



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

AFX RESEARCH, LLC

A Quarter-Century of Title Document Research Expertise

999 Monterey St. Suite 380, San Luis Obispo, CA 93401

(877) 848-5337 / www.afxllc.com

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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**

2nd 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

This report was prepared for the intended use of AFX Research, LLC (AFX) and client, exclusively. This report is not a guarantee of title, nor a commitment to insure, nor a policy of title insurance. No warranty, expressed or implied, is made whatsoever in connection with this report. AFX Research, LLC specifically disclaims the making of any such warranties, including without limitation, merchantability or fitness for a particular use or purpose. The information contained in this report is retrieved as it is recorded from the various agencies that make it available. The total liability is limited to the fee paid for this report.



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Ph: (877) 848-5337 Fax: (800) 201-0620
<https://www.afxllc.com>

*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 September 2nd, 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

