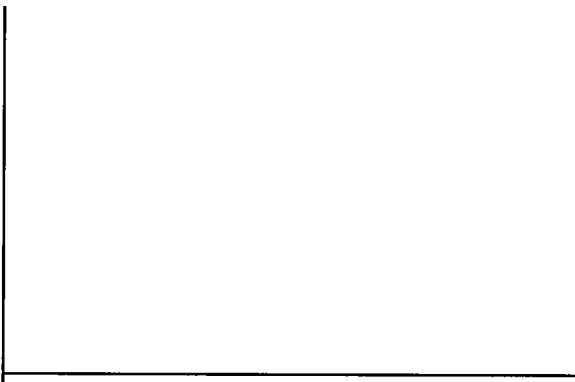


Return To:

Robert Banks  
Assistant County Attorney  
301 North Olive Avenue  
West Palm Beach, FL 33401



R2005 1417  
JUL 28 2005

DEED CONVEYING DEVELOPMENT RIGHTS

THIS QUIT-CLAIM DEED, executed this 15th day of June, 2005 by **PALM BEACH COUNTY**, a political subdivision of the State of Florida, Grantor to Hypoluxo Homes LLC Grantee.

**WITNESSETH:** That Grantor, for and in consideration of the sum of ten (\$10.00) dollars in hand paid by the Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto Grantee, its successors and assigns forever, all right, title, interest, claim and demand which the grantor has in and to fourteen (14) Development Rights units acquired through Environmentally Sensitive Lands purchase and held in the County Transfer of Development Rights bank in the County of **PALM BEACH**, State of **FLORIDA**.

**TO HAVE AND TO HOLD** the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, unto and on behalf of the said second party forever, subject to the following restrictions:

1. These fourteen (14) development rights shall be used only on property legally described as in Exhibit A attached hereto and made a part hereof.
2. Each development right unit shall constitute one residential dwelling unit.

**IN WITNESS WHEREOF** the Grantor has caused these presents to be executed in its name, the day and year first above written.

ATTEST:  
DOROTHY H. WILKEN, Clerk

By: \_\_\_\_\_  
Deputy Clerk

PALM BEACH COUNTY  
BOARD OF COUNTY  
COMMISSIONERS: KAREN T. MARCUS

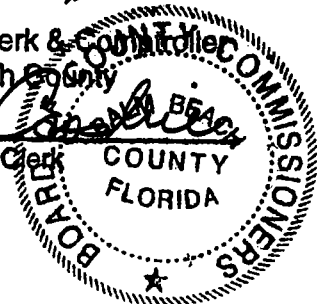
FOR: Tony Masilotti, Chairman

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY

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

Sharon R. Bock, Clerk & Controller  
Palm Beach County

By: \_\_\_\_\_  
Deputy Clerk



## EXHIBIT A

### LEGAL DESCRIPTION

THE EAST  $\frac{1}{2}$  OF THE NORTHWEST  $\frac{1}{4}$  OF THE NORTHWEST  $\frac{1}{4}$  OF SECTION 12, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, LESS RIGHT-OF-WAY IN ORDER OF TAKING IN O.R. BOOK 6798, PAGE 1051 AND QUIT CLAIM DEED IN O.R. BOOK 7511, PAGE 1952, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

AND

ALL OF TRACTS 12 AND 13, OF "AMENDED PLAT OF THE MARY A. LYMAN ET AL, SUBDIVISION" OF SECTION 12, TOWNSHIP 45 SOUTH, RANGE 42 EAST, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGE 74, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING A PORTION OF EAST  $\frac{1}{2}$  OF THE NORTHWEST  $\frac{1}{4}$  AND SOUTHWEST  $\frac{1}{4}$  OF THE NORTHWEST  $\frac{1}{4}$  OF SECTION 12, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH:

THE SOUTH 5 ACRES OF TRACT 3, AMENDED PLAT OF SECTION 12, TOWNSHIP 45 SOUTH, RANGE 42 EAST, MARY A. LYMAN, ET AL., ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGE 74, BEING MORE PARTICULARLY DESCRIBED AS THE SOUTH 5 ACRES OF THE WEST  $\frac{1}{2}$  OF THE WEST  $\frac{1}{2}$  OF THE NORTHEAST  $\frac{1}{4}$  OF THE NORTHWEST  $\frac{1}{4}$  OF SECTION 12, TOWNSHIP 45 SOUTH, RANGE 42 EAST,

TOGETHER WITH THOSE GRANTS OF EASEMENT FOR INGRESS AND EGRESS RECORDED IN O.R. BOOK 14050, PAGE 1906 AND O.R. BOOK 14161, PAGE 690, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH:

PARCEL A: THE NORTH 56.77 FEET OF THE SOUTH 283.93 FEET OF THE NORTH HALF (N  $\frac{1}{2}$ ) OF THE WEST HALF (W  $\frac{1}{2}$ ) OF THE WEST HALF (W  $\frac{1}{2}$ ) OF THE NORTHEAST QUARTER (NE  $\frac{1}{4}$ ) OF THE NORTHWEST QUARTER (NW  $\frac{1}{4}$ ) OF SECTION 12, TOWNSHIP 45 SOUTH, RANGE 42 EAST; BEING ALSO KNOWN AS THE NORTH 56.77 FEET OF THE SOUTH 283.93 FEET OF THE NORTH ONE-HALF (N  $\frac{1}{2}$ ) OF TRACT 3, NORTHWEST QUARTER (NW  $\frac{1}{4}$ ), ACCORDING TO THE AMENDED PLAT SECTION 12, TOWNSHIP 45 SOUTH, RANGE 42 EAST, MARY A. LYMAN, ET AL., RECORDED IN PLAT BOOK 9, PAGE 74, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

PARCEL B: THE NORTH 56.77 FEET OF THE SOUTH 227.21 FEET OF THE NORTH HALF (N  $\frac{1}{2}$ ) OF THE WEST HALF (W  $\frac{1}{2}$ ) OF THE WEST HALF (W  $\frac{1}{2}$ ) OF THE NORTHEAST QUARTER (NE  $\frac{1}{4}$ ) OF THE NORTHWEST QUARTER (NW  $\frac{1}{4}$ ) OF SECTION 12, TOWNSHIP 45 SOUTH, RANGE 42 EAST; BEING ALSO KNOWN AS THE NORTH 56.77 FEET OF THE SOUTH 227.21 FEET OF THE NORTH HALF ( $\frac{1}{2}$ ) OF TRACT 3, NORTHWEST QUARTER (1/4), ACCORDING TO THE AMENDED PLAT SECTION 12, TOWNSHIP 45 SOUTH, RANGE 42 EAST, MARY A. LYMAN, ET AL., RECORDED IN PLAT BOOK 9, PAGE 74, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

PARCEL C: THE NORTH 56.77 FEET OF THE SOUTH 170.44 FEET OF THE NORTH HALF (N  $\frac{1}{2}$ ) OF THE WEST HALF (W  $\frac{1}{2}$ ) OF THE WEST HALF (W  $\frac{1}{2}$ ) OF THE NORTHEAST QUARTER (NE  $\frac{1}{4}$ ) OF THE NORTHWEST QUARTER (NW  $\frac{1}{4}$ ) OF SECTION 12, TOWNSHIP 45 SOUTH, RANGE 42 EAST; BEING ALSO KNOWN AS THE NORTH 56.77 FEET OF THE SOUTH 170.44 FEET OF THE NORTH HALF (1/2) OF TRACT 3, NORTHWEST QUARTER, ACCORDING TO THE AMENDED PLAT SECTION 12, TOWNSHIP 45 SOUTH, RANGE 42 EAST, MARY A. LYMAN, ET AL., RECORDED IN PLAT BOOK 9, PAGE 74, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

PARCEL 1: THE SOUTH 113.67 FEET OF THE NORTH HALF (N  $\frac{1}{2}$ ) OF THE WEST HALF (W  $\frac{1}{2}$ ) OF THE WEST HALF (W  $\frac{1}{2}$ ) OF THE NORTHEAST QUARTER (NE  $\frac{1}{4}$ ) OF THE NORTHWEST QUARTER (NW  $\frac{1}{4}$ ) OF SECTION 12, TOWNSHIP 45 SOUTH, RANGE 42 EAST; BEING ALSO KNOWN AS THE SOUTH 113.67 FEET OF THE NORTH HALF (1/2) OF TRACT 3, NORTHWEST QUARTER (1/4), ACCORDING TO THE AMENDED PLAT SECTION 12, TOWNSHIP 45 SOUTH, RANGE 42 EAST, MARY A. LYMAN, ET AL., RECORDED IN PLAT BOOK 9, PAGE 74, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

PARCEL 2: THE NORTH 50.0 FEET OF THE SOUTH 688.6 FEET OF TRACT 3, NORTHWEST QUARTER (NW  $\frac{1}{4}$ ) OF SECTION 12, TOWNSHIP 45 SOUTH, RANGE 42 EAST; BEING ALSO KNOWN AS THE NORTH 50 FEET OF THE SOUTH HALF (1/2) TRACT 3, NORTHWEST QUARTER (1/4), ACCORDING TO THE AMENDED PLAT SECTION 12, TOWNSHIP 45 SOUTH, RANGE 42 EAST, MARY A. LYMAN, ET AL., RECORDED IN PLAT BOOK 9, PAGE 74 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

AND

BEING MORE PARTICULARLY DESCRIBED AS THE NORTH 50.0 FEET OF THE SOUTH 688.6 FEET OF THE WEST HALF (W  $\frac{1}{2}$ ) OF THE WEST HALF (W  $\frac{1}{2}$ ) OF THE NORTHEAST QUARTER (NE  $\frac{1}{4}$ ) OF THE NORTHWEST QUARTER (NW  $\frac{1}{4}$ ) OF SECTION 12, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

SAID LANDS SITUATE IN PALM BEACH COUNTY, FLORIDA.  
CONTAINING 2,338,501 SQUARE FEET OR 53.685 ACRES, MORE OR LESS.