

**Prepared By and Return To:**  
CAH Title, LLC  
6350 Techster Blvd., Suite 1  
Fort Myers, FL 33966

Order No.: 22-0985

Property Appraiser's Parcel I.D. (folio) Number:  
29-37-31-GV-1284-3 and 2947293

## **WARRANTY DEED**

THIS WARRANTY DEED dated April 21, 2023, by **Oak Hillmount, LLC, a Michigan Limited Liability Company**, existing under the laws of Michigan, and having its principal place of business at 4015 FOREST POINT DRIVE, Norton Shores, Michigan 49441 (the "Grantor"), to **CAH-ECFL Land Holdings, LLC, a Florida Limited Liability Company**, whose post office address is 6330 Techster Blvd, Fort Myers, Florida, 33966 (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:

**LOT 3, BLOCK 1284, PORT MALABAR UNIT TWENTY-FIVE, A SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 16, PAGES 68 THROUGH 83, INCLUSIVE, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.**

**A/K/A: 431 Halloran Street SE, Palm Bay, FL 32909**

This property is not the homestead of the Grantor nor is it contiguous to the homestead property of the Grantor.

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


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 whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to: 12/31/2022.

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

Signed, sealed and delivered in presence of:



Witness Signature

Lindsay Johnson

Printed Name of First Witness



Witness Signature

Mason Halpin

Printed Name of Second Witness

Oak Hillmount, LLC

BY:

  
Stephen M. Laham

Manager and Sole Member

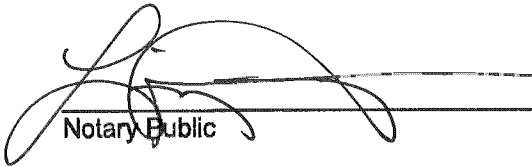
Grantor Address:

4015 FOREST POINT DRIVE

Norton Shores, MI 49441

STATE OF South Carolina  
COUNTY OF Beaufort

The foregoing instrument was executed and acknowledged before me by means of ☒ Physical Presence or ☐ Online Notarization this 15 day of April, 2023 by Stephen M. Laham as Manager and Sole Member of Oak Hillmount, LLC., who is personally known to me or who has produced MI Drivers License (type of identification) as identification.



Notary Public

Printed Name: Lindsay Johnson

Commission # \_\_\_\_\_

My Commission Expires: 04/04/2027

LINDSAY JOHNSON  
Notary Public, State of South Carolina  
My Commission Expires April 4, 2027