

This Instrument Prepared by and Return to:

Name: Lee E. Nelson, Esq.
Address: Shutts & Bowen LLP
4301 West Boy Scout Boulevard, Suite 300
Tampa, Florida 33607

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This Quit-Claim Deed, Executed this 24th day of April, 2023, by CHAPARRAL PROPERTIES, LLC, a Florida limited liability company, whose post office address is 2502 North Rocky Point Drive, Suite 1050, Tampa, Florida 33607 ("Grantor"), to CITY OF PALM BAY, Brevard County, Florida, a municipal corporation existing under the laws of the State of Florida, whose address is 120 Malabar Road, SE, Palm Bay, Florida 32907-3009 ("Grantee"):

(Wherever used herein the terms "Grantor" and "Grantee" shall include singular and plural, heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires)

Witnesseth: That Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid by Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto Grantee forever, all the right, title, interest, claim and demand which Grantor has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Brevard, State of Florida, to wit:

TRACT "LS-2," ACCORDING TO THE PLAT FOR CHAPARRAL P.U.D. PHASE THREE A, AS RECORDED IN PLAT BOOK 72, PAGE 44 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA (the "Plat"). Pursuant to the Plat, this Quit-Claim Deed is delivered as part of the required dedication of Tract LS-2, including the sanitary sewer lift station located thereon.

Subject to (i) zoning and/or restrictions and prohibitions imposed by governmental authority; (ii) restrictions, easements and all other matters of record and appearing on the plat and/or common to the subdivision without reimposing same; (iii) taxes for the calendar year 2023 and subsequent years; (iv) all of the covenants, conditions, restrictions, agreements, reservations and limitations of record; and (v) matters which would be shown by an accurate survey of the subject property.

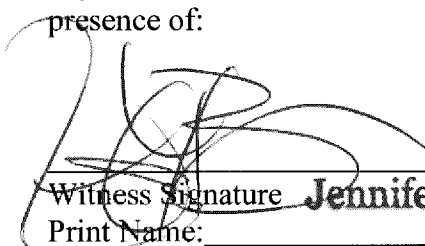
To Have and to Hold, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity

and claim whatsoever of Grantor, either in law or equity, to the only proper use, benefit and behoof of Grantee forever.

In Witness Whereof, the Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

CHAPARRAL PROPERTIES, LLC,
a Florida limited liability company


Witness Signature **Jennifer L. Barrs**
Print Name: _____

By: 
Name: John M. Ryan
Title: Authorized Person

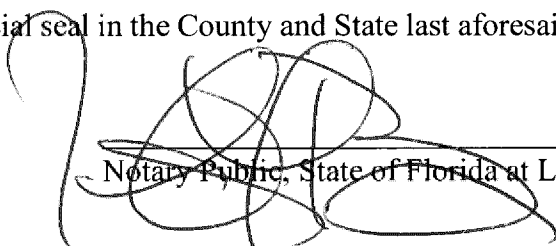

Witness Signature
Print Name: Alyssa Frank

STATE OF FLORIDA)
COUNTY OF Hillsborough

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgements, the foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, by John M. Ryan, the Authorized Person of CHAPARRAL PROPERTIES, LLC, a Florida limited liability company, who ☒ is personally known to me or ☐ has produced _____ as identification.

WITNESS my hand and official seal in the County and State last aforesaid this 24th day of April, 2023.





Notary Public, State of Florida at Large

Typed, printed or stamped name of Notary Public

My Commission Expires:

- [illegible]

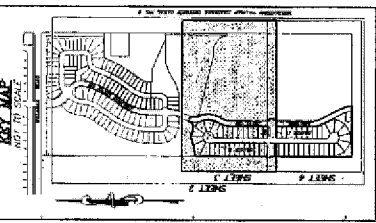
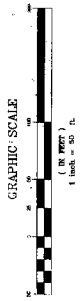
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CHAPARRAL P.U.D. PHASE THREE A

PLAT BOOK 73, PAGE 44
SHEET 3 OF 4
SECTION 4 TOWNSHIP 28 S., RANGE 35 E.

PLAT PREPARED BY:
AAL LAND SURVEYING SERVICES, INC.
PROJECT K04010-3A
3070 MARTIN ROAD
WEST AURORA, FLORIDA 32004
(321) 766-5110

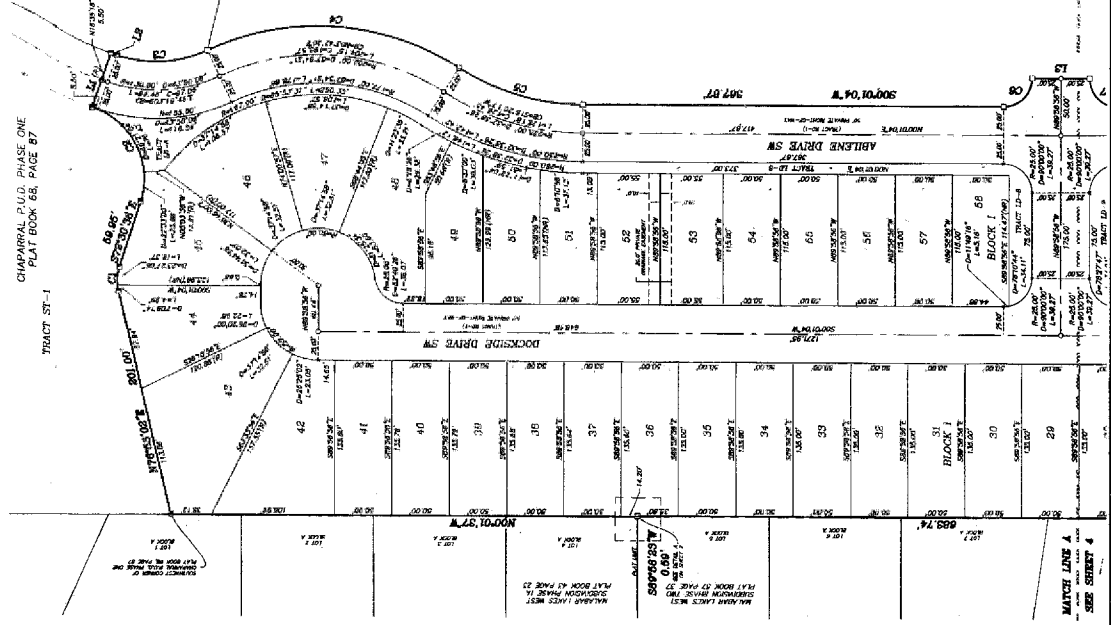
LYING IN SECTION 4, TOWNSHIP 29 SOUTH, RANGE 36 EAST, CITY OF PALM BAY, BREVARD COUNTY, FLORIDA



NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL
DESCRIPTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO
MANNER BE CONSIDERED A SUBSTITUTE FOR THE ORIGINAL RECORDS OF THE
CITY OF PALM BAY, FLORIDA. THERE MAY BE ADDITIONAL RESTRICTIONS THAT
ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC
RECORDS OF THIS COUNTY.

CHAPARRAL P.U.D. PHASE ONE
PLAT BOOK 68, PAGE 87
TRACT ST-1

CHAPARRAL P.U.D. PHASE TWO
PLAT BOOK 69, PAGE 73
TRACT ST-2



LEGEND

- 1. 1/4 SECTION 4, TOWNSHIP 29 SOUTH, RANGE 36 EAST, CITY OF PALM BAY, BREVARD COUNTY, FLORIDA
- 2. 1/4 SECTION 4, TOWNSHIP 29 SOUTH, RANGE 36 EAST, CITY OF PALM BAY, BREVARD COUNTY, FLORIDA
- 3. 1/4 SECTION 4, TOWNSHIP 29 SOUTH, RANGE 36 EAST, CITY OF PALM BAY, BREVARD COUNTY, FLORIDA
- 4. 1/4 SECTION 4, TOWNSHIP 29 SOUTH, RANGE 36 EAST, CITY OF PALM BAY, BREVARD COUNTY, FLORIDA
- 5. 1/4 SECTION 4, TOWNSHIP 29 SOUTH, RANGE 36 EAST, CITY OF PALM BAY, BREVARD COUNTY, FLORIDA
- 6. 1/4 SECTION 4, TOWNSHIP 29 SOUTH, RANGE 36 EAST, CITY OF PALM BAY, BREVARD COUNTY, FLORIDA
- 7. 1/4 SECTION 4, TOWNSHIP 29 SOUTH, RANGE 36 EAST, CITY OF PALM BAY, BREVARD COUNTY, FLORIDA
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- 43. 1/4 SECTION 4, TOWNSHIP 29 SOUTH, RANGE 36 EAST, CITY OF PALM BAY, BREVARD COUNTY, FLORIDA
- 44. 1/4 SECTION 4, TOWNSHIP 29 SOUTH, RANGE 36 EAST, CITY OF PALM BAY, BREVARD COUNTY, FLORIDA
- 45. 1/4 SECTION 4, TOWNSHIP 29 SOUTH, RANGE 36 EAST, CITY OF PALM BAY, BREVARD COUNTY, FLORIDA
- 46. 1/4 SECTION 4, TOWNSHIP 29 SOUTH, RANGE 36 EAST, CITY OF PALM BAY, BREVARD COUNTY, FLORIDA

LINE	BEARING	LENGTH
1	N 89° 00' 00" E	100.00
2	S 89° 00' 00" E	100.00
3	N 89° 00' 00" E	100.00
4	S 89° 00' 00" E	100.00
5	N 89° 00' 00" E	100.00
6	S 89° 00' 00" E	100.00
7	N 89° 00' 00" E	100.00
8	S 89° 00' 00" E	100.00
9	N 89° 00' 00" E	100.00
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7	N 89° 00' 00" E	100.00
8	S 89° 00' 00" E	100.00
9	N 89° 00' 00" E	100.00
10	S 89° 00' 00" E	100.00

NOT RECORDED
UNRECORDED

MATCH LINE
SEE SHEET 4

