

Prepared by and Return to:
Steel City Title
Sabrina Merchant
3999 West First Street (S.R. 46)
Sanford, Florida 32771
Our File Number: SCL24-245
\$40,000.00

Special Warranty Deed

Made this 4th day of March 2024 A.D., By **Eyerib M. Lugo Berrios, a married man**, whose post office address is: 2365 Mantilla Ave SE, Palm Bay, Florida 32909, hereinafter called the grantor, to **Florida 635, LLC., a Delaware limited liability company**, whose post office address is: 726 2nd Street, Suite 2A, Annapolis, Maryland 21403, hereinafter called the grantee:

(Whenever used herein the term "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 Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Brevard County, Florida, viz:

Lot 21, Block 2018, Port Malabar Unit Forty Six, a subdivision according to the plat thereof recorded in Plat Book 22, Page 58-74, of the Public Records of Brevard County, Florida.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) nor any members of the household of Grantor(s) reside thereon.

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 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 December 31, 2023.

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

Signed, sealed and delivered in our presence:

Witness Signed Name: [Signature]
Witness Printed Name: ARWE FOTLAND

Witness Address: 2358 MANTILLA AVE SE, 32909 PALM BAY, FLA

[Signature] (Seal)
Eyerib M. Lugo Berrios
Address: 2365 Mantilla Ave SE
Palm Bay, Florida 32909

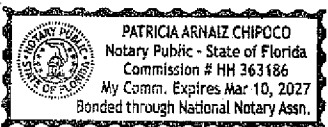
Witness Signed Name: [Signature]
Witness Printed Name: Patricia Arnaiz Chipoco

Witness Address: 302 DECONDRUE DR SE Palm Bay FL 32909

State of Florida
County of BREVARD

The foregoing instrument was acknowledged before me by means of X physical presence or [] online notarization, this 27 day of FEBRUARY 2024, by Eyerib M. Lugo Berrios.

[SEAL]
Online Notary



[Signature]
Signature of Notary Public
Personally Known OR
Produced Identification X
Type of Identification Produced
DRIVER LICENSE