

The area above this line is for the use of the recording official

This instrument was prepared by:

Amanda Lacey
1401 Hwy A1A, Suite 202
Vero Beach, FL 32963

And return to:

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Quit Claim Deed

This Quit Claim Deed made this 21 day of August, 2019 between **Buffalo Bill, LLC a Florida Limited Liability Company**, whose mailing address is 1401 Hwy A1A, Suite 202 Vero Beach, FL 32963, Grantor, and **Vero Atlantic 2, LLC a Florida Limited Liability Company** whose mailing address is 1401 Hwy A1A, Suite 202 Vero Beach, FL 32963 Grantee:

(Whenever 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, trusts and trustees)

Witnesseth, that said Grantor, for and in consideration of the sum TEN 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 BREVARD County, Florida, to-wit:

SEE EXHIBIT A

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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 claiming by, through or under Grantors.

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: Shannon J DeGrocco

Witness Name: James M. Kean

State of Florida

County of: Brevard

Name: Diego Henriquez

as managing member of Buffalo Bill, LLC

(Seal)

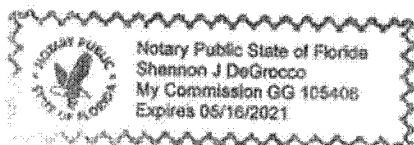
The foregoing instrument was acknowledged before me this 21 day of August, 2019 by Diego Henriquez for Buffalo Bill, LLC who is managing member of the corporation. He/she ☒ is personally known to me or ☐ has produced a driver's license as identification.

[Notary Seal]

Notary Public: Shannon J DeGrocco

Printed Name: Shannon J DeGrocco

My Commission Expires: 5/16/21



LEGAL DESCRIPTION: From the Southwest corner of the E ½ of the NE ½ of section 10, Township 28 South, Range 37 East, run North on the West line of said East half of Northeast quarter a distance of 660 feet; thence go East (N89° 36'E) a distance of 401.2 feet to the point of beginning and being the NE corner of property heretofore conveyed to Floyd Howard; thence south 1° 04' East along the East line of Howard property a distance of 110 feet; thence north 89 degrees 36 minutes East of distance of 60 feet more or less to the SW corner of property heretofore conveyed to Calloway, recorded in O.R. Book 602, page 32; thence North 1° 04' West along the W line of Calloway property a distance of 110 feet; thence S. 89° 36' West a distance of 60 feet more or less to P.O.B. EXCEPTING THEREFROM and RESERVING THEREFROM and easement or right of way for public road purposes over and across the Nly. 15 feet of said property. Said property is a part of property described indeed recorded in DB 351, pg. 138, public records of Brevard County, Fla. The intention herein being to convey the remaining property owned by the grantor adjacent to and abutting the property heretofore conveyed to Howard on the West and Calloway on the East.

PROPERTY ADDRESS: UNKNOWN

PARCEL ID: 2823981

LEGAL DESCRIPTION: Lot 32, Block 1518, Port Malabar, UNIT THIRTY-ONE, a subdivision according to the plat thereof, recorded in Plat Book 17, Pages 22 through 33, Public Records of Brevard County, Florida

PROPERTY ADDRESS: 2513 Galiano Ave SW Palm Bay FL

PARCEL ID: 2913448

LEGAL DESCRIPTION: Lot 3, Block 1504, PORT MALABAR UNIT THIRTY-ONE, according to the plat thereof as recorded in Plat Book 17, Pages 22 through 33, inclusive, Public Records of Brevard County, Florida.

PROPERTY ADDRESS: 572 Ladyslipper St SW Palm Bay FL

PARCEL ID: 2913087

LEGAL DESCRIPTION: Lot 19 Block 1495, PORT MALABAR UNIT THIRTY ONE, according to the plat thereof as recorded on Plat Book 17, Page 22 through 33, Public Records of Brevard County, Florida.

PROPERTY ADDRESS: 449 Haleybury St Sw Palm Bay FL

PARCEL ID: 2912896