

Prepared By and Return To:

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

Order No.: 24-0382

Property Appraiser's Parcel I.D. (folio) Number:
29-37-31-GV-1282-30

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made this May 30th, 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 **Denise Mas Pope, a single woman Maria T. Mas, a single woman, as Joint Tenants with Full rights of Survivorship** whose post office address is 381 Vanguard 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 30, Block 1282, Port Malabar Unit Twenty Five, a subdivision according to the plat thereof recorded in Plat Book 16, Page 68 through 83, inclusive, of the Public Records of Brevard County, Florida.

A/K/A: 381 Vanguard St SE, Palm Bay, FL 32909

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:



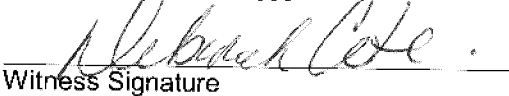
Witness Signature

Rochelle Karch

Printed Name of First Witness

6350 Techster Blvd., Suite 1, Fort Myers,
FL 33966

Address of First Witness



Witness Signature

Deborah Cote

Printed Name of Second Witness

6350 Techster Blvd., Suite 1, Fort Myers,
FL 33966

Address of Second Witness

CAH - ECFL Land Holdings, LLC

BY: 

Ian C. Schroyer
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 ☒ Physical Presence or ☐ Online Notarization this 30th day of May, 2024 by Ian C. Schroyer 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

