Agenda Item #: 3H-4

# PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS AGENDA ITEM SUMMARY

Meeting Date:	September 13, 2016	[X] Consent [ ] Ordinance	[ ] Regular [ ] Public Hearing	
Department:	<b>Facilities Development</b>	& Operations		

#### I. EXECUTIVE BRIEF

# Motion and Title: Staff recommends motion to:

A) adopt a Resolution authorizing the conveyance of the County's interest in six (6) parcels of surplus property to the City of West Palm Beach without charge pursuant to Florida Statutes Section 197.592(3), and with reservation of mineral and petroleum rights, but without rights of entry and exploration; and

**B)** approve six (6) County Deeds in favor of the City of West Palm Beach.

Summary: The County recently acquired via tax deed escheatment six (6) parcels located within the municipal boundaries of the City of West Palm Beach with a collective assessed value of \$69,403. The parcels serve no present or future County purpose. The parcels are being conveyed to the City pursuant to Florida Statutes Section 197.592(3), which requires the conveyance of surplus property acquired by tax deed to the municipality in which it is located. The County will retain mineral and petroleum rights in accordance with Florida Statutes Section 270.11, without rights of entry and exploration. This conveyance must be approved by a Supermajority Vote (5 Commissioners). (PREM) District 7 (HJF)

Background and Justification: The six (6) parcels total 0.73 acres and range in size from 0.06 acres to 0.22 acres. The total assessed value of the six (6) parcels is \$69,403 and the parcels vary in value from \$5,000 to \$24,831. Five (5) of the parcels are vacant and one (1) parcel is improved with an uninhabitable house. As no parcel exceeds \$25,000 in value, appraisals are not required. PREM, in response to direction from the Real Estate Assets Task Force, has developed a program to convey to the municipalities in which they are located surplus County property which provides little opportunity to further a County function. While three of the parcels are of sufficient size to be used for development of affordable housing, Staff feels strongly that the most cost effective method to dispose of these properties is to convey them at no cost to the City, as the municipality is in a better position to determine how these properties should be used and maintained. The City is proposing to convey one of the parcels to NCCI for development of the NW Community Health Center. This conveyance to the City will relieve the County of potential liability for occurrences on the properties. In addition, the City is proposing to levy Non Ad Valorem assessments against these properties to fund the costs of nuisance abatement. These assessments will make it expensive to hold these properties and decrease any potential net sales proceeds. A Disclosure of Beneficial Interests is not required since this transaction is between the County and another governmental agency.

#### Attachments:

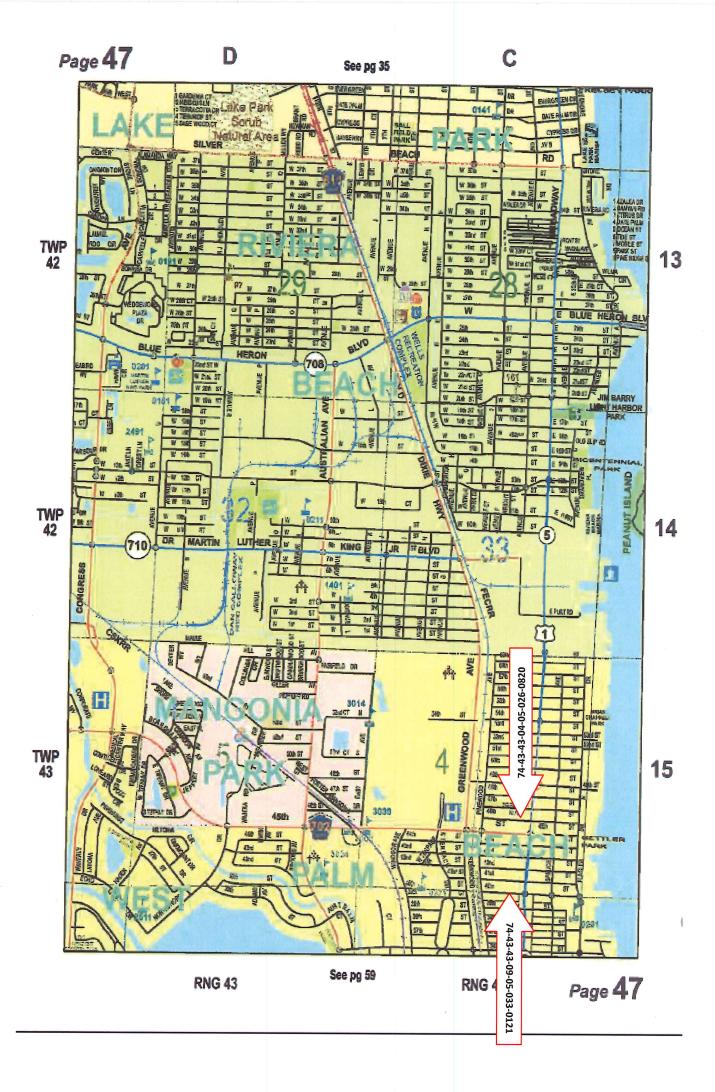
- 1. Location Maps (2)
- 2. Resolution
- 3. County Deeds (6)
- 4. Letter from the City of West Palm Beach dated July 27, 2016, requesting parcels

Recommended By:	Army Way	8/14/16	
I	Department Director	Date	
Approved By:	Marken	9/2/14	
	County Administrator	Date /	

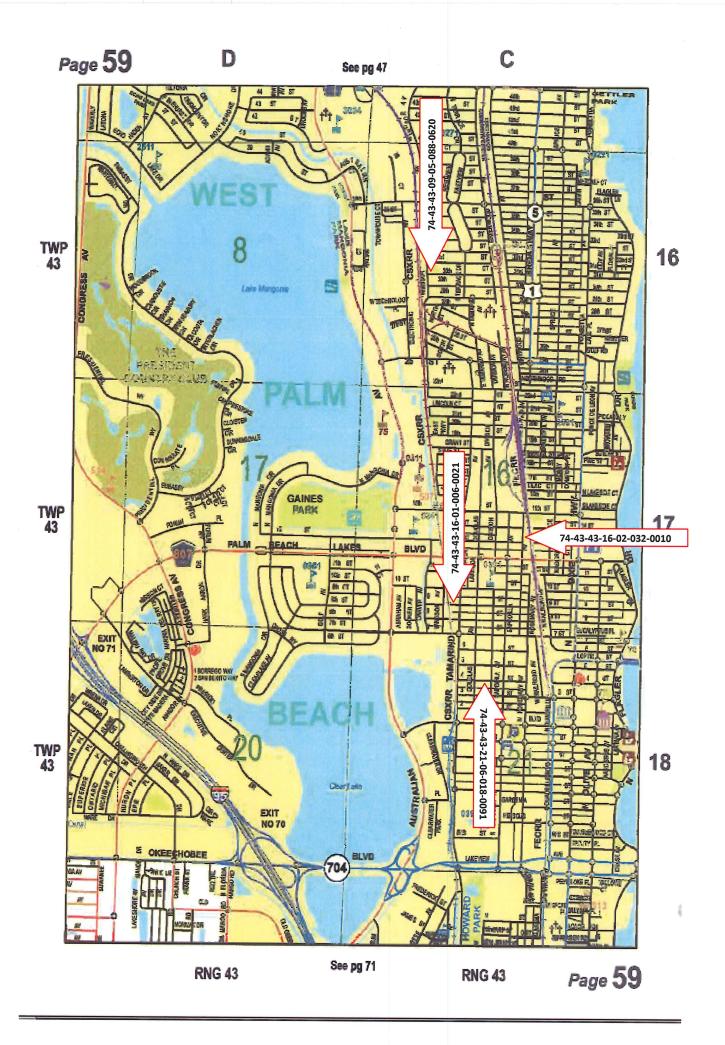
# II. FISCAL IMPACT ANALYSIS

# Five Year Summary of Fiscal Impact: **Fiscal Years** 2016 2017 2018 2019 2020 **Capital Expenditures Operating Costs External Revenues Program Income (County) In-Kind Match (County NET FISCAL IMPACT** # ADDITIONAL FTE **POSITIONS (Cumulative)** Is Item Included in Current Budget: Yes No \_\_\_\_ Budget Account No: Fund \_\_\_\_\_ Unit \_\_\_\_ \_\_\_\_\_ Dept Object \_\_\_\_ Program Recommended Sources of Funds/Summary of Fiscal Impact: В. \*No fiscal impact. Fixed Asset Number: <u>H07930</u>, <u>H07917</u>, <u>H07927</u>, <u>H07931</u>, <u>H07929</u> and <u>H07936</u> 8-16-14 C. **Departmental Fiscal Review:** III. REVIEW COMMENTS **OFMB Fiscal and/or Contract Development Comments:** A. Contract Development and Control В. Legal Sufficiency: C. Other Department Review: Department Director

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







RESOLUTION NO.	
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RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH FLORIDA, AUTHORIZING THE CONVEYANCE OF CERTAIN REAL PROPERTY TO THE CITY OF WEST PALM BEACH, PURSUANT TO FLORIDA STATUTE SECTION 197.592(3) WITHOUT CHARGE AND WITH MINERAL AND PETROLEUM RIGHTS RESERVATION WITHOUT RIGHTS OF ENTRY AND **EXPLORATION**; AND **PROVIDING** EFFECTIVE DATE.

WHEREAS, the County owns six (6) properties within the municipal boundaries of the City of West Palm Beach which were acquired for delinquent taxes; and

WHEREAS, Florida Statutes Section 197.592(3) states that under certain conditions, the County is to convey to municipalities in which they are located, properties acquired by the County for delinquent taxes and that any liens of record held by the County on such properties shall not survive the conveyance to the municipalities; and

WHEREAS, the subject lands have not been previously sold, acquired for infill housing, or dedicated by the Board of County Commissioners, and shall not be conveyed to the record prior fee simple title owner; and

WHEREAS, pursuant to Florida Statute Section 270.11, the City of West Palm Beach has requested that such property be conveyed without reservation of and release the rights of entry and exploration relating to phosphate, mineral, metals and petroleum rights; and

WHEREAS, the Board of County Commissioners of Palm Beach County has agreed to convey such property reserving phosphate, mineral, metals and petroleum rights but releasing any and all rights of entry and exploration relating to such rights.

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. <u>Authorization to Convey Real Property</u>

The Board of County Commissioners of Palm Beach County shall convey to the City of West Palm Beach without charge and by County Deeds attached hereto as Exhibit

"A" and incorporated herein by reference, the real property legally described in such deeds. Any liens of record held by the County on the subject lands shall not survive the conveyance to the City of West Palm Beach.

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

Commet with redefin of	State Law of County Charter
Any statutory or Charter provision	ons in conflict with this Resolution shall prevail.
Section 4. <u>Effective Date</u>	
The provisions of this Resolution	on shall be effective immediately upon adoption
hereof.	
The foregoing resolution was off	fered by Commissioner who
moved its adoption. The Motion was	seconded by Commissioner,
and upon being put to a vote, the vote w	ras as follows:
Commissioner Hal Commissioner Pau Commissioner She Commissioner Stev Commissioner Mel Commissioner Pris	lley Vana ven L. Abrams issa McKinlay
day of, 20	
	PALM BEACH COUNTY, a political subdivision of the State of Florida BOARD OF COUNTY COMMISSIONERS
	SHARON R. BOCK CLERK & COMPTROLLER
	By:
APPROVED AS TO FORM AND LEGAL SUFFICIENCY	APPROVED AS TO TERMS AND CONDITIONS
By: Assistant County Attorney	By: Department Director

# EXHIBIT "A" COUNTY DEEDS

PCN: 74-43-43-16-02-032-0010 Closing Date: Purchase Price: \$0

# **COUNTY DEED**

This COUNTY DEED, made \_\_\_, by PALM BEACH COUNTY, a political subdivision of the State of Florida, by and through its Board of County Commissioners, whose legal mailing address is 2633 Vista Parkway, West Palm Beach, Florida 33411-5605, "County", and the CITY OF WEST PALM BEACH, a municipality duly organized and existing by virtue of the laws of the State of Florida, whose legal mailing address is 401 Clematis Street, West Palm Beach, Florida 33401, "City".

#### WITNESSETH:

That County, for and in consideration of the sum of Ten and 00/100 (\$10.00) Dollars to it in hand paid by City, the receipt whereof is hereby acknowledged, has granted, bargained and sold to City, its successors and assigns forever, the following described land lying and being in Palm Beach County, Florida:

FRESHWATER 11<sup>TH</sup> & 12<sup>TH</sup> AVE ADD LT 1 BLK 32

THE ABOVE BEING THE REAL PROPERTY DESCRIBED UNDER TAX CERTIFICATE NUMBER 28122 IN THE TAX DEED RECORDED IN OFFICIAL RECORD BOOK 28067, PAGE 0932, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

Reserving, however, unto County, its successors and assigns, an undivided threefourths (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 PALM BEACH COUNTY, a political CLERK & COMPTROLLER subdivision of the State of Florida By: By: Deputy Clerk Mary Lou Berger, Mayor APPROVED AS TO FORM AND LEGAL SUFFICIENCY

(OFFICIAL SEAL) By: Assistant County Attorney

West Palm Beach, FL 33411-5605

PCN: 74-43-43-16-01-006-0021 Closing Date: Purchase Price: \$0

#### **COUNTY DEED**

This COUNTY DEED, made , by PALM BEACH COUNTY, a political subdivision of the State of Florida, by and through its Board of County Commissioners, whose legal mailing address is 2633 Vista Parkway, West Palm Beach, Florida 33411-5605, "County", and the CITY OF WEST PALM BEACH, a municipality duly organized and existing by virtue of the laws of the State of Florida, whose legal mailing address is 401 Clematis Street, West Palm Beach, Florida 33401, "City".

#### WITNESSETH:

That County, for and in consideration of the sum of Ten and 00/100 (\$10.00) Dollars to it in hand paid by City, the receipt whereof is hereby acknowledged, has granted, bargained and sold to City, its successors and assigns forever, the following described land lying and being in Palm Beach County, Florida:

FRESHWATER ADD TO WPB AMNDED W 24 FT OF LT 2 BLK 6

THE ABOVE BEING THE REAL PROPERTY DESCRIBED UNDER TAX CERTIFICATE NUMBER 39818 IN THE TAX DEED RECORDED IN OFFICIAL RECORD BOOK 28160, PAGE 0834, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

Reserving, however, unto County, its successors and assigns, an undivided threefourths (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 (½) 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: Mary Lou Berger, Mayor
APPROVED AS TO FORM AND LEGAL SUFFICIENCY  By: Assistant County Attorney	(OFFICIAL SEAL)

PCN: 74-43-43-21-06-018-0091 Closing Date: \$0 Purchase Price:

#### COUNTY DEED

\_\_\_, by **PALM BEACH** This COUNTY DEED, made COUNTY, a political subdivision of the State of Florida, by and through its Board of County Commissioners, whose legal mailing address is 2633 Vista Parkway, West Palm Beach, Florida 33411-5605, "County", and the CITY OF WEST PALM BEACH, a municipality duly organized and existing by virtue of the laws of the State of Florida. whose legal mailing address is 401 Clematis Street, West Palm Beach, Florida 33401. "City".

#### WITNESSETH:

That County, for and in consideration of the sum of Ten and 00/100 (\$10.00) Dollars to it in hand paid by City, the receipt whereof is hereby acknowledged, has granted, bargained and sold to City, its successors and assigns forever, the following described land lying and being in Palm Beach County, Florida:

CLOWS ADDITION W 1/2 OF LT 9 BLK 18

THE ABOVE BEING THE REAL PROPERTY DESCRIBED UNDER TAX CERTIFICATE NUMBER 38949 IN THE TAX DEED RECORDED IN OFFICIAL RECORD BOOK 28160, PAGE 0365, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

Reserving, however, unto County, its successors and assigns, an undivided threefourths (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 PALM BEACH COUNTY, a political CLERK & COMPTROLLER subdivision of the State of Florida By: By: Deputy Clerk Mary Lou Berger, Mayor

### APPROVED AS TO FORM AND LEGAL SUFFICIENCY

(OFFICIAL SEAL)

By: **Assistant County Attorney** 

#### **COUNTY DEED**

#### WITNESSETH:

That County, for and in consideration of the sum of Ten and 00/100 (\$10.00) Dollars to it in hand paid by City, the receipt whereof is hereby acknowledged, has granted, bargained and sold to City, its successors and assigns forever, the following described land lying and being in Palm Beach County, Florida:

NORTHWOOD ADD W 15 FT OF LT 12 & ALL LTS 13 & 14 BLK 33

THE ABOVE BEING THE REAL PROPERTY DESCRIBED UNDER TAX CERTIFICATE NUMBER 186 IN THE TAX DEED RECORDED IN OFFICIAL RECORD BOOK 28218, PAGE 1732, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

Reserving, however, unto County, its successors and assigns, an undivided three-fourths (¾) interest in, and title in and to an undivided three-fourths (¾) interest in, all the phosphate, minerals, and metals that are or may be in, on, or under the said land and undivided one-half (½) 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.

# SHARON R. BOCK CLERK & COMPTROLLER By: Deputy Clerk APPROVED AS TO FORM AND LEGAL SUFFICIENCY PALM BEACH COUNTY, a political subdivision of the State of Florida By: Mary Lou Berger, Mayor (OFFICIAL SEAL)

G:\PREM\PM\Dispositions\West Palm Beach 2016 Disposition\Deed.0121 hf app 8-08-2016.docx

By:

**Assistant County Attorney** 

PCN: 74-43-43-09-05-088-0620 Closing Date: \$0 Purchase Price:

#### **COUNTY DEED**

\_\_\_, by PALM BEACH This COUNTY DEED, made COUNTY, a political subdivision of the State of Florida, by and through its Board of County Commissioners, whose legal mailing address is 2633 Vista Parkway, West Palm Beach, Florida 33411-5605, "County", and the CITY OF WEST PALM BEACH, a municipality duly organized and existing by virtue of the laws of the State of Florida, whose legal mailing address is 401 Clematis Street, West Palm Beach, Florida 33401, "City".

#### WITNESSETH:

That County, for and in consideration of the sum of Ten and 00/100 (\$10.00) Dollars to it in hand paid by City, the receipt whereof is hereby acknowledged, has granted, bargained and sold to City, its successors and assigns forever, the following described land lying and being in Palm Beach County, Florida:

#### NORTHWOOD ADDITION LTS 62 & 63 BLK 88

THE ABOVE BEING THE REAL PROPERTY DESCRIBED UNDER TAX CERTIFICATE NUMBER 37652 IN THE TAX DEED RECORDED IN OFFICIAL RECORD BOOK 28160, PAGE 0416, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

Reserving, however, unto County, its successors and assigns, an undivided threefourths (¾) interest in, and title in and to an undivided three-fourths (¾) 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:	By: Mary Lou Berger, Mayor	
APPROVED AS TO FORM AND LEGAL SUFFICIENCY	(OFFICIAL SEAL)	
By: Assistant County Attorney		

PCN: 74-43-43-04-05-026-0820 Closing Date:

Closing Date:

Purchase Price: \$0

#### **COUNTY DEED**

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LT 82 BLK 26 NORTH PALM BEACH PL 2

THE ABOVE BEING THE REAL PROPERTY DESCRIBED UNDER TAX CERTIFICATE NUMBER 38805 IN THE TAX DEED RECORDED IN OFFICIAL RECORD BOOK 27800, PAGE 0409, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

Reserving, however, unto County, its successors and assigns, an undivided three-fourths (¾) interest in, and title in and to an undivided three-fourths (¾) interest in, all the phosphate, minerals, and metals that are or may be in, on, or under the said land and undivided one-half (½) 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.

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SHARON R. BOCK
CLERK & COMPTROLLER

By:
Deputy Clerk

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

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

By:
Mary Lou Berger, Mayor

(OFFICIAL SEAL)

By: \_\_\_\_\_ Assistant County Attorney

PCN: 74-43-43-16-02-032-0010 Closing Date: \$0 Purchase Price:

#### **COUNTY DEED**

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THE ABOVE BEING THE REAL PROPERTY DESCRIBED UNDER TAX CERTIFICATE NUMBER 28122 IN THE TAX DEED RECORDED IN OFFICIAL RECORD BOOK 28067, PAGE 0932, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

Reserving, however, unto County, its successors and assigns, an undivided threefourths (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.

PALM BEACH COUNTY, a political subdivision of the State of Florida
By:
Mary Lou Berger, Mayor

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

(OFFICIAL SEAL)

By: Assistant County/Attorney

PCN: 74-43-43-16-01-006-0021 Closing Date:

\$0 Purchase Price:

#### COUNTY DEED

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FRESHWATER ADD TO WPB AMNDED W 24 FT OF LT 2 BLK 6

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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:	By: Mary Lou Berger, Mayor

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

(OFFICIAL SEAL)

By: Assistant County Attorney

West Palm Beach, FL 33411-5605

#### **COUNTY DEED**

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CLOWS ADDITION W 1/2 OF LT 9 BLK 18

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#### **ATTEST:**

SHARON R. BOCK CLERK & COMPTROLLER	PALM BEACH COUNTY, a political subdivision of the State of Florida
By:	By:
Deputy Clerk	Mary Lou Berger, Mayor
Deputy Clerk	Mary Lou Berger, Mayor

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

(OFFICIAL SEAL)

By: Assistant County/Attorney

#### **COUNTY DEED**

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NORTHWOOD ADD W 15 FT OF LT 12 & ALL LTS 13 & 14 BLK 33

THE ABOVE BEING THE REAL PROPERTY DESCRIBED UNDER TAX CERTIFICATE NUMBER 186 IN THE TAX DEED RECORDED IN OFFICIAL RECORD BOOK 28218, PAGE 1732, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

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 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.

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#### **ATTEST:**

SHARON R. BOCK
CLERK & COMPTROLLER

By:
Deputy Clerk

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

By:
Mary Lou Berger, Mayor

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

(OFFICIAL SEAL)

By: Assistant County Attorney

PCN: 74-43-43-09-05-088-0620

Closing Date:
Purchase Price: \$0

#### **COUNTY DEED**

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NORTHWOOD ADDITION LTS 62 & 63 BLK 88

THE ABOVE BEING THE REAL PROPERTY DESCRIBED UNDER TAX CERTIFICATE NUMBER 37652 IN THE TAX DEED RECORDED IN OFFICIAL RECORD BOOK 28160, PAGE 0416, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

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 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

PALM BEACH COUNTY, a political

CLERK & COMPTROLLER subdivision of the State of Florida

By: \_\_\_\_\_\_ By: \_\_\_\_\_ Mary Lou Berger, Mayor

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

(OFFICIAL SEAL)

By: Assistant County Attorney

PCN: 74-43-43-04-05-026-0820

#### **COUNTY DEED**

This COUNTY DEED, made \_\_\_\_\_\_\_\_, by PALM BEACH COUNTY, a political subdivision of the State of Florida, by and through its Board of County Commissioners, whose legal mailing address is 2633 Vista Parkway, West Palm Beach, Florida 33411-5605, "County", and the CITY OF WEST PALM BEACH, a municipality duly organized and existing by virtue of the laws of the State of Florida, whose legal mailing address is 401 Clematis Street, West Palm Beach, Florida 33401, "City".

#### WITNESSETH:

That County, for and in consideration of the sum of Ten and 00/100 (\$10.00) Dollars to it in hand paid by City, the receipt whereof is hereby acknowledged, has granted, bargained and sold to City, its successors and assigns forever, the following described land lying and being in Palm Beach County, Florida:

LT 82 BLK 26 NORTH PALM BEACH PL 2

THE ABOVE BEING THE REAL PROPERTY DESCRIBED UNDER TAX CERTIFICATE NUMBER 38805 IN THE TAX DEED RECORDED IN OFFICIAL RECORD BOOK 27800, PAGE 0409, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

Reserving, however, unto County, its successors and assigns, an undivided three-fourths (¾) interest in, and title in and to an undivided three-fourths (¾) interest in, all the phosphate, minerals, and metals that are or may be in, on, or under the said land and undivided one-half (½) 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:

By:

SHARON R. BOCK CLERK & COMPTROLLER	PALM BEACH COUNTY, a political subdivision of the State of Florida
By:	By:
Deputy Clerk	Mary Lou Berger, Mayor

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

(OFFICIAL SEAL)

Assistant County/Attorney



City Administration 401 Clematis Street West Palm Beach FL 33401 561-822-1400

Fax: 561-822-1424

July 27, 2016

Ross C. Hering, Director Facilities Development & Operations Department 2633 Vista Parkway West Palm Beach, FL 33411

Re: Acceptance of County Owned Escheated Tax Deeds

Dear Mr. Hering:

In response to your letter of July 20, 2016 regarding 6 parcels of property acquired by Tax Deed, please be advised that the City will accept all 6 parcels.

If you have any further questions, please contact me.

Sincerely,

Jeffrey Green City Administrator

Copy: Armando Fana - HCD Director