

Prepared By and Return To:

CAH Title, LLC
6350 Techster Blvd., Suite 1
Fort Myers, FL 33966

Order No.: 24-0254

Property Appraiser's Parcel I.D. (folio) Number:
29-37-21-GR-959-11 and 2940303

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made this May 10, 2024 by **CAH - ECFL Land Holdings, LLC, a Florida Limited Liability Company** existing under the laws of Florida, and having its principal place of business at 6330 Techster Blvd, Fort Myers, FL 33966 (the "Grantor"), and **Nathan Smith, a married man** whose post office address is 1596 San Diego St SE, Palm Bay, FL 32909, (the "Grantee"):

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representative 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 11, BLOCK 959, PORT MALABAR UNIT EIGHTEEN, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGES 109 THROUGH 119, INCLUSIVE, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

A/K/A: 1596 San Diego St SE, Palm Bay, FL 32909

Subject to encumbrances, easements and restrictions of record and taxes for 2024.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise 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; and hereby warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said Grantor.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers duly authorized, the day and year first above written.

Signed, sealed and delivered in presence of:

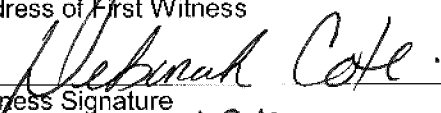

Witness Signature

Patricia E. Canjura

Printed Name of First Witness

6330 Techster Blvd. Fort Myers, FL 33966

Address of First Witness


Witness Signature

Deborah Cote

Printed Name of Second Witness

6330 Techster Blvd., Fort Myers, FL 33966

Address of Second Witness

CAH - ECFL Land Holdings, LLC, a Florida Limited Liability Company

BY: _____

Ian C. Schmoyer
Manager


Grantor Address:

6330 Techster Blvd
Fort Myers, FL 33966

STATE OF FLORIDA

COUNTY OF LEE

The foregoing instrument was executed and acknowledged before me by means of 14 Physical Presence or _____ Online Notarization this may day of 2024 by Ian C. Schmoyer as Manager of CAH - ECFL Land Holdings, LLC., who is personally known to me or who has produced _____ (type of identification) as identification.


Notary Public

