

Prepared by and return to:

Lisette Pie Salazar  
Attorney at Law  
Lisette Pie Salazar, P.A.  
200 Crandon Blvd., Suite 311  
Key Biscayne, FL 33149  
305-361-6161  
File Number: Cocoa Uno 3271  
Will Call No.:

Parcel Identification No. 293731GV128918

[Space Above This Line For Recording Data]

## Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

**This Indenture** made this **5th** day of **April, 2024** between **Donald E. Anderson, a single man** whose post office address is **4230 SW 103 Ct., Miami, FL 33165** of the County of **Miami-Dade**, State of **Florida**, grantor\*, and **COCOA DOS, LLC, a Florida limited liability company** whose post office address is **1100 Brickell Bay Dr. #310747, Miami, FL 33231** of the County of **Miami-Dade**, State of **Florida**, grantee\*,

**Witnesseth** that said grantor, for and in consideration of the sum of **TEN AND NO/100 DOLLARS (\$10.00)** and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Brevard County, Florida**, to-wit:

**Lot 18, Block 1289, PORT MALABAR UNIT TWENTY FIVE, according to the map or plat thereof as recorded in Plat Book 16, Page 68, Public Records of Brevard County, Florida.**


**Subject to taxes for 2024 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.**


and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.


\* "Grantor" and "Grantee" are used for singular or plural, as context requires.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

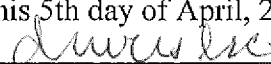
Signed, sealed and delivered in our presence:

  
Witness Name: SILVIA PIE  
Witness Address : 200 Crandon Blvd. #311  
Key Biscayne, FL 33149

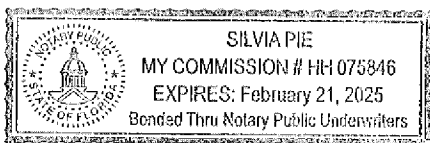
 (Seal)  
Donald E. Anderson


  
Witness Name: Lisette Salazar  
Witness Address : 200 Crandon Blvd. #311  
Key Biscayne, FL 33149

State of Florida  
County of Miami-Dade

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 5th day of April, 2024 by Donald E. Anderson, who ☐ is personally known or ☒ has produced  as identification.

[Notary Seal]



  
Notary Public

Printed Name: \_\_\_\_\_

My Commission  
Expires: \_\_\_\_\_