

Prepared by and return to:

John L. Soileau, Esq.
Watson, Soileau, DeLeo & Burgett, P.A.
3490 North U.S. Highway 1
Cocoa, FL 32926
File No. 20-6580
Parcel No. 26-37-19-00-267

SPECIAL WARRANTY DEED

GRANTOR: PORT VILLAGE, LLC, a Florida limited liability company

GRANTEE: CYPRESS TRUST COMPANY, a Florida corporation

GRANTEE'S MAILING ADDRESS: 6115 N. Wickham Road, Melbourne, FL 32940

DATE: FEBRUARY 1, 2021

LEGAL DESCRIPTION OF PROPERTY LOCATED IN BREVARD COUNTY, FLORIDA:

See Exhibit "A"


The Subject Property shall not at any time be used for the operation of a gas station business, convenience store, or a "Dollar" store.

The grantor, for and in consideration of the sum of TEN DOLLARS, and other good and valuable considerations to the grantor in hand paid by the grantee, the receipt of which is acknowledged, has granted, bargained and sold to the grantee, and the grantee's heirs and assigns forever the land described above; and Grantor does hereby fully warrant title to the said Property and will defend the same against the lawful claims of all persons whomsoever claiming by, through, or under Grantor, but against none other.

This conveyance is subject to restrictions and easements of record, and taxes for the year 2021.

Execution of deed witnessed by:


Witnesses:


Print Name: Michael Hsu


Print Name: YVONNE B GOOD

GRANTOR:

PORT VILLAGE, LLC

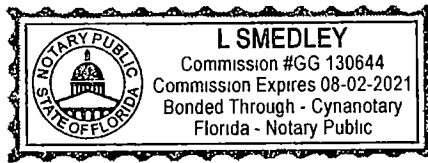
By: 
SUMMIT SHAH, Manager
402 High Point Dr. , Cocoa, FL 32926

STATE OF FLORIDA

COUNTY OF BREVARD

The foregoing instrument was acknowledged before me by means of X physical presence or online notarization, this 28th day of January, 2021, by **SUMMIT SHAH**, as Manager of **PORT VILLAGE, LLC**, who ~~is~~ personally known to me or who has produced personally known as identification.

(SEAL)



Name: L SMEDLEY

My commission expires: 08.02.2021

ORIGINAL



Order No.: 8939839
20-6480

EXHIBIT "A"

A portion of Section 19, Township 26 South, Range 37 East, Brevard County, Florida, being more particularly described as follows:
Commencing at the NW corner of the SW 1/4 of the NW 1/4 of said Section 19, thence S 87°43'29" E, 63.69 feet along the North line of the SW 1/4 of the NW 1/4 of said Section 19 to the Easterly right of way line of Wickham Road, thence S 00°08'41" E, 235.56 feet along the Easterly right of way line of Wickham Road to the Point of Beginning; thence S 87°37'04" E, 260.57 feet, thence S 00°08'41" E, 202.00 feet, thence N 87°37'04" W, 235.57 feet, thence N 43°53'19" W, 36.13 feet to the Easterly right of way line of Wickham Road thence N 00°08'41" W, 177.00 feet along the Easterly right of way line of Wickham Road to the Point of Beginning.

This page is only a part of a 2016 ALTA Commitment for Title Insurance. This Commitment is not valid without the Notice, the Commitment to Issue Policy, the Commitment Conditions, Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions
C185C09
Modifications)

ALTA Commitment (8/1/2016) (with FL

6 of 6