

**CITY OF MARATHON, FLORIDA
RESOLUTION 2026-24**

A RESOLUTION OF THE CITY COUNCIL OF MARATHON, FLORIDA, APPROVING AND ACCEPTING WARRANTY DEEDS FOR THE CONVEYANCE OF LANDS FROM CHRISTINE M. MORSHEDI RECIPIENT OF A RESIDENTIAL DWELLING UNIT ALLOCATION AWARD; AUTHORIZING THEIR RECORDING IN THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, pursuant to Section 107.09 of the City Code, a landowner may voluntarily elect to dedicate to the City a vacant, buildable lot or buildable land as part of the Building Permit Allocation System ("BPAS") allocation process; and

WHEREAS, if a landowner proposes to dedicate land to the City as set forth above, the landowner is required to execute a statutory warranty deed conveying such land to the City that must be approved by the City Council prior to its recording in the public records of Monroe County, Florida.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF MARATHON, FLORIDA, AS FOLLOWS:

Section 1. Acceptance of Land Dedication. Subject to payment of all Taxes and review and approval by the City Attorney, the Statutory Warranty Deeds (the "Deeds"), submitted by Christine M. Morshedi attached as Exhibits "A" and "B" are approved and accepted by the City.

Section 2. BPAS Dedication. The City accepts the Deeds as part of the Residential BPAS allocation process.

Section 3. Public Purpose. The City Council finds and determines that the properties being dedicated to the City are within an area proposed for conservation or resource protection and shall be held or used for public purposes, specifically for conservation and resource protection use. The City Clerk is directed to forward a copy of this resolution to the Monroe County Property Appraiser and Tax Collector.

Section 4. Recording. Christine M. Morshedi shall record, at her sole expense, the Deeds in the public records of Monroe County, Florida.

Section 5. Effective Date. That this Resolution shall become effective immediately upon its adoption.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MARATHON, FLORIDA, ON THIS 10TH DAY OF MARCH, 2026.

THE CITY OF MARATHON, FLORIDA


Lynny Del Gaizo, Mayor

AYES: Landry, Still, Matlock, Struyf, Del Gaizo

NOES: None

ABSENT: None

ABSTAIN: None

ATTEST:


Diane Clavier, City Clerk

(City Seal)

**APPROVED AS TO FORM AND LEGALITY FOR THE USE AND RELIANCE OF THE
CITY OF MARATHON, FLORIDA ONLY:**


Steven Williams, City Attorney

Prepared by and return to:

Thomas D. Wright

Attorney at Law

Law Offices of Thomas D. Wright Chartered

Post Office Box 500309

Marathon, FL 33050

305-743-8118

File Number: 21-834

Will Call No.:

Parcel Identification No. **00367850-000000**

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Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this ____ day of **January, 2022** between **Christine M. Morshedi, a married woman** whose post office address is **1460 Santa Margarita Drive, Fallbrook, CA 92028** of the County of San Diego, State of California, grantor*, and **City of Marathon, a Florida municipality** whose post office address is **9805 Overseas Highway, Marathon, FL 33050** of the County of Monroe, State of Florida, grantee*,

Witnesseth that said grantor, for and in consideration of the sum of **TEN AND NO/100 DOLLARS (\$10.00)** and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Monroe County, Florida**, to-wit:

Lot 7, Block 13, Crains Subdivision of Grassy Key, according to the plat thereof as recorded in Plat Book 1, Page 51, Public Records of Monroe County, Florida.

The herein described property is vacant land and not the homestead of the Grantor.

This deed prepared without the benefit of title examination.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Name: _____

Christine M. Morshedi (Seal)

Witness Name: _____

State of California
County of _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this _____ day of January, 2022 by Christine M. Morshedi, who is personally known or has produced a driver's license as identification.

[Notary Seal]

Notary Public

Printed Name: _____

My Commission Expires: _____

Prepared by and return to:

Thomas D. Wright
Attorney at Law
Law Offices of Thomas D. Wright Chartered
Post Office Box 500309
Marathon, FL 33050
305-743-8118
File Number: **21-835**
Will Call No.:

Parcel Identification No. **00361000-000000**

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Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this _____ day of **January, 2022** between **Christine M. Morshedi, a married woman**, whose post office address is **1460 Santa Margarita Drive, Fallbrook, CA 92028** of the County of San Diego, State of California, grantor*, and **City of Marathon, a Florida municipality** whose post office address is **9805 Overseas Highway, Marathon, FL 33050** of the County of Monroe, State of Florida, grantee*,

Witnesseth that said grantor, for and in consideration of the sum of **TEN AND NO/100 DOLLARS (\$10.00)** and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Monroe County, Florida**, to-wit:

Lot 16, Block 4, Sunset Bay, according to the Plat thereof as recorded in Plat Book 5, Page 46, of the Public Records of Monroe County, Florida.

The herien described property is vacant land and not the homestead of the Grantor.

This document prepared without benefit of title examination.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Name: _____

Witness Name: _____

Christine M. Morshedi (Seal)

State of California
County of _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this _____ day of January, 2022 by Christine M. Morshedi, who is personally known or has produced a driver's license as identification.

[Notary Seal]

Notary Public

Printed Name: _____

My Commission Expires: _____