RETURN TO : VILLAGE OF WELLINGTON 14000 GREENBRIAR BLVD. WELLINGTON, FL. 33414

Nov-02-2000 03:3100 02-420231 ORB 12111 Pg 3 Con 10.00 Doc 0.70 INTERNETING INTERNET

THIS INSTRUMENT PREPARED BY AND TO BE RETURNED TO:

Charles W. Edgar III, Esquire Nason, Yeager, Gerson, White & Lioce, P.A. 1645 Palm Beach Lakes Boulevard, Suite 1200 West Palm Beach, Florida 33401

QUIT-CLAIM DEED AND ASSIGNMENT

THIS QUIT-CLAIM DEED AND ASSIGNMENT is executed this 5^{M} day of September, 2000, by FIRST WELLINGTON, INC., a Florida corporation not for profit (the "Grantor") in favor of VILLAGE OF WELLINGTON, FLORIDA, a Florida municipal corporation (the "Grantee") whose address is 14000 Greenbria: Boulevard, Wellington, Florida 33414.

WITNESSETH:

That the said Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby remises, releases, and quit-claims unto Grantee forever all of the right, title, interest, claim and demand (including, without limitation, any fee simple, reversionary, remainder, dedication, right-of-way or casement interests) which Grantor has in and to any and all common areas, rights-of-way, easements or other lands located within the following described property (the "Property"), situate lying and being in the County of Palm Beach, State of Florida:

SEE COMPOSITE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

This is a conveyance from a homeowners' association to a municipality for nominal consideration and, as such, only minimal documentary stamp taxes are due hereon.

TO HAVE AND HOLD the same together with all and singular the appurtenances thereunto belonging or in any wise appertaining, and all the estate, right, tit e, interest, lien, equity and claim whatsoever of Grantor, either in law or equity, to the only properly use, herefit and behoof of Grantee.

THIS INSTRUMENT shall also constitute an assignment from Grantor to Grantee of all Grantor's rights, benefits, obligations and duties with respect to any of the interests herein conveyed including, without limitation, those which, by virtue of dedications on various plats of the Property, are contingent upon the Acme Improvement District ceasing to perform various maintenance or other functions. However, this instrument shall not operate as an assignment of Grantor's rights, powers or duties under any of the deed restrictions or similar instruments encumbering various portions of the Property.

NOTHING CONTAINED HEREIN or done in connection herewith shall in any manner terminate, alter, waive or impair any rights of any owner of land within the Property other than Grantor, including, without limitation, owners of residential lots or other land subject to, within, abutting or nearby any road or other right-of-way affected hereby with respect to the use, maintenance or improvement (including painting) thereof.

IN WITNESS WHEREOF, Grantor has signed and sealed these presents the day and year first above written.

FIRST WELLINGTON, INC.

Piconcelli, President

Attest

(CORPORATE SEAL)

STATE OF FLORIDA) SS COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 54% day of September, 2000, by Joseph R. Piconceili, the President of First Wellington, Inc., a Florida corporation not for profit, on behalf of the corporation, () who is personally known to me OR () who produced _____as_identification.___



Notary Signature

Cirdu Print Notary

NOTARY PUBLIC State of Florida at Large

My Commission Expires: \2-26-03

STATE OF FLORIDA)) SS COUNTY OF PALM BEACH з

The foregoing instrument was acknowledged before me this $\underline{5^{\text{W}}}$ day of September, 2000, by Steve Delai, the Secretary of First Wellington, Inc., a Florida corporation not for profit, on behalf of the corporation, (V) who is personally known to me OR-(--) who produced



Cindy Down Smith OMM SSION # CC896519 EXFIRES Eecember 26, 2003 JONDED THRU TROY FAIN INSURANCE, INC.

Notary Signature

Print Notary Name

NOTARY PUBLIC State of Florida at Large

My Commission Expires: 12-26-03

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EXHIBIT "A"

The following property located in Palm Beach County, Florida:

All that part of Sections 32, 33 and 34, Township 43 South, Range 41 East, lying south of the West Palm Beach Canal, less the East 350 feet of said Section 34.

All of Fractional Sections 2, 3, 4, 5 and all of Sections 8, 9, 10, 11, 14, 15, 16, 17, Township 44 South, Range 41 East, except the following two tracts:

- (a) The West 240 acres of said Section 2, except a parcel of land in Section 2 which is included in this description and is described as follows: Commencing at the NW corner of Section 2-44-41, runs S 01° 03' 22" W along the West line of said Sections 2, 1.15 feet for a point of beginning; thence continue S 01° 03' 22" W along said West line 3790.12 feet to the North right of way line, said right of way being 35 feet measured at right angle to the South line of said Section 2; thence run S 89° 39' 24" E along said right of way line 198.09 feet; thence run N 01° 56' 15" W 3792.83 feet to the point of beginning, containing 8.618 acres.
- (b) The 34 acres in the Northeast corner of said Section 2 described as the South 1,485 feet of the North 1,520 feet of the West 1,090 feet of the East 1,185 feet of said Section 2.

ALSO LESS AND EXCEPT the property described in the following three (3) pages.

Parcels A and 8 as follows:

Parcel A

A parcel of land in Section 11, Township 44 South, Range 41 East, Pain Seach County, Florida bounded on the South by the Northerly right-of-way of Forest Hill Boulevard, as now Eald out and in use and as recorded in Official Record Book 2131, Pages 1545 through 1549 of the Public Records of Palm Beach County, Floride, bounded on the Wast and Southwest by the Flat of Eowestry Grees at Wellington, as recorded in Plat Book 42, Pages 178 and 178 of eald Public Records, bounded also as the West, Worthwest, Worth and Mortheast by the Flat of South Shore No. 1-A of Wellington, as recorded in Flat Book 31, Pages 118 of Mellington, as recorded in Flat Book 35, Pages 168 through 111 of wellington as recorded in Blat Book 35, Pages 168 through 111 of said Public Records, miss bounded by the Southerly right-of-way of Brue Improvement Dietrict Casal C-17, the Mesterly right-ofway of Birkdale Drive, both as shown on said Flat of Eastwood Mo. 3;

Less the following described percel of real property:

A PARCEL OF LAND IN SECTION 11. TOWNSHIP 44 BOOTE, BANGH 41 BAST, PALM BEACH COUNTY, FLORIDA, INCLODING CHURCH SITE HO 8, MELLINGTON-P.U.D., RECORDED IN PLAT BOOR 43. PAGE 45, PUBLIC RECORDS OF PALM SEACH COUNTY, CHURCH SITE NO. 8, ADDITIONAL PARCEL, WELLINGTON-P.U.D., RECORDED IN PLAT BOOK 45, PAGE 178 CT SAID POSLIC RECORDS, AND TRACT ISC OF WELLINGTON-P.U.D., RECORDED IN FLAT BOOK 46, PAGE 183 OF SAID POSLIC RECORDS, BEING HORE PARTICULARLY DESCRIBED AS FOLLORS.

SECTIVETING AT THE HORTHELAST CORRER OF CRUNCE SITE NO. 8, WELLINGTON-P.C.D., AS ENCORDED IN PLAT BOOK 43, PAGE 65 OF THE PUTCIC RECORDS OF PALK BEACE COURTY, PLORIDA, THENCE SCOTE 86'22'93' HEST ALONG THE MEET RIGHT-OF-MAX OF SLREDALE DRIVE AS SBOHM ON BAID CHONCE SITE NO. 6, A DISTANCE OF J3.35 PEET, THENCE ROUTE 45'44'23' WEST ALONG THE MORTH RIGHT-OF-MAX OF SLREDALE DRIVE AS SBOHM ON BAID CHONCE SITE NO. 6, A DISTANCE OF J3.35 PEET, THENCE ROUTE 45'44'23' WEST ALONG THE MORTH RIGHT-OF-MAX OF POREST EILL BOULEVARD, A DISTANCE OF J31.44' FERT to THE SOOTMEST CORRER OF TRACT 25C OF WELLINGTON-P.C.D., AS RECORDED IN PLAT BOOK 66, PAGE WEST LINE OF SAID THACT 25C, A DISTANCE OF LASS BLADT ALONG THE HORTH 17'41'26' WEST ALONG THE WEST, A DISTANCE OF SAID TRACT 15C, THENCE SOUTH 64'37'3' WEST, A DISTANCE OF J3.32 FRET, THENCE HORTH 17'41'26' WEST ALONG THE WEST, A DISTANCE OF J1.78 FEET; THENCE MORTH 17'41'26' WEST, A DISTANCE OF J3.42 FRET TO THE HORTH 17'41'26' WEST ALONG THE WEST, A DISTANCE OF J1.78 FEET; THENCE MORTH 17'41'26' WEST, A DISTANCE OF J3.42 FRET TO THE HORTH 17'41'26' WEST, A DISTANCE OF J3.42 FRET TO THE HORTH 17'41'26' WEST, A DISTANCE OF J3.42 FRET TO THE HORTH 17'41'26' WEST, A DISTANCE OF J3.42 FRET TO THE HORTH OF CORVATURE OF A CONVE TO THE BOUTMEST RAVIES A RADIOS OF 17.54 FRET, THENCE BOUTMENTSTILI ALONG THE ANC OF SAID CUNVE THEODER A CONTRAL ANGLE OF SA'43'92', A DISTANCE OF 154.47 FRET TO THE FOIRT OF TRAGENCT; THENCE MORTH 64'23'30' WEST, A DISTANCE OF J81.43, FRET TO THE HOUTH OF CUNVET BOTHEST RAVIES A RADIOS OF 175.43 FRET, THENCE MORTH FROME 4'23'30' WEST, A DISTANCE OF SAID CUNVE THE ARC OF SAID CUNVE THEODER A CENTRAL ANGLE OF THE FOIRT OF CURVATURE OF A CURVE THOODER A CENTRAL ANGLE OF SAID CUNVE THENCE HORTH 43'43'57' BAST, A DISTANCE OF J16.24 FETT TO THE FOIRT OF CURVATURE OF A CURVE OF ANDERST TO THE FOIRT OF TAMGENCY; THENCE HORTH 43'43'57' BAST, A DISTANCE OF J16.24 FETT TO THE FOIRT OF CURVATURE OF A CURVE OF ANDERST OF SAID CURVE THEODER 7

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ALONG THE ARC OF SAID CURVE THROUGE A CENTRAL ANGLE OF 52°16'03" A DISTANCE OF 231.56 FRET TO THE POINT OF TARGENCY; FERECE HORTW 00'11'36" EAST. A DISTANCE OF 1.55 FLET TO THE BOOTHERLY RIGHT-OF-WAT OF ACHE INPROVEMENT DISTRICT CAMAL C-17; FEDECE FOUTH 55'48'25" EAST ALONG SAID FOUTHERLY RIGHT-OF-WAT OF C-17. A DISTANCE OF ADJ. 36 FRET TO THE DOTHERLY RIGHT-OF-WAT OF C-17. A FOUTH 83 '48'23" EAST ALONG SAID SOUTHEALY RIGET-OF-EAT OF C-17, A DISTANCE OF 601.36 FEET TO THE POINT OF CURVATURE OF A CURVE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID SOUTHEAST RIGRT-OF-MAY OF C-17, THROUGH A CENTRAL ANGLE OF 18"86'66", A SISTANCE OF 71.52 FEET TO THE POINT OF TANGENCT; THENCE SOUTH SUTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID SOUTHEAST RIGRT-OF-MAY OF C-17, THROUGH A CENTRAL ANGLE OF 18"86'66", A SISTANCE OF 71.52 FEET TO THE POINT OF TANGENCT; THENCE SOUTH CURVE TO THE ROATHEAST BAYING A RADIOS OF SISTANCE OF A CURVE DISTANCE OF 352.82 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE ROATHEAST BAYING A RADIOS OF SIST.74 FEET; THENCE SOUTHEASTERLT ALONG THE ARC OF SAID CORVE AND SAID SOUTHEALT RIGRT-OF-WAY OF C-17, TEROOGE A CENTRAL ANGLE OF 28"45'33", A DISTANCE OF 123.76 FEET TO THE POINT OF CARGENCT; THENCE SOUTH SUTHASTERLT ALONG THE ARC OF SAID CORVE AND SAID SOUTHEALT DISTANCE OF 244.76 FEET TO THE POINT OF CARGENCT; THENCE SOUTH BISTANCE OF 264.76 FEET TO THE POINT OF TANGENCT; THENCE SOUTH DISTANCE OF 264.76 FEET TO THE POINT OF TARGENCT; THENCE SOUTH DISTANCE OF 264.76 FEET TO THE POINT OF TARGENCT; THENCE SOUTH DISTANCE OF 264.76 FEET TO THE POINT OF TARGENCT; THENCE SOUTH DISTANCE OF 264.76 FEET TO THE POINT OF TARGENCT; THENCE SOUTH DISTANCE OF 264.76 FEET TO THE POINT OF TARGENCT; THENCE SOUTH DISTANCE OF 264.76 FEET TO THE POINT OF TARGENCT; THENCE SOUTH DISTANCE OF 264.76 FEET TO THE POINT OF TARGENCT; THENCE SOUTH DISTANCE OF 264.76 FEET TO THE POINT OF TARGENCT; THENCE SOUTH DISTANCE OF 264.76 FEET TO THE POINT OF TARGENCT; THENCE SOUTH DISTANCE OF 264.76 FEET TO THE POINT OF TARGENCE.70F-WAY OF C-17, A

A parcel of land in Sections 14. 15 and 16. Township 44 South. Range 41 East. Falm Basch County. Ficrida. bounded on the East by a line 685.00 feet Want of end parallel with the East line of Fairlane Farms Road as now laid out and in use, bounded on the Korth by the Southerly rights-of-way of Forest Eill Boulevard and South Shore Boulevard 68 now laid out and in use, staid Forest Uill Scalevard right-of-way 85 recorded in Official Bacord Book County, Florida, said South Shore Boulevard of Falz Baach County, Florida, said South Shore Boulevard of the South Stare eaid Public Records and as shown on Greenview Shares Mo. 2 ac through 136 of said reblic Records for the Stares Mo. 2 ac through 136 of said Fourth Shore Boulevard Shares Mo. 2 ac through 136 of said Fourth Road an Plat Beach 12, Pages 136 of said Fourth Shore Boulevard Shares Mo. 2 ac for said Public Records and as shown on Greenview Shares Mo. 2 ac through 136 of said Fourth Road, and Shares Wat Mores 120 Easterly right-of-way of Lake Worth Road, and Shown as Showth Shore Boulevard, as shown on Showat Shown as Showth Shore Boulevard, as shown on Showat Stares Mo. 2 ac fasterly right-of-way of Lake Worth Road, and the Wast by the Shore Boulevard, as shown on Showat Stares Mo. 2 ac form Shore Soulevard, as shown on Showat Stares Mo. 2 ac form Shore Soulevard, as shown on Showat Stares Mo. 2 ac form Shore Soulevard, as shown on Showat Stares Mo. 2 ac form Shore Soulevard, as shown on Showat Stares Mo. 2 ac form Shore Soulevard, as shown on Showat Stares Mo. 2 ac forten He. 2 and bounded on the Seat 15 and 16 for said Greesview Shore Shore Soulevard, as shown on Showat Stares Mouth Lines of said forten He. 2 and Lés

Together with the following described land; Meginning at the intersection of the South line of Section 16, Township 44 South, Ramen 41 East, with the Southerly prolongation of Black 44 of Greenview Shores No. 2 of Wellington, as recorded in Plat Book 31, Pages 120 through 136 of the Public Records of Falm Beach County, Florida, thence North 66'31'23' East along the sat line of Blocks 64 and 66 of anid Greenview Shores No. 2, a distance of 860.36 feet to the Mortheast corner of Let 18 of said said Block 66 and a South 19'84'37' Nest along the Morth line of said Block 66 and a South 19'84'37' Nest along the Morth line of forme We. 1, a distance of Parcel '3' of Anid Greenview Shores Ne. 1, a distance of 176.52 feet to the litersection with a tangent hearing of Morth 83'33'30' East at said said curve, through a Central expla of 44'35'30', a distance of Greenview Shores Southeast with a radius of distance of Greenview Shores Southeast with the Restarly right-of-way of curve concave to the Southeast with a fadius of 1861.27 Greenview Shores Bortherig and Sortheastarly right-of-way of caid Greenview Blaces Bortheast with a radius of 1867.56 feet and Greenview Shores Soulevard (formerip Late North And) as shown on curve concave to the Northeast with a radius of 1867.56 feet and thence Southeastarly along the size of 13'55'36', a distance of thence Southeastarly along the size of 13'55'36', a distance for slong and Mesterly fight-of-way a distance of 13'53'37' a distance dist slong and Mesterly fight-of-way a distance of 13'53'37' a distance dist slong and Mesterly right-of-way a distance of 13'53'37' a distance dist slong and Mesterly right-of-way a distance of 13'53'37' a distance dist slong and Mesterly right-of-way at Southeast with slong and Mesterly right-of-way at Southeast with slong and fister of as above an and fisters of 34.35 feet distance fourth difficure distance of 36.35 feet to the southeast of the shown as and Greenview Shores No. 2, and right-of-way being a curve concav

Together with the following described land;

a radius of 1560.60 feet and a tangent bearing of South 46°16'56' West, thence Southwesterly and Southerly along the erc of said curve and fight-of-way, through a central angle of 45'25'33', a distance of 1236.62 feet to the point of tangency, thence South 00°51'33' West along said-West right-of-way of South Shore Boulevard, a distance of 753.44 feet to the South line of said Section 16, thence Worth 49'37'54' West along said South line of Section 18, a distance of 360.61 feet to the <u>Point of Perioping</u>.

Lees the right-of-way for Sheffield Street as shown on Greenview Shores No. 2 of Wellington, as recorded in Flat Book 31, Pages 126 through 136 of the Fublic Records of Falm Beach County, Florida.

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