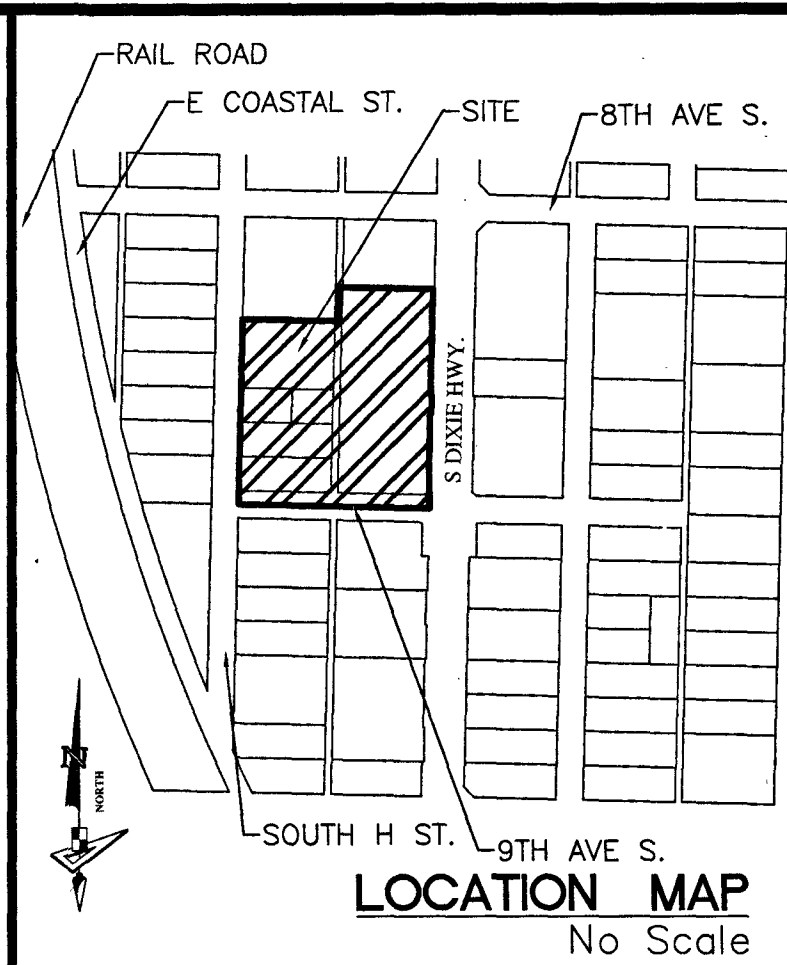


# MADISON TERRACE

BEING A REPLAT OF LOTS 1 THROUGH 5, AND PORTIONS OF LOTS 11 THROUGH 16, ALSO BEING A PORTION OF A 10 FOOT ALLEY WAY AND A PORTION OF 3RD AVENUE, BLOCK 253, THE PALM BEACH FARMS CO. PLAT NO. 2, THE TOWNSITE OF LUCERNE, PALM BEACH COUNTY, FLORIDA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 29 THROUGH 40, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, ALL LYING WITHIN SECTION 28, TOWNSHIP 44 SOUTH, RANGE 43 EAST, CITY OF LAKE WORTH BEACH, PALM BEACH COUNTY, FLORIDA.



199

STATE OF FLORIDA }  
COUNTY OF PALM BEACH } S.S.  
THIS INSTRUMENT WAS FILED FOR  
RECORD AT \_\_\_\_\_ M.  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
2025 \_\_\_\_\_ AND DULY RECORDED  
IN PLAT BOOK NO. \_\_\_\_\_ ON PAGE \_\_\_\_\_

JOSEPH ABRUZZO,  
CLERK OF THE CIRCUIT COURT AND  
COMPTROLLER  
BY: \_\_\_\_\_ D.C.

## MORTGAGEE'S JOINDER AND CONSENT

STATE OF Florida  
COUNTY OF Palm Beach

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF MORTGAGE, UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 35480, PAGE 1470, CFN 20250006634, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID ENTITY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS Exec. Director (TITLE) AND ITS CORPORATE SEAL TO BE AFFIXED HEREON THIS 6th DAY OF August, 2025.

WITNESS: Niki Silva  
PRINT NAME: NIKI SILVA  
ADDRESS: 9990 S. Military Tr.  
Boynton Bch Fl 33436

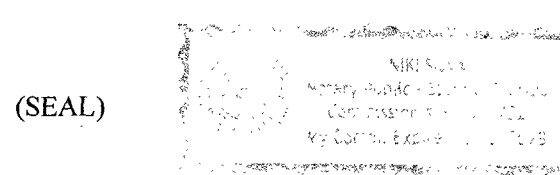
BY: [Signature]  
Michael T. Martin  
(PRINTED NAME, TITLE)  
Executive Director

## ACKNOWLEDGMENTS

STATE OF Florida  
COUNTY OF Palm Beach

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☐ PHYSICAL PRESENCE OR ☒ ONLINE NOTARIZATION, THIS 6th DAY OF August, 2025, BY Michael T. Martin AS Exec. Director OF WELLS FARGO BANK, NATIONAL ASSOCIATION, ON BEHALF OF SAID ENTITY, HE / SHE ☐ IS PERSONALLY KNOWN TO ME OR ☒ WHO PROVIDED FLDL AS IDENTIFICATION.

COMMISSION NO.: HH511222  
MY COMMISSION EXPIRES: 4/2/2028



## MORTGAGEE'S JOINDER AND CONSENT

STATE OF Virginia  
COUNTY OF Fairfax

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF MORTGAGE, UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 35480, PAGE 1524, CFN 20250006638, AS ASSIGNED BY THAT CERTAIN ASSIGNMENT OF SECURITY INSTRUMENT WHICH IS RECORDED IN OFFICIAL RECORD BOOK 35480, PAGE 1547, CFN 20250006639, BOTH OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID ENTITY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS manager (TITLE) AND ITS CORPORATE SEAL TO BE AFFIXED HEREON THIS 20th DAY OF July, 2025.

WITNESS: Manu B-T  
PRINT NAME: Manisa Brown-Tenge  
ADDRESS: 8100 Jones Branch Dr.

BY: [Signature]  
DENYCK TONEY, MANAGER  
(PRINTED NAME, TITLE)

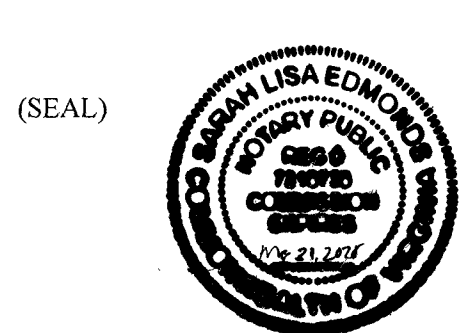
WITNESS: [Signature]  
PRINT NAME: Margies Carr  
ADDRESS: 8100 Jones Branch Dr.

## ACKNOWLEDGMENTS

STATE OF Virginia  
COUNTY OF Fairfax

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☐ PHYSICAL PRESENCE OR ☒ ONLINE NOTARIZATION, THIS 20th DAY OF July, 2025, BY DENYCK TONEY AS manager OF FEDERAL HOME LOAN MORTGAGE CORPORATION, A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES, ON BEHALF OF SAID COMPANY. HE / SHE ☐ IS PERSONALLY KNOWN TO ME OR ☒ WHO PROVIDED yellow 70 AS IDENTIFICATION.

COMMISSION NO.: 7216736  
MY COMMISSION EXPIRES: May 31, 2028



## MORTGAGEE'S JOINDER AND CONSENT

STATE OF Florida  
COUNTY OF Palm Beach

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF MORTGAGE, UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 35480, PAGE 1495, CFN 20250006636, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID ENTITY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS Vice President (TITLE) AND ITS CORPORATE SEAL TO BE AFFIXED HEREON THIS 1 DAY OF July, 2025.

FLORIDA NEIGHBORS FOUNDATION, INC.,  
A FLORIDA CORPORATION NOT FOR PROFIT

WITNESS: [Signature]  
PRINT NAME: MIKE OLIVER  
558 W. NEW ENGLAND AVE  
ADDRESS: WINTER PARK, FL 32789

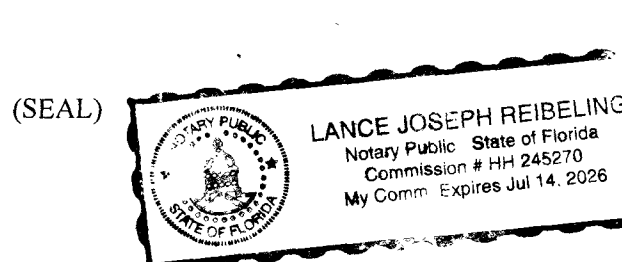
BY: [Signature]  
Lindsay Sultan, Vice President  
(PRINTED NAME, TITLE)

## ACKNOWLEDGMENTS

STATE OF Florida  
COUNTY OF Palm Beach

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☒ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS 1 DAY OF July, 2025, BY Lindsay Sultan AS Vice President OF FLORIDA NEIGHBORS FOUNDATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ON BEHALF OF SAID ENTITY, HE / SHE ☒ IS PERSONALLY KNOWN TO ME OR ☐ WHO PROVIDED \_\_\_\_\_ AS IDENTIFICATION.

COMMISSION NO.: HH 245270  
MY COMMISSION EXPIRES: July 14, 2026



[Signature]  
Lance Reibeling  
(PRINTED NAME) - NOTARY PUBLIC

THIS INSTRUMENT PREPARED BY  
LUIS J. ORTIZ, P.S.M.  
LS7006 STATE OF FLORIDA.  
GEOPPOINT SURVEYING, INC.  
4152 WEST BLUE HERON BOULEVARD, SUITE 105,  
RIVIERA BEACH, FLORIDA 33404.  
CERTIFICATE OF AUTHORIZATION NO. LB7768



4152 W. Blue Heron Blvd. Phone: (561) 444-2720  
Suite 106 www.geopointsurvey.com  
Riviera Beach, FL 33404 Licensed Business Number LB 7768