

Prepared By and Return To:
Riomar Title, LLC
1717 Indian River Blvd, 1717 Indian River Blvd
Vero Beach FL 32960

Order No.: 17-1636

Property Appraiser's Parcel I.D. (folio) Number:
28-37-03-FD-20-5.01; 28-37-03-FD-20-5.02; 28-37-03-FD-20-5.03

WARRANTY DEED

THIS WARRANTY DEED dated December 15, 2017, by CBES, LLC, a Florida limited liability company, whose post office address is 1209 US Highway 1, Sebastian, Florida 32958 (the "Grantor"), to Savvy Lady, LLC, a Florida limited liability company, whose post office address is 3481 Watergrass Street, Melbourne, Florida, 32904 (the "Grantee").

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the Grantee, all that certain land situated in County of Brevard, State of Florida, viz:

Unit 101, 102 and 103, Strawbridge Civic Center Condominium, a Office Condominium, all as set forth in the Declaration of Condominium and the Exhibits attached thereto and forming a part thereof, as recorded in Official Records Book 5666, Page 7229, and all amendments thereto, of the Public Records of Brevard County, Florida. The above description includes, but is not limited to, all appurtenances to the condominium unit above described, including the undivided interest in the common elements of said condominium.

Subject to easements, restrictions, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in Fee Simple forever.

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to: December 31, 2017.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

CBES, LLC, a Florida limited liability company

BY: [Signature]
Steven R. Schlitt, Member/Manager

BY: [Signature]
Linda Gonzalez, Member/Manager

Signed, sealed and delivered in presence of:

[Signature]
Witness Signature Meredith A. Tessier
[Signature]
Witness Signature Megan Reyer

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before me this 15th day of December, 2017, by Steven R. Schlitt and Linda Gonzalez, the Members/Managers of CBES, LLC, a Florida limited liability company, on behalf of the company, who are personally known to me.

[Signature]
Notary Public



Sale of First Floor 907 East Strawbridge Ave, Melbourne FL 32901

TO: Nina Patel
Spire Investments LLC
spireinvestments@gmail.com

FROM: Steven Schlitt
CBES LLC

RE: 907 East Strawbridge Ave, Melbourne , FL 32901

As required by the Strawbridge Civic Center Condo Association Condominium Documents, Paragraph XXIX 1. a., CBES LLC requests your written approval of the sale of the first floor of the 907 East Strawbridge Ave, Melbourne, FL, 32901 Condominium Units, 101, 102, 103 to Rodney Van Buren or assigns.

APPROVAL OF SALE BY:



Date 11/20/2017

Nina Patel or Nina R Patel - Manager, Spire Investments LLC

STRAWBRIDGE CIVIC CONDOMINIUM ASSOCIATION