north of and adjoining Lot 6, Block 6, of the unrecorded plat of Palm Beach Ranches.

Subject to an easement for canal purposes recorded in Official Record Book 325, Page 305, Public Records of Palm Beach County, Florida, and all other matters of record.

Exhibit "A"

6. Jeryl M. Lloyd - \$90.00

The North 25 feet of the West half of the Northeast quarter of the Southeast quarter of the Northwest quarter of Section 11, Township 45 South, Range 42 East, Palm Beach County, Florida, less the east 30 feet for road purposes.

The above described parcel lying north of and adjoining Lot 2, Block 6, of the unrecorded plat of Palm Beach Ranches.

Subject to an easement for canal purposes recorded in Official Record Book 325, Page 305, Public Records of Palm Beach County, Florida, and all other matters of record.

7. Thomas C. and Henrietta T. Maier - \$90.00

The North 25 feet of the West half of the Northwest quarter of the Southwest quarter of the Northwest quarter of Section 11, Township 45 South, Range 42 East, Palm Beach County, Florida, less the western 40 feet for canal purposes.

The above described property lying north of and adjoining Lot 8, Block 6, of the unrecorded plat of Palm Beach Ranches.

Subject to an easement for canal purposes recorded in Official Record Book 325, Page 305, Public Records of Palm Beach County, Florida, and all other matters of record.

8. Dennis J. McKenzie III and Laurian M. McKenzie - \$100.00

The South 25 feet of the East half of the Southwest quarter of the Northwest quarter of the Northwest quarter of Section 11, Township 45 South, Range 42 East, Palm Beach County, Florida.

The above described property lying south of and adjoining Lot 7, Block 7, of the unrecorded plat of Palm Beach Ranches.

Subject to an easement for canal purposes recorded in Official Record Book 325, Page 305, Public Records of Palm Beach County, Florida, and all other matters of record.

9. David D. and Patricia L. Millner - \$90.00

The South 25 feet of the South half of the West half of the Southeast quarter of the Northeast quarter of the Northwest quarter of Section 11, Township 45 South, Range 42 East, Palm Beach County, Florida, less the east 30 feet for road purposes.

The above described property lying south of and adjoining the south half of Lot 2, Block 7, of the unrecorded plat of Palm Beach Ranches.

Subject to an easement for canal purposes recorded in Official Record Book 325, Page 305, Public Records of Palm Beach County, Florida, and all other matters of record.

10. William and Mary Morgan - \$50.00

The South 25 feet of the East half of the East half of the Southwest quarter of the Northeast quarter of the Northwest quarter of Section 11, Township 45 South, Range 42 East, Palm Beach County, Florida.

The above described property lying south of and adjoining the East half of Lot 3, Block 7, of the unrecorded plat of Palm Beach Ranches.

Subject to an easement for canal purposes recorded in Official Record Book 325, Page 305, Public Records of Palm Beach County, Florida, and all other matters of record.

Exhibit "A"

11. Walter D. Percy, Trustee of the Percy Revocable Trust of 2008 - \$100.00

The South 25 feet of the East half of the East half of the Southeast quarter of the Northwest quarter of the Northwest quarter of Section 11, Township 45 South, Range 42 East, Palm Beach County, Florida,

And,

The North 25 feet of the East half of the East half of the Northeast quarter of the Southwest Quarter of the Northwest quarter of Section 11, Township 45 South, Range 42 East, Palm Beach County, Florida.

The above described Property lying between the East half of Lot 5, Block 7, and the East half of Lot 5, Block 6 of the unrecorded plat of Palm Beach Ranches.

Property subject to an easement for canal purposes recorded in Official Record Book 325, Page 305, Public Records of Palm Beach County, Florida, and all other matters of record.

12. Terence A. and Mary T. Schaad - \$100.00

The South 25 feet of the West half of the East half of the Southwest quarter of the Northeast quarter of the Northwest quarter of Section 11, Township 45 South, Range 42 East, Palm Beach County, Florida,

And,

The North 25 feet of the West half of the East half of the Northwest quarter of the Southeast quarter of the Northwest quarter of Section 11, Township 45 South, Range 42 East, Palm Beach County, Florida.

The above described Property lying between the west half of Lot 3, Block 7, and the west half of Lot 3, Block 6 of the unrecorded plat of Palm Beach Ranches.

Property subject to an easement for canal purposes recorded in Official Record Book 325, Page 305, Public Records of Palm Beach County, Florida, and all other matters of record.

13. R.L. Scheurer - \$120.00

The South 25 feet of the West half of the Southwest quarter of the Northeast quarter of the Northwest quarter of Section 11, Township 45 South, Range 42 East, Palm Beach County, Florida, less the East 135 feet.

And,

The North 25 feet of the West half of the Northwest quarter of the Southeast quarter of the Northwest quarter of Section 11, Township 45 South, Range 42 East, Palm Beach County, Florida, less the East 135 feet.

The above described property lying between Lot 4, Block 7 and Lot 4, Block 6, less the East 135 feet, of the unrecorded plat of Palm Beach Ranches.

Property subject to an easement for canal purposes recorded in Official Record Book 325, Page 305, Public Records of Palm Beach County, Florida, and all other matters of record.

14. Truc Tran and Bich P. Che - \$50.00

The North 25 feet of the East half of the East half of the Northwest quarter of the Southeast quarter of the Northwest quarter of Section 11, Township 45 South, Range 42 East, Palm Beach County, Florida.

The above described property lying north of and adjoining the East half of Lot 3, Block 6, of the unrecorded plat of Palm Beach Ranches.

Subject to an easement for canal purposes recorded in Official Record Book 325, Page 305, Public Records of Palm Beach County, Florida, and all other matters of record.

PREPARED BY AND RETURN TO:
Peter Banting
PALM BEACH COUNTY
PROPERTY & REAL ESTATE MANAGEMENT DIVISION
2633 Vista Parkway
West Palm Beach, FL 33411-5605

PCN: 00-42-45-10-01-009-0020 (portion of)
Closing Date: _____
Purchase Price: \$90.00

COUNTY DEED

This COUNTY DEED, made _____, by PALM BEACH COUNTY, a political subdivision of the State of Florida, whose legal mailing address is 301 North Olive Avenue, West Palm Beach, Florida, 33401-4791, "County", and Dustin Demmery and Lindsay Demmery, husband and wife, whose legal mailing address is 5968 Ranches Road, Lake Worth, FL 33463, collectively referred to as the "Buyer".

WITNESSETH:

That County, for and in consideration of the sum of Ninety and 00/100 Dollars (\$90.00) to it in hand paid by Buyer, the receipt whereof is hereby acknowledged, has granted, bargained and sold to Buyer, his or her heirs and assigns forever, the following described land lying and being in Palm Beach County, Florida:

The South 25 feet of the West half of the Southwest quarter of the Northwest quarter of the Northwest quarter of Section 11, Township 45 South, Range 42 East, Palm Beach County, Florida, less the western 40 feet for canal purposes.

The above described property lying south of and adjoining Lot 8, Block 7, of the unrecorded plat of Palm Beach Ranches.

Subject to an easement for canal purposes recorded in Official Record Book 325, Page 305, Public Records of Palm Beach County, Florida, and all other matters of record.

Reserving, however, unto County, its successors and assigns, an undivided three-fourths ($\frac{3}{4}$) interest in, and title in and to an undivided three-fourths ($\frac{3}{4}$) interest in, all the phosphate, minerals, and metals that are or may be in, on, or under the said land and an undivided one-half ($\frac{1}{2}$) interest in all petroleum that is or may be in, on, or under said land. The aforementioned reservation of phosphate, mineral, metals and petroleum rights shall not include and County hereby expressly releases any and all rights of entry and rights of exploration relating to such phosphate, mineral, metals and petroleum rights.

IN WITNESS WHEREOF, County has caused these presents to be executed in its name by its Board of County Commissioners acting by the Mayor or Vice Mayor of said Board, the day and year aforesaid.

ATTEST:

SHARON R. BOCK
CLERK & COMPTROLLER

PALM BEACH COUNTY, a political
subdivision of the State of Florida

By: _____
Deputy Clerk

By: _____
Steven L. Abrams, Mayor

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

(OFFICIAL SEAL)

By: 
Assistant County Attorney

PREPARED BY AND RETURN TO:
Peter Banting
PALM BEACH COUNTY
PROPERTY & REAL ESTATE MANAGEMENT DIVISION
2633 Vista Parkway
West Palm Beach, FL 33411-5605

PCN: 00-42-45-10-01-009-0020 (portion of)
Closing Date: _____
Purchase Price: \$100.00

COUNTY DEED

This COUNTY DEED, made _____, by PALM BEACH COUNTY, a political subdivision of the State of Florida, whose legal mailing address is 301 North Olive Avenue, West Palm Beach, Florida, 33401-4791, "County", and Brian L. Douglas and Deborah M. Douglas, husband and wife, whose legal mailing address is 5844 Ranches Road, Lake Worth, FL 33463, collectively referred to as the "Buyer".

WITNESSETH:

That County, for and in consideration of the sum of One Hundred and 00/100 Dollars (\$100.00) to it in hand paid by Buyer, the receipt whereof is hereby acknowledged, has granted, bargained and sold to Buyer, his or her heirs and assigns forever, the following described land lying and being in Palm Beach County, Florida:

The South 25 feet of the West half of the Southeast quarter of the Northwest quarter of the Northwest quarter of Section 11, Township 45 South, Range 42 East, Palm Beach County, Florida.

The above described property lying south of and adjoining Lot 6, Block 7, of the unrecorded plat of Palm Beach Ranches.

Subject to an easement for canal purposes recorded in Official Record Book 325, Page 305, Public Records of Palm Beach County, Florida, and all other matters of record.

Reserving, however, unto County, its successors and assigns, an undivided three-fourths ($\frac{3}{4}$) interest in, and title in and to an undivided three-fourths ($\frac{3}{4}$) interest in, all the phosphate, minerals, and metals that are or may be in, on, or under the said land and an undivided one-half ($\frac{1}{2}$) interest in all petroleum that is or may be in, on, or under said land. The aforementioned reservation of phosphate, mineral, metals and petroleum rights shall not include and County hereby expressly releases any and all rights of entry and rights of exploration relating to such phosphate, mineral, metals and petroleum rights.

IN WITNESS WHEREOF, County has caused these presents to be executed in its name by its Board of County Commissioners acting by the Mayor or Vice Mayor of said Board, the day and year aforesaid.

ATTEST:

SHARON R. BOCK
CLERK & COMPTROLLER

PALM BEACH COUNTY, a political
subdivision of the State of Florida

By: _____
Deputy Clerk

By: _____
Steven L. Abrams, Mayor

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

(OFFICIAL SEAL)

By: 
Assistant County Attorney

PREPARED BY AND RETURN TO:
Peter Banting
PALM BEACH COUNTY
PROPERTY & REAL ESTATE MANAGEMENT DIVISION
2633 Vista Parkway
West Palm Beach, FL 33411-5605

PCN: 00-42-45-10-01-009-0030 (portion of)
Closing Date: _____
Purchase Price: \$80.00

COUNTY DEED

This COUNTY DEED, made _____, by PALM BEACH COUNTY, a political subdivision of the State of Florida, whose legal mailing address is 301 North Olive Avenue, West Palm Beach, Florida, 33401-4791, "County", and Joseph Essa and Mary Essa, husband and wife, whose legal mailing address is 5682 Ranches Road, Lake Worth, FL 33463, collectively referred to as the "Buyer".

WITNESSETH:

That County, for and in consideration of the sum of Eighty and 00/100 Dollars (\$80.00) to it in hand paid by Buyer, the receipt whereof is hereby acknowledged, has granted, bargained and sold to Buyer, his or her heirs and assigns forever, the following described land (the "Property") lying and being in Palm Beach County, Florida:

The South 25 feet of the East 135 feet of the West half of the Southwest quarter of the Northeast quarter of the Northwest quarter in Section 11, Township 45 South, Range 42 East, Palm Beach County, Florida,

And,

The North 25 feet of the East 135 feet of the West half of the Northwest quarter of the Southeast quarter of the Northwest quarter in Section 11, Township 45 South, Range 42 East, Palm Beach County, Florida.

The above described Property lying between the East 135 feet of Lot 4, Block 7 and the East 135 feet of Lot 4, Block 6, of the unrecorded plat of Palm Beach Ranches.

Property subject to an easement for canal purposes recorded in Official Record Book 325, Page 305, Public Records of Palm Beach County, Florida, and all other matters of record.

Reserving, however, unto County, its successors and assigns, an undivided three-fourths ($\frac{3}{4}$) interest in, and title in and to an undivided three-fourths ($\frac{3}{4}$) interest in, all the phosphate, minerals, and metals that are or may be in, on, or under the said land and an undivided one-half ($\frac{1}{2}$) interest in all petroleum that is or may be in, on, or under said land. The aforementioned reservation of phosphate, mineral, metals and petroleum rights shall not include and County hereby expressly releases any and all rights of entry and rights of exploration relating to such phosphate, mineral, metals and petroleum rights.

IN WITNESS WHEREOF, County has caused these presents to be executed in its name by its Board of County Commissioners acting by the Mayor or Vice Mayor of said Board, the day and year aforesaid.

ATTEST:

SHARON R. BOCK
CLERK & COMPTROLLER

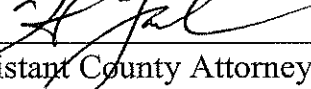
PALM BEACH COUNTY, a political
subdivision of the State of Florida

By: _____
Deputy Clerk

By: _____
Steven L. Abrams, Mayor

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

(OFFICIAL SEAL)

By: 
Assistant County Attorney

PREPARED BY AND RETURN TO:
Peter Banting
PALM BEACH COUNTY
PROPERTY & REAL ESTATE MANAGEMENT DIVISION
2633 Vista Parkway
West Palm Beach, FL 33411-5605

PCN: 00-42-45-10-01-009-0020
Closing Date: _____
Purchase Price: \$100.00

COUNTY DEED

This COUNTY DEED, made _____, by PALM BEACH COUNTY, a political subdivision of the State of Florida, whose legal mailing address is 301 North Olive Avenue, West Palm Beach, Florida, 33401-4791, "County", and Fish Farm, LLC, a Delaware Limited Liability Company, whose legal mailing address is P.O. Box 1387, Boynton Beach, FL 33425, "Buyer".

WITNESSETH:

That County, for and in consideration of the sum of One Hundred and 00/100 Dollars (\$100.00) to it in hand paid by Buyer, the receipt whereof is hereby acknowledged, has granted, bargained and sold to Buyer, its successors and assigns forever, the following described land lying and being in Palm Beach County, Florida:

The North 25 feet of the East half of the Northwest quarter of the Southwest quarter of the Northwest quarter of Section 11, Township 45 South, Range 42 East, Palm Beach County, Florida.

The above described parcel lying north of and adjoining Lot 7, Block 6, of the unrecorded plat of Palm Beach Ranches.

Subject to an easement for canal purposes recorded in Official Record Book 325, Page 305, Public Records of Palm Beach County, Florida, and all other matters of record.

Reserving, however, unto County, its successors and assigns, an undivided three-fourths (3/4) interest in, and title in and to an undivided three-fourths (3/4) interest in, all the phosphate, minerals, and metals that are or may be in, on, or under the said land and an undivided one-half (1/2) interest in all petroleum that is or may be in, on, or under said land. The aforementioned reservation of phosphate, mineral, metals and petroleum rights shall not include, and County hereby expressly releases, any and all rights of entry and rights of exploration relating to such phosphate, mineral, metals and petroleum rights.

IN WITNESS WHEREOF, County has caused these presents to be executed in its name by its Board of County Commissioners acting by the Mayor or Vice Mayor of said Board, the day and year aforesaid.

ATTEST:

**SHARON R. BOCK
CLERK & COMPTROLLER**

**PALM BEACH COUNTY, a political
subdivision of the State of Florida**

By: _____
Deputy Clerk

By: _____
Steven L. Abrams, Mayor

**APPROVED AS TO FORM
AND LEGAL SUFFICIENCY**

(OFFICIAL SEAL)

By: 
Assistant County Attorney

PREPARED BY AND RETURN TO:
Peter Banting
PALM BEACH COUNTY
PROPERTY & REAL ESTATE MANAGEMENT DIVISION
2633 Vista Parkway
West Palm Beach, FL 33411-5605

PCN: 00-42-45-10-01-009-0020

Closing Date: _____

Purchase Price: \$100.00

COUNTY DEED

This COUNTY DEED, made _____, by PALM BEACH COUNTY, a political subdivision of the State of Florida, whose legal mailing address is 301 North Olive Avenue, West Palm Beach, Florida, 33401-4791, "County", and White House, LLC, a Delaware Limited Liability Company, whose legal mailing address is P.O. Box 1387, Boynton Beach, FL 33425, "Buyer".

WITNESSETH:

That County, for and in consideration of the sum of One Hundred and 00/100 Dollars (\$100.00) to it in hand paid by Buyer, the receipt whereof is hereby acknowledged, has granted, bargained and sold to Buyer, its successors and assigns forever, the following described land lying and being in Palm Beach County, Florida:

The North 25 feet of the West half of the Northeast quarter of the Southwest quarter of the Northwest quarter of Section 11, Township 45 South, Range 42 East, Palm Beach County, Florida.

The above described parcel lying north of and adjoining Lot 6, Block 6, of the unrecorded plat of Palm Beach Ranches.

Subject to an easement for canal purposes recorded in Official Record Book 325, Page 305, Public Records of Palm Beach County, Florida, and all other matters of record.

Reserving, however, unto County, its successors and assigns, an undivided three-fourths ($\frac{3}{4}$) interest in, and title in and to an undivided three-fourths ($\frac{3}{4}$) interest in, all the phosphate, minerals, and metals that are or may be in, on, or under the said land and an undivided one-half ($\frac{1}{2}$) interest in all petroleum that is or may be in, on, or under said land. The aforementioned reservation of phosphate, mineral, metals and petroleum rights shall not include, and County hereby expressly releases, any and all rights of entry and rights of exploration relating to such phosphate, mineral, metals and petroleum rights.

IN WITNESS WHEREOF, County has caused these presents to be executed in its name by its Board of County Commissioners acting by the Mayor or Vice Mayor of said Board, the day and year aforesaid.

ATTEST:

SHARON R. BOCK
CLERK & COMPTROLLER

PALM BEACH COUNTY, a political
subdivision of the State of Florida

By: _____
Deputy Clerk

By: _____
Steven L. Abrams, Mayor

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

(OFFICIAL SEAL)

By: 
Assistant County Attorney

PREPARED BY AND RETURN TO:
Peter Banting
PALM BEACH COUNTY
PROPERTY & REAL ESTATE MANAGEMENT DIVISION
2633 Vista Parkway
West Palm Beach, FL 33411-5605

PCN: 00-42-45-10-01-009-0030 (portion of)
Closing Date: _____
Purchase Price: \$90.00

COUNTY DEED

This COUNTY DEED, made _____, by PALM BEACH COUNTY, a political subdivision of the State of Florida, whose legal mailing address is 301 North Olive Avenue, West Palm Beach, Florida, 33401-4791, "County", and Jeryl M. Lloyd, whose legal mailing address is 5597 Western Way, Lake Worth, FL 33463, "Buyer".

WITNESSETH:

That County, for and in consideration of the sum of Ninety and 00/100 Dollars (\$90.00) to it in hand paid by Buyer, the receipt whereof is hereby acknowledged, has granted, bargained and sold to Buyer, his or her heirs and assigns forever, the following described land lying and being in Palm Beach County, Florida:

The North 25 feet of the West half of the Northeast quarter of the Southeast quarter of the Northwest quarter of Section 11, Township 45 South, Range 42 East, Palm Beach County, Florida, less the east 30 feet for road purposes.

The above described parcel lying north of and adjoining Lot 2, Block 6, of the unrecorded plat of Palm Beach Ranches.

Subject to an easement for canal purposes recorded in Official Record Book 325, Page 305, Public Records of Palm Beach County, Florida, and all other matters of record.

Reserving, however, unto County, its successors and assigns, an undivided three-fourths ($\frac{3}{4}$) interest in, and title in and to an undivided three-fourths ($\frac{3}{4}$) interest in, all the phosphate, minerals, and metals that are or may be in, on, or under the said land and an undivided one-half ($\frac{1}{2}$) interest in all petroleum that is or may be in, on, or under said land. The aforementioned reservation of phosphate, mineral, metals and petroleum rights shall not include and County hereby expressly releases any and all rights of entry and rights of exploration relating to such phosphate, mineral, metals and petroleum rights.

IN WITNESS WHEREOF, County has caused these presents to be executed in its name by its Board of County Commissioners acting by the Mayor or Vice Mayor of said Board, the day and year aforesaid.

ATTEST:

SHARON R. BOCK
CLERK & COMPTROLLER

PALM BEACH COUNTY, a political
subdivision of the State of Florida

By: _____
Deputy Clerk

By: _____
Steven L. Abrams, Mayor

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

(OFFICIAL SEAL)

By: 
Assistant County Attorney

PREPARED BY AND RETURN TO:
Peter Banting
PALM BEACH COUNTY
PROPERTY & REAL ESTATE MANAGEMENT DIVISION
2633 Vista Parkway
West Palm Beach, FL 33411-5605

PCN: 00-42-45-10-01-009-0020 (portion of)
Closing Date: _____
Purchase Price: \$90.00

COUNTY DEED

This COUNTY DEED, made _____, by PALM BEACH COUNTY, a political subdivision of the State of Florida, whose legal mailing address is 301 North Olive Avenue, West Palm Beach, Florida, 33401-4791, "County", and Thomas C. Maier and Henrietta T. Maier, husband and wife, whose legal mailing address is 5969 Western Way, Lake Worth, FL 33463, collectively referred to as the "Buyer".

WITNESSETH:

That County, for and in consideration of the sum of Ninety and 00/100 Dollars (\$90.00) to it in hand paid by Buyer, the receipt whereof is hereby acknowledged, has granted, bargained and sold to Buyer, his or her heirs and assigns forever, the following described land lying and being in Palm Beach County, Florida:

The North 25 feet of the West half of the Northwest quarter of the Southwest quarter of the Northwest quarter of Section 11, Township 45 South, Range 42 East, Palm Beach County, Florida, less the western 40 feet for canal purposes.

The above described property lying north of and adjoining Lot 8, Block 6, of the unrecorded plat of Palm Beach Ranches.

Subject to an easement for canal purposes recorded in Official Record Book 325, Page 305, Public Records of Palm Beach County, Florida, and all other matters of record.

Reserving, however, unto County, its successors and assigns, an undivided three-fourths ($\frac{3}{4}$) interest in, and title in and to an undivided three-fourths ($\frac{3}{4}$) interest in, all the phosphate, minerals, and metals that are or may be in, on, or under the said land and an undivided one-half ($\frac{1}{2}$) interest in all petroleum that is or may be in, on, or under said land. The aforementioned reservation of phosphate, mineral, metals and petroleum rights shall not include and County hereby expressly releases any and all rights of entry and rights of exploration relating to such phosphate, mineral, metals and petroleum rights.

IN WITNESS WHEREOF, County has caused these presents to be executed in its name by its Board of County Commissioners acting by the Mayor or Vice Mayor of said Board, the day and year aforesaid.

ATTEST:

SHARON R. BOCK
CLERK & COMPTROLLER

PALM BEACH COUNTY, a political
subdivision of the State of Florida

By: _____
Deputy Clerk

By: _____
Steven L. Abrams, Mayor

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

(OFFICIAL SEAL)

By: 
Assistant County Attorney

PREPARED BY AND RETURN TO:
Peter Banting
PALM BEACH COUNTY
PROPERTY & REAL ESTATE MANAGEMENT DIVISION
2633 Vista Parkway
West Palm Beach, FL 33411-5605

PCN: 00-42-45-10-01-009-0020 (portion of)
Closing Date: _____
Purchase Price: \$100.00

COUNTY DEED

This COUNTY DEED, made _____, by **PALM BEACH COUNTY**, a political subdivision of the State of Florida, whose legal mailing address is 301 North Olive Avenue, West Palm Beach, Florida, 33401-4791, "County", and Dennis J. McKenzie III and Laurian M. McKenzie, husband and wife, whose legal mailing address is 5906 Ranches Road, Lake Worth, FL 33463, collectively referred to as the "Buyer".

WITNESSETH:

That County, for and in consideration of the sum of One Hundred and 00/100 Dollars (\$100.00) to it in hand paid by Buyer, the receipt whereof is hereby acknowledged, has granted, bargained and sold to Buyer, his or her heirs and assigns forever, the following described land lying and being in Palm Beach County, Florida:

The South 25 feet of the East half of the Southwest quarter of the Northwest quarter of the Northwest quarter of Section 11, Township 45 South, Range 42 East, Palm Beach County, Florida.

The above described property lying south of and adjoining Lot 7, Block 7, of the unrecorded plat of Palm Beach Ranches.

Subject to an easement for canal purposes recorded in Official Record Book 325, Page 305, Public Records of Palm Beach County, Florida, and all other matters of record.

Reserving, however, unto County, its successors and assigns, an undivided three-fourths (3/4) interest in, and title in and to an undivided three-fourths (3/4) interest in, all the phosphate, minerals, and metals that are or may be in, on, or under the said land and an undivided one-half (1/2) interest in all petroleum that is or may be in, on, or under said land. The aforementioned reservation of phosphate, mineral, metals and petroleum rights shall not include and County hereby expressly releases any and all rights of entry and rights of exploration relating to such phosphate, mineral, metals and petroleum rights.

IN WITNESS WHEREOF, County has caused these presents to be executed in its name by its Board of County Commissioners acting by the Mayor or Vice Mayor of said Board, the day and year aforesaid.

ATTEST:

SHARON R. BOCK
CLERK & COMPTROLLER

PALM BEACH COUNTY, a political
subdivision of the State of Florida

By: _____
Deputy Clerk

By: _____
Steven L. Abrams, Mayor

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

(OFFICIAL SEAL)

By: 
Assistant County Attorney

PREPARED BY AND RETURN TO:
Peter Banting
PALM BEACH COUNTY
PROPERTY & REAL ESTATE MANAGEMENT DIVISION
2633 Vista Parkway
West Palm Beach, FL 33411-5605

PCN: 00-42-45-10-01-009-0030 (portion of)
Closing Date: _____
Purchase Price: \$90.00

COUNTY DEED

This COUNTY DEED, made _____, by PALM BEACH COUNTY, a political subdivision of the State of Florida, whose legal mailing address is 301 North Olive Avenue, West Palm Beach, Florida, 33401-4791, "County", and David D. Millner and Patricia L. Millner, husband and wife, whose legal mailing address is 7235 Saddle Road, Lake Worth, FL 33463, collectively referred to as the "Buyer".

WITNESSETH:

That County, for and in consideration of the sum of Ninety and 00/100 Dollars (\$90.00) to it in hand paid by Buyer, the receipt whereof is hereby acknowledged, has granted, bargained and sold to Buyer, his or her heirs and assigns forever, the following described land lying and being in Palm Beach County, Florida:

The South 25 feet of the South half of the West half of the Southeast quarter of the Northeast quarter of the Northwest quarter of Section 11, Township 45 South, Range 42 East, Palm Beach County, Florida, less the east 30 feet for road purposes.

The above described property lying south of and adjoining the south half of Lot 2, Block 7, of the unrecorded plat of Palm Beach Ranches.

Subject to an easement for canal purposes recorded in Official Record Book 325, Page 305, Public Records of Palm Beach County, Florida, and all other matters of record.

Reserving, however, unto County, its successors and assigns, an undivided three-fourths ($\frac{3}{4}$) interest in, and title in and to an undivided three-fourths ($\frac{3}{4}$) interest in, all the phosphate, minerals, and metals that are or may be in, on, or under the said land and an undivided one-half ($\frac{1}{2}$) interest in all petroleum that is or may be in, on, or under said land. The aforementioned reservation of phosphate, mineral, metals and petroleum rights shall not include and County hereby expressly releases any and all rights of entry and rights of exploration relating to such phosphate, mineral, metals and petroleum rights.

IN WITNESS WHEREOF, County has caused these presents to be executed in its name by its Board of County Commissioners acting by the Mayor or Vice Mayor of said Board, the day and year aforesaid.

ATTEST:

SHARON R. BOCK
CLERK & COMPTROLLER

PALM BEACH COUNTY, a political
subdivision of the State of Florida

By: _____
Deputy Clerk

By: _____
Steven L. Abrams, Mayor

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

(OFFICIAL SEAL)

By: 
Assistant County Attorney

FPREPARED BY AND RETURN TO:
Peter Banting
PALM BEACH COUNTY
PROPERTY & REAL ESTATE MANAGEMENT DIVISION
2633 Vista Parkway
West Palm Beach, FL 33411-5605

PCN: 00-42-45-10-01-009-0030 (portion of)
Closing Date: _____
Purchase Price: \$50.00

COUNTY DEED

This COUNTY DEED, made _____, by PALM BEACH COUNTY, a political subdivision of the State of Florida, whose legal mailing address is 301 North Olive Avenue, West Palm Beach, Florida, 33401-4791, "County", and William Morgan and Mary Morgan, husband and wife, whose legal mailing address is 5658 Ranches Road, Lake Worth, FL 33463, collectively referred to as the "Buyer".

WITNESSETH:

That County, for and in consideration of the sum of Fifty and 00/100 Dollars (\$50.00) to it in hand paid by Buyer, the receipt whereof is hereby acknowledged, has granted, bargained and sold to Buyer, his or her heirs and assigns forever, the following described land lying and being in Palm Beach County, Florida:

The South 25 feet of the East half of the East half of the Southwest quarter of the Northeast quarter of the Northwest quarter of Section 11, Township 45 South, Range 42 East, Palm Beach County, Florida.

The above described property lying south of and adjoining the East half of Lot 3, Block 7, of the unrecorded plat of Palm Beach Ranches.

Subject to an easement for canal purposes recorded in Official Record Book 325, Page 305, Public Records of Palm Beach County, Florida, and all other matters of record.

Reserving, however, unto County, its successors and assigns, an undivided three-fourths ($\frac{3}{4}$) interest in, and title in and to an undivided three-fourths ($\frac{3}{4}$) interest in, all the phosphate, minerals, and metals that are or may be in, on, or under the said land and an undivided one-half ($\frac{1}{2}$) interest in all petroleum that is or may be in, on, or under said land. The aforementioned reservation of phosphate, mineral, metals and petroleum rights shall not include and County hereby expressly releases any and all rights of entry and rights of exploration relating to such phosphate, mineral, metals and petroleum rights.

IN WITNESS WHEREOF, County has caused these presents to be executed in its name by its Board of County Commissioners acting by the Mayor or Vice Mayor of said Board, the day and year aforesaid.

ATTEST:

SHARON R. BOCK
CLERK & COMPTROLLER

PALM BEACH COUNTY, a political
subdivision of the State of Florida

By: _____
Deputy Clerk

By: _____
Steven L. Abrams, Mayor

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

(OFFICIAL SEAL)

By: 
Assistant County Attorney

PREPARED BY AND RETURN TO:
Peter Banting
PALM BEACH COUNTY
PROPERTY & REAL ESTATE MANAGEMENT DIVISION
2633 Vista Parkway
West Palm Beach, FL 33411-5605

PCN: 00-42-45-10-01-009-0030 (portion of)
Closing Date: _____
Purchase Price: \$100.00

COUNTY DEED

This COUNTY DEED, made _____, by **PALM BEACH COUNTY**, a political subdivision of the State of Florida, whose legal mailing address is 301 North Olive Avenue, West Palm Beach, Florida, 33401-4791, "County", and Walter D. Percy, Trustee of the Percy Revocable Trust of 2008 under unrecorded Agreement dated November 5, 2008, whose legal mailing address is 5766 Ranches Road, Lake Worth, FL 33463, "Buyer".

WITNESSETH:

That County, for and in consideration of the sum of One Hundred and 00/100 Dollars (\$100.00) to it in hand paid by Buyer, the receipt whereof is hereby acknowledged, has granted, bargained and sold to Buyer, his or her heirs and assigns forever, the following described land (the "Property") lying and being in Palm Beach County, Florida:

The South 25 feet of the East half of the East half of the Southeast quarter of the Northwest quarter of the Northwest quarter of Section 11, Township 45 South, Range 42 East, Palm Beach County, Florida,

And,

The North 25 feet of the East half of the East half of the Northeast quarter of the Southwest Quarter of the Northwest quarter of Section 11, Township 45 South, Range 42 East, Palm Beach County, Florida.

The above described Property lying between the East half of Lot 5, Block 7, and the East half of Lot 5, Block 6 of the unrecorded plat of Palm Beach Ranches.

Property subject to an easement for canal purposes recorded in Official Record Book 325, Page 305, Public Records of Palm Beach County, Florida, and all other matters of record.

Reserving, however, unto County, its successors and assigns, an undivided three-fourths (3/4) interest in, and title in and to an undivided three-fourths (3/4) interest in, all the phosphate, minerals, and metals that are or may be in, on, or under the said land and an undivided one-half (1/2) interest in all petroleum that is or may be in, on, or under said land. The aforementioned reservation of phosphate, mineral, metals and petroleum rights shall not include and County hereby expressly releases any and all rights of entry and rights of exploration relating to such phosphate, mineral, metals and petroleum rights.

IN WITNESS WHEREOF, County has caused these presents to be executed in its name by its Board of County Commissioners acting by the Mayor or Vice Mayor of said Board, the day and year aforesaid.

ATTEST:

SHARON R. BOCK
CLERK & COMPTROLLER

PALM BEACH COUNTY, a political
subdivision of the State of Florida

By: _____
Deputy Clerk

By: _____
Steven L. Abrams, Mayor

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

(OFFICIAL SEAL)

By: 
Assistant County Attorney

PREPARED BY AND RETURN TO:
Peter Banting
PALM BEACH COUNTY
PROPERTY & REAL ESTATE MANAGEMENT DIVISION
2633 Vista Parkway
West Palm Beach, FL 33411-5605

PCN: 00-42-45-10-01-009-0030 (portion of)
Closing Date: _____
Purchase Price: \$100.00

COUNTY DEED

This COUNTY DEED, made _____, by **PALM BEACH COUNTY**, a political subdivision of the State of Florida, whose legal mailing address is 301 North Olive Avenue, West Palm Beach, Florida, 33401-4791, "County", and Terence A. Schaad and Mary T. Schaad, husband and wife, whose legal mailing address is 5664 Ranches Road, Lake Worth, FL 33463, collectively referred to as the "Buyer".

WITNESSETH:

That County, for and in consideration of the sum of One Hundred and 00/100 Dollars (\$100.00) to it in hand paid by Buyer, the receipt whereof is hereby acknowledged, has granted, bargained and sold to Buyer, his or her heirs and assigns forever, the following described land (the "Property") lying and being in Palm Beach County, Florida:

The South 25 feet of the West half of the East half of the Southwest quarter of the Northeast quarter of the Northwest quarter of Section 11, Township 45 South, Range 42 East, Palm Beach County, Florida,

And,

The North 25 feet of the West half of the East half of the Northwest quarter of the Southeast quarter of the Northwest quarter of Section 11, Township 45 South, Range 42 East, Palm Beach County, Florida.

The above described Property lying between the west half of Lot 3, Block 7, and the west half of Lot 3, Block 6 of the unrecorded plat of Palm Beach Ranches.

Property subject to an easement for canal purposes recorded in Official Record Book 325, Page 305, Public Records of Palm Beach County, Florida, and all other matters of record.

Reserving, however, unto County, its successors and assigns, an undivided three-fourths ($\frac{3}{4}$) interest in, and title in and to an undivided three-fourths ($\frac{3}{4}$) interest in, all the phosphate, minerals, and metals that are or may be in, on, or under the said land and an undivided one-half ($\frac{1}{2}$) interest in all petroleum that is or may be in, on, or under said land. The aforementioned reservation of phosphate, mineral, metals and petroleum rights shall not include and County hereby expressly releases any and all rights of entry and rights of exploration relating to such phosphate, mineral, metals and petroleum rights.

IN WITNESS WHEREOF, County has caused these presents to be executed in its name by its Board of County Commissioners acting by the Mayor or Vice Mayor of said Board, the day and year aforesaid.

ATTEST:

SHARON R. BOCK
CLERK & COMPTROLLER

PALM BEACH COUNTY, a political
subdivision of the State of Florida

By: _____
Deputy Clerk

By: _____
Steven L. Abrams, Mayor

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

(OFFICIAL SEAL)

By: 
Assistant County Attorney

PREPARED BY AND RETURN TO:
Peter Banting
PALM BEACH COUNTY
PROPERTY & REAL ESTATE MANAGEMENT DIVISION
2633 Vista Parkway
West Palm Beach, FL 33411-5605

PCN: 00-42-45-10-01-009-0030 (portion of)
Closing Date: _____
Purchase Price: \$120.00

COUNTY DEED

This COUNTY DEED, made _____, by PALM BEACH COUNTY, a political subdivision of the State of Florida, whose legal mailing address is 301 North Olive Avenue, West Palm Beach, Florida, 33401-4791, "County", and R.L. Scheurer, whose legal mailing address is 5720 Ranches Road, Lake Worth, FL 33463, "Buyer".

WITNESSETH:

That County, for and in consideration of the sum of One Hundred Twenty and 00/100 Dollars (\$120.00) to it in hand paid by Buyer, the receipt whereof is hereby acknowledged, has granted, bargained and sold to Buyer, his or her heirs and assigns forever, the following described land (the "Property") lying and being in Palm Beach County, Florida:

The South 25 feet of the West half of the Southwest quarter of the Northeast quarter of the Northwest quarter of Section 11, Township 45 South, Range 42 East, Palm Beach County, Florida, less the East 135 feet.

And,

The North 25 feet of the West half of the Northwest quarter of the Southeast quarter of the Northwest quarter of Section 11, Township 45 South, Range 42 East, Palm Beach County, Florida, less the East 135 feet.

The above described property lying between Lot 4, Block 7 and Lot 4, Block 6, less the East 135 feet, of the unrecorded plat of Palm Beach Ranches.

Property subject to an easement for canal purposes recorded in Official Record Book 325, Page 305, Public Records of Palm Beach County, Florida, and all other matters of record.

Reserving, however, unto County, its successors and assigns, an undivided three-fourths ($\frac{3}{4}$) interest in, and title in and to an undivided three-fourths ($\frac{3}{4}$) interest in, all the phosphate, minerals, and metals that are or may be in, on, or under the said land and an undivided one-half ($\frac{1}{2}$) interest in all petroleum that is or may be in, on, or under said land. The aforementioned reservation of phosphate, mineral, metals and petroleum rights shall not include and County hereby expressly releases any and all rights of entry and rights of exploration relating to such phosphate, mineral, metals and petroleum rights.

IN WITNESS WHEREOF, County has caused these presents to be executed in its name by its Board of County Commissioners acting by the Mayor or Vice Mayor of said Board, the day and year aforesaid.

ATTEST:

SHARON R. BOCK
CLERK & COMPTROLLER


PALM BEACH COUNTY, a political
subdivision of the State of Florida

By: _____
Deputy Clerk

By: _____
Steven L. Abrams, Mayor

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

(OFFICIAL SEAL)

By: 
Assistant County Attorney

PREPARED BY AND RETURN TO:
Peter Banting
PALM BEACH COUNTY
PROPERTY & REAL ESTATE MANAGEMENT DIVISION
2633 Vista Parkway
West Palm Beach, FL 33411-5605

PCN: 00-42-45-10-01-009-0030 (portion of)
Closing Date: _____
Purchase Price: \$50.00

COUNTY DEED

This COUNTY DEED, made _____, by PALM BEACH COUNTY, a political subdivision of the State of Florida, whose legal mailing address is 301 North Olive Avenue, West Palm Beach, Florida, 33401-4791, "County", and Truc Tran and Bich P. Che, a married couple, whose legal mailing address is 5639 Western Way, Lake Worth, FL 33463, collectively referred to as the "Buyer".

WITNESSETH:

That County, for and in consideration of the sum of Fifty and 00/100 Dollars (\$50.00) to it in hand paid by Buyer, the receipt whereof is hereby acknowledged, has granted, bargained and sold to Buyer, his or her heirs and assigns forever, the following described land lying and being in Palm Beach County, Florida:

The North 25 feet of the East half of the East half of the Northwest quarter of the Southeast quarter of the Northwest quarter of Section 11, Township 45 South, Range 42 East, Palm Beach County, Florida.

The above described property lying north of and adjoining the East half of Lot 3, Block 6, of the unrecorded plat of Palm Beach Ranches.

Subject to an easement for canal purposes recorded in Official Record Book 325, Page 305, Public Records of Palm Beach County, Florida, and all other matters of record.

Reserving, however, unto County, its successors and assigns, an undivided three-fourths ($\frac{3}{4}$) interest in, and title in and to an undivided three-fourths ($\frac{3}{4}$) interest in, all the phosphate, minerals, and metals that are or may be in, on, or under the said land and an undivided one-half ($\frac{1}{2}$) interest in all petroleum that is or may be in, on, or under said land. The aforementioned reservation of phosphate, mineral, metals and petroleum rights shall not include and County hereby expressly releases any and all rights of entry and rights of exploration relating to such phosphate, mineral, metals and petroleum rights.

IN WITNESS WHEREOF, County has caused these presents to be executed in its name by its Board of County Commissioners acting by the Mayor or Vice Mayor of said Board, the day and year aforesaid.

ATTEST:

SHARON R. BOCK
CLERK & COMPTROLLER

PALM BEACH COUNTY, a political
subdivision of the State of Florida

By: _____
Deputy Clerk

By: _____
Steven L. Abrams, Mayor

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

(OFFICIAL SEAL)

By: 
Assistant County Attorney

BUYER'S DISCLOSURE OF BENEFICIAL INTERESTS

TO: PALM BEACH COUNTY CHIEF OFFICER, OR HIS OR HER OFFICIALLY DESIGNATED REPRESENTATIVE

STATE OF FLORIDA
COUNTY OF PALM BEACH

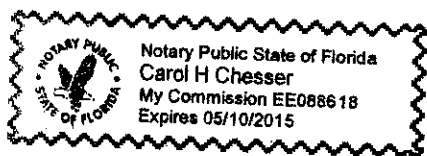
BEFORE ME, the undersigned authority, this day personally appeared Walter D. Percy, Trustee of the Percy Revocable Trust of 2008, under unrecorded Agreement dated November 5, 2008, hereinafter referred to as "Affiant", who being by me first duly sworn, under oath, deposes and states as follows:

1. Affiant (the "Buyer") is the Buyer of the real property legally described on the attached Exhibit "A" (the "Property").
2. Affiant's address is 5766 Ranches Road, Lake Worth, FL 33463.
3. Attached hereto, and made a part hereof, as Exhibit "B" is a complete listing of the names and addresses of every person or entity having a five percent (5%) or greater beneficial interest in the Buyer and the percentage interest of each such person or entity.
4. Affiant further states that Affiant is familiar with the nature of an oath and with the penalties provided by the laws of the State of Florida for falsely swearing to statements under oath.
5. Under penalty of perjury, Affiant declares that Affiant has examined this Affidavit and to the best of Affiant's knowledge and belief it is true, correct, and complete, and will be relied upon by Palm Beach County relating to its sale of the property.

FURTHER AFFIANT SAYETH NAUGHT.

Walter D. Percy, Affiant
Walter D. Percy, Trustee of the Percy Revocable Trust of 2008, under unrecorded Agreement dated November 5, 2008.

The foregoing instrument was sworn to, subscribed and acknowledged before me this 21st day of September, 2012, by Walter D. Percy, Trustee of the Percy Revocable Trust of 2008, under unrecorded Agreement dated November 5, 2008, [] who is personally known to me or [] who has produced _____ as identification and who did take an oath.



Carol H Chesser
Notary Public

CAROL H. CHESSE
(Print Notary Name)

NOTARY PUBLIC
State of Florida at Large

My Commission Expires: 5/10/2015

EXHIBIT "A"

PROPERTY

The South 25 feet of the East half of the East half of the Southeast quarter of the Northwest quarter of the Northwest quarter of Section 11, Township 45 South, Range 42 East, Palm Beach County, Florida,

And,

The North 25 feet of the East half of the East half of the Northeast quarter of the Southwest Quarter of the Northwest quarter of Section 11, Township 45 South, Range 42 East, Palm Beach County, Florida.

The above described Property lying between the East half of Lot 5, Block 7, and the East half of Lot 5, Block 6 of the unrecorded plat of Palm Beach Ranches.

Property subject to an easement for canal purposes recorded in Official Record Book 325, Page 305, Public Records of Palm Beach County, Florida, and all other matters of record.

BUYER'S DISCLOSURE OF BENEFICIAL INTERESTS

TO: PALM BEACH COUNTY CHIEF OFFICER, OR HIS OR HER OFFICIALLY DESIGNATED REPRESENTATIVE

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME, the undersigned authority, this day personally appeared, William Hodges, hereinafter referred to as "Affiant", who being by me first duly sworn, under oath, deposes and states as follows:

1. Affiant is the sole member (position - i.e. president, partner, trustee) of Fish Farm, LLC (name and type of entity - i.e. ABC Corporation, XYZ Limited Partnership), (the "Buyer") which entity is the Buyer of the real property legally described on the attached Exhibit "A" (the "Property").

2. Affiant's address is: 726 Presidential Drive, Boynton Beach FL 33435

3. Attached hereto, and made a part hereof, as Exhibit "B" is a complete listing of the names and addresses of every person or entity having a five percent (5%) or greater beneficial interest in the Buyer and the percentage interest of each such person or entity.

4. Affiant further states that Affiant is familiar with the nature of an oath and with the penalties provided by the laws of the State of Florida for falsely swearing to statements under oath.

5. Under penalty of perjury, Affiant declares that Affiant has examined this Affidavit and to the best of Affiant's knowledge and belief it is true, correct, and complete, and will be relied upon by Palm Beach County relating to its sale of the property.

FURTHER AFFIANT SAYETH NAUGHT.

William Hodges, Affiant
Print Affiant Name: WILLIAM HODGES

The foregoing instrument was sworn to, subscribed and acknowledged before me this 8th day of October, 20 12, by William Hodges [] who is personally known to me or [] who has produced _____ as identification and who did take an oath.



Larry Nadeau
Notary Public
Larry Nadeau
(Print Notary Name)

NOTARY PUBLIC
State of Florida at Large

My Commission Expires: Sept 19, 2012

EXHIBIT "A"

PROPERTY

The North 25 feet of the East half of the Northwest quarter of the Southwest quarter of the Northwest quarter of Section 11, Township 45 South, Range 42 East, Palm Beach County, Florida.

The above described parcel lying north of and adjoining Lot 7, Block 6, of the unrecorded plat of Palm Beach Ranches.

Subject to an easement for canal purposes recorded in Official Record Book 325, Page 305, Public Records of Palm Beach County, Florida, and all other matters of record.

BUYER'S DISCLOSURE OF BENEFICIAL INTERESTS

TO: PALM BEACH COUNTY CHIEF OFFICER, OR HIS OR HER OFFICIALLY DESIGNATED REPRESENTATIVE

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME, the undersigned authority, this day personally appeared, William D. Hodges, hereinafter referred to as "Affiant", who being by me first duly sworn, under oath, deposes and states as follows:

1. Affiant is the sole member (position - i.e. president, partner, trustee) of White House, LLC (name and type of entity - i.e. ABC Corporation, XYZ Limited Partnership), (the "Buyer") which entity is the Buyer of the real property legally described on the attached Exhibit "A" (the "Property").

2. Affiant's address is: 726 Presidential Drive, Boynton Bch FL 33463

3. Attached hereto, and made a part hereof, as Exhibit "B" is a complete listing of the names and addresses of every person or entity having a five percent (5%) or greater beneficial interest in the Buyer and the percentage interest of each such person or entity.

4. Affiant further states that Affiant is familiar with the nature of an oath and with the penalties provided by the laws of the State of Florida for falsely swearing to statements under oath.

5. Under penalty of perjury, Affiant declares that Affiant has examined this Affidavit and to the best of Affiant's knowledge and belief it is true, correct, and complete, and will be relied upon by Palm Beach County relating to its sale of the property.

FURTHER AFFIANT SAYETH NAUGHT.

William Hodges, Affiant
Print Affiant Name: WILLIAM HODGES

The foregoing instrument was sworn to, subscribed and acknowledged before me this 8th day of October, 20 12, by William Hodges [] who is personally known to me or [] who has produced _____ as identification and who did take an oath



Larry Nadeau
Notary Public
Larry Nadeau
(Print Notary Name)

NOTARY PUBLIC
State of Florida at Large

My Commission Expires: Sept. 19, 2012

EXHIBIT "A"

PROPERTY

The North 25 feet of the West half of the Northeast quarter of the Southwest quarter of the Northwest quarter of Section 11, Township 45 South, Range 42 East, Palm Beach County, Florida.

The above described parcel lying north of and adjoining Lot 6, Block 6, of the unrecorded plat of Palm Beach Ranches.

Subject to an easement for canal purposes recorded in Official Record Book 325, Page 305, Public Records of Palm Beach County, Florida, and all other matters of record.

EXHIBIT "B"

SCHEDULE TO BENEFICIAL INTERESTS IN Buyer

Buyer is only required to identify five percent (5%) or greater beneficial interest holders. If none, so state. Buyer must identify individual owners. If, by way of example, Buyer is wholly or partially owned by another entity, such as a corporation, Buyer must identify such other entity, its address and percentage interest, as well as such information for the individual owners of such other entity.

NAME ADDRESS PERCENTAGE OF INTEREST

W Hodges Properties LLLP 100%
638 Shore drive
Boynton Bch, FL 33463

William D Hodges (Limited Partner) 99% of W Hodges Properties LLLP
726 Residential drive
Boynton Bch, FL

“AS IS” ACKNOWLEDGMENT

THIS ACKNOWLEDGMENT is made this _____ day of _____, 20__ by _____, (collectively, the “Buyer”) to PALM BEACH COUNTY, FLORIDA, a political subdivision of the State of Florida (“Seller”).

WITNESSETH:

WHEREAS, Seller has agreed to sell and Buyer has agreed to buy, for the sum of _____ and no/100 Dollars (____), approximately ____ acre(s) of surplus land located in Section 11, Township 45S, Range 42E, Palm Beach County (“Property”), and more particularly described as follows:

Exhibit “A”

WHEREAS, the Buyer agreed to purchase the Property and any improvements in an “AS IS CONDITION”, without warranties and/or representations and shall acknowledge the foregoing at the closing of the transaction.

NOW THEREFORE, in consideration of the conveyance of the Property, Buyer hereby acknowledges to Seller as follows:

1. The facts as set forth above are true and correct and incorporated herein.
2. The Buyer acknowledges that it has inspected the Property and hereby accepts the Property in “AS IS CONDITION”. Buyer further acknowledges that the Seller has made no warranties or representations of any nature whatsoever regarding the Property including, without limitation, any relating to its value, Seller’s title to the Property, the environmental condition of the Property, the physical condition of the Property, its zoning, any improvements located thereon, or the suitability of the Property or any improvements for Buyer’s intended use of the Property.
3. Without in any way limiting the generality of the preceding paragraph, Buyer specifically acknowledges and agrees that upon Seller’s conveyance of the Property to Buyer, Buyer waives, releases and discharges any claim it has, might have had or may have against the Seller with respect to this transaction or the Property.
4. This Acknowledgment will survive delivery and recording of the County Deed

and possession of the Property by the Buyer.

IN WITNESS WHEREOF, Buyer has caused this Acknowledgment to be executed on the day and year first aforesaid.

Signed, sealed and delivered
in the presence of:

Buyer:

Witness Signature (As to Both)

By: _____

Print Name

Buyer:

Witness Signature (As to Both)

By: _____

Print Name

Select Year: 2010

The 2010 Florida Statutes

Title XI
COUNTY ORGANIZATION AND INTERGOVERNMENTAL
RELATIONS

Chapter 125
COUNTY
GOVERNMENT

[View Entire Chapter](#)

125.35 County authorized to sell real and personal property and to lease real property.—

(1)(a) The board of county commissioners is expressly authorized to sell and convey any real or personal property, and to lease real property, belonging to the county, whenever the board determines that it is to the best interest of the county to do so, to the highest and best bidder for the particular use the board deems to be the highest and best, for such length of term and such conditions as the governing body may in its discretion determine.

(b) Notwithstanding the provisions of paragraph (a), the board of county commissioners is expressly authorized to:

1. Negotiate the lease of an airport or seaport facility;
2. Modify or extend an existing lease of real property for an additional term not to exceed 25 years, where the improved value of the lease has an appraised value in excess of \$20 million; or
3. Lease a professional sports franchise facility financed by revenues received pursuant to s. [125.0104](#) or s. [212.20](#);

under such terms and conditions as negotiated by the board.

(c) No sale of any real property shall be made unless notice thereof is published once a week for at least 2 weeks in some newspaper of general circulation published in the county, calling for bids for the purchase of the real estate so advertised to be sold. In the case of a sale, the bid of the highest bidder complying with the terms and conditions set forth in such notice shall be accepted, unless the board of county commissioners rejects all bids because they are too low. The board of county commissioners may require a deposit to be made or a surety bond to be given, in such form or in such amount as the board determines, with each bid submitted.

(2) When the board of county commissioners finds that a parcel of real property is of insufficient size and shape to be issued a building permit for any type of development to be constructed on the property or when the board of county commissioners finds that the value of a parcel of real property is \$15,000 or less, as determined by a fee appraiser designated by the board or as determined by the county property appraiser, and when, due to the size, shape, location, and value of the parcel, it is determined by the board that the parcel is of use only to one or more adjacent property owners, the board may effect a private sale of the parcel. The board may, after sending notice of its intended action to owners of adjacent property by certified mail, effect a sale and conveyance of the parcel at private sale without receiving bids or publishing notice; however, if, within 10 working days after receiving such mailed notice, two or more owners of adjacent property notify the board of their desire to purchase the parcel, the board shall accept sealed bids for the parcel from such property owners and may convey such parcel to the highest bidder or may reject all offers.

(3) As an alternative to subsections (1) and (2), the board of county commissioners may by ordinance prescribe disposition standards and procedures to be used by the county in selling and conveying any real or personal property and in leasing real property owned by the county. The standards and procedures must provide at a minimum for:

(a) Establishment of competition and qualification standards upon which disposition will be determined.

(b) Reasonable public notice of the intent to consider disposition of county property and the availability of copies of the standards. Reasonableness of the notice is to be determined by the efficacy and efficiency of the means of communication used.

(c) Identification of the form and manner by which an interested person may acquire county property.

(d) Types of negotiation procedures applicable to the selection of a person to whom county properties may be disposed.

(e) The manner in which interested persons will be notified of the board's intent to consider final action at a regular meeting of the board on the disposition of a property and the time and manner for making objections.

(f) Adherence in the disposition of real property to the governing comprehensive plan and zoning ordinances.

History.—s. 1, ch. 23829, 1947; s. 1, ch. 70-388; s. 1, ch. 77-475; s. 1, ch. 81-87; s. 1, ch. 83-100; s. 1, ch. 86-105; s. 2, ch. 89-103; s. 2, ch. 95-416; ss. 1, 2, ch. 99-190; s. 1, ch. 2001-252; ss. 56, 79, ch. 2002-402.

Select Year: 2010

The 2010 Florida Statutes

Title XVIII
PUBLIC LANDS AND PROPERTY

Chapter 270
PUBLIC LANDS

[View Entire Chapter](#)

270.11 Contracts for sale of public lands to reserve certain mineral rights; prohibition on exercise of right of entry in certain cases.—

(1) Unless the applicable agency chooses not to reserve such interest and except as otherwise provided by law, in all contracts and deeds for the sale of land executed by the Board of Trustees of the Internal Improvement Trust Fund or by any local government, water management district, or other agency of the state, there shall be reserved for such local government, water management district, other agency of the state, or the board of trustees and its successors an undivided three-fourths interest in, and title in and to an undivided three-fourths interest in, all the phosphate, minerals, and metals that are or may be in, on, or under the said land and an undivided one-half interest in all the petroleum that is or may be in, on, or under said land with the privilege to mine and develop the same.

(2)(a) The Board of Trustees of the Internal Improvement Trust Fund may, in its discretion, sell or release any reserved interest or any portion thereof in or as to any particular parcel of land, and the State Board of Education may sell or release any such interest or any portion thereof which was reserved for said board pursuant to this section prior to September 1, 1967. Such sale or release shall be made on application of the owner of the title to the particular parcel of land with statement of reason justifying such sale or release.

(b) The right of entry in respect to any interest in phosphate, minerals, and metals or any interest in petroleum heretofore or hereafter reserved in favor of the Board of Trustees of the Internal Improvement Trust Fund or the State Board of Education is hereby released as to any parcel of property that is, or ever has been, a contiguous tract of less than 20 acres in the aggregate under the same ownership.

(3) A local government, water management district, or agency of the state may, at its discretion, sell or release reserved interest in any parcel of land, except that such sale or release shall be made upon petition of the purchaser for such interest and with a statement of reasons justifying such sale or release.

(4) Any state agency, except a water management district, which receives royalties for parcels shall remit any such moneys into the General Revenue Fund, unless otherwise provided by law.

History.—ss. 1, 2, ch. 6159, 1911; RGS 1226; CGL 1771; s. 1095, ch. 19355, 1939; CGL 1940 Supp. 892(414); s. 1, ch. 26849, 1951; s. 1, ch. 59-220; s. 2, ch. 61-119; ss. 27, 35, ch. 69-106; s. 76, ch. 71-355; s. 1, ch. 86-205; s. 1, ch. 86-257; s. 9, ch. 2001-256.