

# 20 YEAR EASEMENT SEARCH REPORT

Order Number: 79-376249-47

Subject Property: 12275 53RD ROAD NORTH ROYAL PALM BEACH, FL 33411

**Effective:** 10/14/2023

Completed: 10/19/2022



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## PROPERTY AND OWNERSHIP INFORMATION

Owner's Name(s): MARISEL OLIVEROS URGELLES, TRUSTEE OF THE 12275 53RD ROAD N TRUST DATED

**SEPTEMBER 02, 2021** 

Street Address: 12275 53RD ROAD NORTH

City, State Zip Code: ROYAL PALM BEACH, FL 33411

APN/Parcel/PIN: 00-41-43-03-00-000-5070 County: PALM BEACH

Legal Description: AS RECORDED IN THE DEED ATTACHED.

## **EASEMENTS**

#### Instrument: SPEICAL WARRANTY DEED

Date Recorded: 03/21/2022 Book/Page: 33398/1279`

Dated: 09/02/2021

1st Party: MARISEL OLIVEROS URGELLES

2<sup>nd</sup> Party: MARISEL OLIVEROS URGELLES, TRUSTEE OF THE 12275 53RD ROAD N TRUST DATED

**SEPTEMBER 02, 2021** 

Notes: MENTIONED IN CURRENT DEED: SUBJECT TO EASEMENT FOR ROAD AND DRAINAGE

PURPOSES TO INDIAN TRAIL WATER CONTROL DISTRICT THE NORTH 40 FEET AND THE EAST 40 FEET THEREOF. A/K/A TRACT OVER Y-274. ~ SEARCH BACK TO 19802, NO EASEMENTS

DEEDS RECORDED BACK TO 1980.



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## THANK YOU FOR YOUR ORDER

For questions, please contact our office at 1-877-848-5337.

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The Easement Search provides ownership information for individual(s) or legal entity(ies) regarding a specific easement, at least 10 years back and up to present time. The report will verify easement ownership and address information.

Our professional network of trained researchers follow established industry protocols and use client-supplied property information to complete this Easement Search Search. The report includes:

- Current easement information (i.e. grantor, grantee, recording dates)
- Full copies of all easement related documents within the search period

#### **DISCLAIMER**

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CFN 20220120626 OR BK 33398 PG 1279 RECORDED 03/21/2022 11:25:59 Palm Beach County, Florida AMT 10.00 DEED DOC 0.70 Joseph Abruzzo Clerk Pgs 1279-1280; (2Pgs)

This Instrument Prepared By Ward Damon 4420 Beacon Circle, Suite 100 West Palm Beach, FL 33407 This deed was prepared without benefit of a title search or examination PCN:00-41-43-03-00-000-5070

## SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made and executed as of the 2 day of September 2021 by Marisel Oliveros Urgelles, an unmarried person, with an address of 12516 Citrus Grove Blvd, West Palm Beach, Fl 33412, hereinafter called the Grantor to Marisel Oliveros Urgelles, Trustee of the 12275 53rd Road N Trust dated Syftubly Lwd, 2021, with an address of 12516 Citrus Grove Blvd, West Palm Beach, Fl 33412, hereinafter called the Grantee.

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten (\$10.00) Dollars and other valuable considerations to Grantor in hand paid by the Grantee, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell and convey unto the Grantee, its successors and assigns, all that certain land situate in Palm Beach County, Florida, to-wit:

The North 249 feet of the South 2470 feet of the West 249 feet of the East 2897 feet of Section 22, Township 42 South, Range 41 East, lying and being in Palm Beach County, Florida, subject to and easement for road and drainage purposes to Indian Trail Water Control District the North 40 feet and the East 40 feet thereof. A/K./A Tract over Y-274.

This property is being conveyed subject to:

- 1. Conditions, easement, limitations, restrictions and reservations of record none of which are intended to be reimposed hereby;
  - 2. Real Estate taxes for the year 2021 and subsequent years; and
- 3. Zoning ordinances of the governmental agencies having jurisdiction over the said property

AND the Grantor hereby covenants that Grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to sell and convey said land; that Grantor hereby fully warrants title to said land and will defend the same against the lawful claims of all persons claiming by, through or under said Grantor.

IN WITNESS WHEREOF, the manager of the Grantor has caused these presents

to be executed by Grantor and his seal to be hereunto fixed, the day and year first above written. Signed, sealed and delivered in the presence of two (2) witnesses: Marisel Oliveros Urgelles STATE OF FLORIDA COUNTY OF PALM BEACH I HEREBY CERTIFY that on this 2 day of 2021, sworn to and subscribed before me, an officer duly authorized in the State and County aforesaid to take acknowledgements, by means of \( \sum\_{\lambda} \)] physical presence or [\_\_] online notarization, by Marisel Oliveros Urgelles [ ] to me known to be the person described in or WI who has produced USA POSS DOYT. as identification and who executed the foregoing instrument and acknowledged before me that s/he executed the same for the purposes therein expressed. Print Name: Notary Public, State of Florida

My Commission Expires: September 22,2-023

NOTE: This Deed is exempt from Documentary Stamp Tax pursuant to Florida Administrative Code

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