

TAX MAP: 134-17.00-341.00
PREPARED BY/RETURN TO:
FUQUA, WILLARD, STEVENS and SCHAB, P.A.
26 The Circle
P.O. Box 250
Georgetown, DE 19947acr

NO TITLE SEARCH REQUESTED OR PERFORMED

THIS DEED, made this 20 day of June, 2020,

- BETWEEN -

BERZINS ENTERPRISES, INC., a corporation of the State of Delaware, of PO Box 863 Bethany Beach, DE 19930, party of the first part,

-AND -

TOWN OF OCEAN VIEW, DELAWARE, a municipal corporation of the State of Delaware, of PO Box 3, Ocean View, DE 19970, party of the second part.

WITNESSETH:

That the said party of the first part, for and in consideration of the sum of One Dollar (\$1.00), and other good and valuable consideration, Current Lawful Money of the United States of America, the receipt whereof is hereby acknowledged, hereby grants and conveys unto the party of the second part, all of its right, title and interest in and to the lands comprising the street beds and streets on the **Subdivision Plan for Ocean Way Estates Section IV**, prepared by McCann Surveyors, Inc., dated 2/28/1991 and recorded in the Office of the Recorder of Deeds in and for Sussex County in Plot Book 46, Page 168 further described as:

ALL THOSE certain streets and roadways as shown on aforementioned subdivision plat for OCEAN WAY ESTATES, in Section IV as a portion of Ogre Drive from Muddy Neck Road to Milda Drive and a portion of Velta Drive from Ogre Drive to the eastern corner of Lot 79, all within Phase IV of Ocean Way Estates.

THE SAID party of the first part also dedicates to the party of the second part all monuments, as shown on the aforesaid plot, marking the rights-of-way and all traffic control and all street name signs. Excluded from this dedication are all surface and underground drainage facilities and sidewalks within the right-of-way.

THE PARTY of the first part does transfer and assign all obligations with respect to repair, maintenance, and improvement of the said premises to the party of the second part, which by its acceptance hereof, is made more fully and at large appear by reference to the acceptance attached hereto and made a part hereof, becomes solely responsible for ownership, maintenance, repair and improvement of said premises.

AND the party of the first part hereby covenants that it is lawfully seized and possessed of the property described above; that it has good and lawful right to convey the property or any part thereof; that the property is free from all encumbrances other than those shown of record; and that the party of the first part, its successors and assigns, does covenant to and agree to warrant and defend title to the property of the party of the second part, its successors and assigns, against the claims and demands of all and every person and persons whosoever.

BEING part of the same lands and premises conveyed unto BERZINS ENTERPRISES, INC. by deed of RUDOLFS R. BERZINS AND MILDA I. BERZINS, his wife, dated September 25, 1973, and recorded in the Office of the Recorder of Deeds, Georgetown, Delaware in Deed Book 719, Page 15.

IN WITNESS WHEREOF the party of the first part has caused this DEED OF DEDICATION to be executed by its proper officers the day and year first above written and the Town of Ocean View, Delaware, has caused the DEED OF DEDICATION to be executed by its corporate officers and its corporate seal to be hereunto affixed, the day and year first above written.

Signed, Sealed and Delivered
in the presence of:

Witness:

T. Willard

BERZINS ENTERPRISES, INC.

By:

R. B.

(SEAL)

Raymond Berzins
Authorized Agent

CORPORATE SEAL



**CERTIFICATE OF ACKNOWLEDGEMENT AND ACCEPTANCE
TOWN OF OCEAN VIEW, SUSSEX COUNTY, DELAWARE**

THE UNDERSIGNED hereby certifies that the within deed granting and dedicating the aforesaid rights-of-way, streets and lands in the residential planned community known as OCEAN WAY ESTATES, Section IV, designated on the aforesaid plat as to be conveyed to said Town of Ocean View, is hereby accepted by the Town of Ocean View, this _____ day of _____, 2020.

Signed, Sealed and Delivered
in the presence of:

THE TOWN OF OCEAN VIEW

By: _____(SEAL)
Mayor

CORPORATE SEAL

Att: _____(SEAL)
Secretary

STATE OF DELAWARE :
 :§
COUNTY OF SUSSEX :

BE IT REMEMBERED, that on _____, personally came before me, the Subscriber, _____, Mayor of The Town of Ocean View, a municipal corporation of the State of Delaware, party to this Indenture, known to me personally to be such, and acknowledged this Indenture to be his act and deed and the act and deed of this said municipal corporation; that the signature of the Mayor is in his own proper handwriting; that the seal affixed is the common and corporate seal of the said municipal corporation duly affixed by its authority; and that the act of signing, sealing, acknowledging and delivering the said Indenture was first duly authorized by resolution of the Town Council of the said municipal corporation.

GIVEN under my Hand and Seal of office the day and year aforesaid.

Notary Public
Printed Name: _____

My Commission Expires: _____