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SPACE ABOVE THIS LINE FOR RECORDER'S USE

*This instrument prepared by:*  
Heather Mayer, Esq.  
8940 Main Street  
Clarence, NY 14031  
866-333-3081

*After recording, return to:*  
BCHH  
181 Montour Run Road  
Coraopolis, PA 15108  
Attention: Brad Cianni  
412-465-3549, bcianni@bchhinc.com



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### SPECIAL WARRANTY DEED

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THIS DEED, made to be effective as of the 28th day of July, 2023, is made and entered into by and between **VM Master Issuer, LLC**, whose forward mailing address is *5001 Plaza on the Lake, Suite 200, Austin, TX 78746* ("Grantor"), and **ALTO Asset Company 5, LLC**, whose tax mailing address is *5001 Plaza on the Lake, Suite 200, Austin, TX 78746* ("Grantee").

GRANTOR, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby grants and conveys, with covenants of special warranty, unto Grantee, the following real property lying and being in the County of Brevard, in the State of Florida, to-wit:

*SEE EXHIBIT "A"*

GRANTOR makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

SUBJECT TO all legal highways; zoning, building and other laws, ordinances and regulations; real estate taxes and assessments not yet due and payable; rights of tenants in possession; and the Permitted Exceptions identified on Exhibit "B" attached hereto.


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 behalf of Grantee forever.

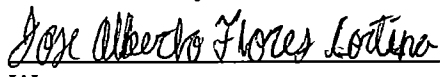
GRANTOR will warrant and defend against all lawful claims of all persons claiming by, through or under Grantor, and no others.

*[SIGNATURE PAGE FOLLOWS]*

EXECUTED by the undersigned this 9th day of May, 2023.

SIGNED, SEALED AND DELIVERED in the presence of:

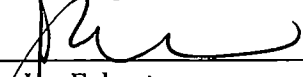
  
Witness  
Print Name: Dylan Lines

  
Witness  
Print Name: Jose Alberto Flores Cortina

GRANTOR:

**VM MASTER ISSUER, LLC**

By: Main Street Renewal LLC  
Its: Authorized Signor

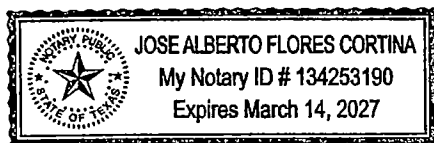
By:   
Name: Jay Eckert  
Title: Authorized Signer

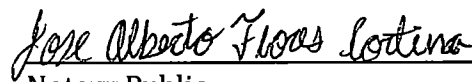
STATE OF TEXAS §  
§  
COUNTY OF TRAVIS §

The foregoing instrument was acknowledged before me by means of ☒ physical presence, or ☐ remote online notarization, this 9th day of May, 2023, by Jay Eckert, as Authorized Signor of Main Street Renewal LLC, the Authorized Signer for VM MASTER ISSUER, LLC, on behalf of the company.

☒ Personally Known, or ☐ Identification Produced (\_\_\_\_\_)

SEAL:



  
Notary Public  
Commission Expires: 03/14/2027  
☐ Online Notary

**Exhibit "A"**  
**Legal Description(s)**

***TRACT 1:***

Lots 19 and 20 in Block 1709 of PORT MALABAR UNIT 36, according to the map or plat thereof, as recorded at Plat Book 19, Pages 82 through 94, inclusive, of the Public Records of Brevard County, Florida.

**COMMONLY KNOWN AS:** 1219 Scottish St S W, Palm Bay, FL 32908  
**PARCEL ID:** 29-36-03-KL-1709-19  
**TITLE FILE NO:** 8283507-1

***TRACT 2:***

Lot 4 in Block 98 of Port Malabar, Unit 6, according to the Plat thereof, recorded in Plat Book 14, Pages 116 through 124, inclusive, of the Public Records of Brevard County, Florida.

**COMMONLY KNOWN AS:** 2270 Hialeah St N E, Palm Bay, FL 32907  
**PARCEL ID:** 28-37-35-FT-98-4  
**TITLE FILE NO:** 8091172-2

***TRACT 3:***

Lot 4 in Block 2473 of Port Malabar, Unit 48, according to the map or plat thereof, as recorded in Plat Book 22, Pages 81 through 97, inclusive, of the Public Records of Brevard County, Florida.

**COMMONLY KNOWN AS:** 362 Emerson Dr Nw, Palm Bay, FL 32907  
**PARCEL ID:** 28-36-24-KR-2473-4  
**TITLE FILE NO:** 7683457-2

***TRACT 4:***

Lot 14 in Block 1083 of PORT MALABAR UNIT 19, according to the map or plat thereof, as recorded at Plat Book 15, Pages 120 through 128, inclusive, of the Public Records of Brevard County, Florida.

**COMMONLY KNOWN AS:** 461 Truvall St Sw, Palm Bay, FL 32908  
**PARCEL ID:** 29-36-01-25-1083-14  
**TITLE FILE NO:** 8257356-1

**Exhibit "A"**  
**Legal Description(s)**

***TRACT 5:***

Lot 27 in Block 2501 of PORT MALABAR UNIT 48, according to the map or plat thereof, as recorded at Plat Book 22, Pages 81 through 97, inclusive, of the Public Records of Brevard County, Florida.

**COMMONLY KNOWN AS:** 757 Pampas St Nw, Palm Bay, FL 32907  
**PARCEL ID:** 28-36-26-KR-2501-27  
**TITLE FILE NO:** 8273613-1

***TRACT 6:***

Lot 22 in Block 2509 of PORT MALABAR UNIT 48, according to the map or plat thereof, as recorded at Plat Book 22, Pages 81 through 97, inclusive, of the Public Records of Brevard County, Florida.

**COMMONLY KNOWN AS:** 940 Dusseldorf Avenue Nw, Palm Bay, FL 32907  
**PARCEL ID:** 28-36-26-KR-2509-22  
**TITLE FILE NO:** 8384029-1

**Exhibit "B"**  
**Permitted Exception(s)**

***AS TO TRACT 1 (1219 SCOTTISH ST S W, PALM BAY, FL 32908) ONLY:***

- (1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 19, Pages 82 through 94, inclusive.
- (2) Term(s), provision(s), obligation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Book 791, Page 388.
- (3) Easement(s) as set forth in instrument(s) recorded at Book 3255, Page 1011.
- (4) Term(s) and/or provision(s) of the Agreement(s) recorded at Book 1918, Page 180; Book 2420, Page 1569 and Book 2562, Page 2348.

***AS TO TRACT 2 (2270 HIALEAH ST N E, PALM BAY, FL 32907) ONLY:***

- (1) All matters as referenced on the map(s)/plat(s) recorded in Plat Book 14, Page(s) 116-124.
- (2) Declaration of Covenants, Conditions and Restrictions recorded in Book 422, Page 519.
- (3) Any rights or interests as indicated by Assignment of Plat and Other Easements recorded in Book 3255, Page 1011.
- (4) The insured property lies within the boundaries of the Melbourne-Tillman Drainage District and as such is subject to the terms and conditions of said district as set forth in that certain instrument recorded in Book 3074, Page 2296.
- (5) Agreement as set forth in instrument recorded in Book 2562, Page 2348.
- (6) Ordinances recorded in Book 5030, Page 541 and Book 3040, Page 2213.

**Exhibit "B"**  
**Permitted Exception(s)**

***AS TO TRACT 3 (362 EMERSON DR NW, PALM BAY, FL 32907) ONLY:***

- (1) All matters as referenced on the map(s)/plat(s) recorded at Official Records Plat Book 22, Page(s) 81-97.
- (2) Term(s), provision(s), obligation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Book 1096, Page 294.
- (3) Assignment recorded in Official Records Book 3255, Page 1011.
- (4) Agreement recorded in Official Records Book 2562, Page 2348.
- (5) Assessments and any terms, conditions and provisions contained in the document entitled Memorandum of PACE Financing Agreement in favor of Florida Green Finance Authority, recorded in Book 8863, Page 334.

***AS TO TRACT 4 (461 TRUVALL ST SW, PALM BAY, FL 32908) ONLY:***

- (1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 15, Pages 120 through 128, inclusive.
- (2) Term(s), provision(s), obligation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Book 463, Page 145.
- (3) Easement(s) as set forth in instrument(s) recorded at Book 3255, Page 1011.

***AS TO TRACT 5 (757 PAMPAS ST NW, PALM BAY, FL 32907) ONLY:***

- (1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 22, Pages 81 through 97, inclusive.
- (2) Term(s), provision(s), obligation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Book 1096, Page 294.
- (3) Easement(s) as set forth in instrument(s) recorded at Book 3255, Page 1011.
- (4) Term(s) and/or provision(s) of the Agreement(s) recorded at Book 2562, Page 2348; Book 2420, Page 1569 and Book 1918, Page 180.

**Exhibit "B"**  
**Permitted Exception(s)**

***AS TO TRACT 6 (940 DUSSELDORF AVENUE NW, PALM BAY, FL 32907) ONLY:***

- (1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 22, Pages 81 through 97, inclusive.
- (2) Term(s), provision(s), obligation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Book 1096, Page 294.
- (3) Easement(s) as set forth in instrument(s) recorded at Book 3255, Page 1011.
- (4) Term(s) and/or provision(s) of the Agreement(s) recorded at Book 2562, Page 2348; Book 2420, Page 1569 and Book 1918, Page 180.