

Pactima eNotary Package ID: ogA01mvGu9fxGbph6LsUL

This instrument was prepared by:  
Alexander J. Faria  
Aspuru Caraballo Faria P.A.  
135 San Lorenzo Avenue, Suite 850  
Coral Gables, FL 33146

**Tax Folio Numbers: Please see Exhibit "A"**

**SPECIAL WARRANTY DEED**

THIS WARRANTY DEED made as of the 28 day of June \_\_\_\_\_, 2024 by Ronald S. Howse a/k/a Ron Howse, as Trustee of the Rayna S. Howse Irrevocable Trust, dated February 3, 1997; Ronald Howse a/k/a Ron Howse, individually and a Trustee; and Suzette V. Howse, individually and as a Trustee, whose address is po box 237237 cocoa fl 32923 ("Grantor"), to **Cocoa Flex Center LLC, a Florida limited liability company**, whose address is 14107 N. Miller Drive, Palm Beach Gardens, FL 33410 ("Grantee").

(Wherever used herein the terms "Grantor" and "Grantee" include all parties to this instrument and their heirs, personal representatives, successors, and assigns.)

**W I T N E S S E T H:**

That the Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, by these presents does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, all that certain vacant land situate and being in Brevard County, Florida (the "Property"), more particularly described as follows:

**See Attached Exhibit "A"**

TOGETHER with all tenements, hereditaments and appurtenances, thereto belonging or in anywise appertaining.

SUBJECT TO the easements, restrictions, agreements and reservations of record, if any, which are specifically not reimposed or extended hereby, and all real estate taxes for 2024 and subsequent years.

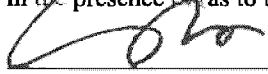
TO HAVE AND TO HOLD the above Property, with the appurtenances, unto the said Grantee, its successors and assigns, in fee simple forever.

And said Grantor does hereby fully warrant the title to said Property subject to the matters referred to above and will defend the same against the lawfully claims of all persons claiming by, through or under the Grantor, but not otherwise.

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IN WITNESS WHEREOF, Grantor has executed these presents as of the day, month, and year first above written.

Signed, sealed and delivered  
in the presence of (as to both witnesses):



Print Name: Christina Morgado

Address of Witness:

135 San Lorenzo Ave Coral Gablea Fl 33146



Print Name: Nikita M Busic

Address of Witness:

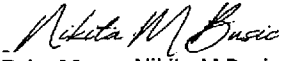
4715 Dennisville Rd Amelia, VA 23002



Print Name: Christina Morgado

Address of Witness:

135 San Lorenzo Ave Coral Gables Fl 33146



Print Name: Nikita M Busic

Address of Witness:

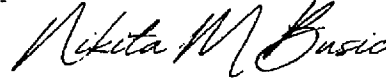
4715 Dennisville Rd Amelia, VA 23002



Print Name: Christina Morgado

Address of Witness:

135 San Lorenzo Ave Coral Gables Fl 33146



Print Name: Nikita M Busic

Address of Witness:

4715 Dennisville Rd Amelia, VA 23002

"GRANTORS"



Ronald S. Howse a/k/a Ron Howse

individually and as Trustee(s) of the Rayna S.

Howse Irrevocable Trust, dated February 3, 1997



Ronald S. Howse a/k/a Ron Howse

individually and a Trustee

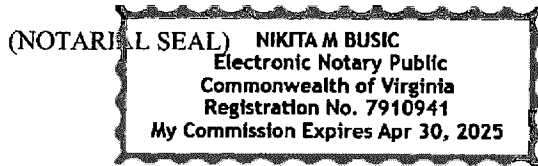


Suzette V. Howse, individually and as a Trustee

Pactima eNotary Package ID: ogA01mvGu9fxGbph6LsUL

STATE OF Virginia )  
 ) ss:  
COUNTY OF Amelia )

The foregoing instrument was acknowledged before me this 28th day of June, 2024, by Ronald S. Howse a/k/a Ron Howse, individually and as Trustee(s) of the Rayna S. Howse Irrevocable Trust, dated February 3, 1997, who [ ] is personally known to me or has ☒ produced FL Drivers License as identification [check appropriate box].



notarization completed using two way audio/video technology



Signature of Notary Public, State of Virginia

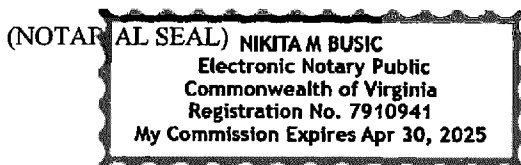
Nikita M Busic

Print, Type or Stamp Commissioned Name of Notary Public

My Commission Expires: 04/30/2025

STATE OF Virginia )  
 ) ss:  
COUNTY OF Amelia )

The foregoing instrument was acknowledged before me this 28th day of June, 2024, by Ronald S. Howse a/k/a Ron Howse, individually and a Trustee, who [ ] is personally known to me or has ☒ produced Florida Drivers License as identification [check appropriate box].



notarization completed using two way audio/video technology



Signature of Notary Public, State of Virginia

Nikita M Busic

Print, Type or Stamp Commissioned Name of Notary Public

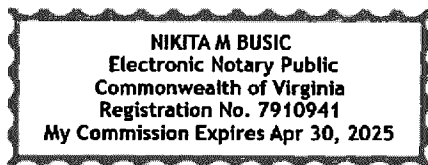
My Commission Expires: 04/20/2025

Pactima eNotary Package ID: ogA01mvGu9fxGbph6LsUL

STATE OF Virginia )  
 ) ss:  
 COUNTY OF Amelia )

The foregoing instrument was acknowledged before me this 28th day of June, 2024, by Suzette V. Howse, individually and as a Trustee. She [ ] is personally known to me or has [ ☒ ] produced FL Drivers License as identification [check appropriate box].

(NOTARIAL SEAL)



*Nikita M Basic*

Signature of Notary Public, State of Virginia

Nikita M Basic

Print, Type or Stamp Commissioned Name of  
 Notary Public

My Commission Expires: 04/30/2025

notarization completed using two way audio/ video technology

**EXHIBIT "A"**

Units A-2, A-3, A-4, A-5, A-6, A-7, A-8, A-9, A-10, A-12, A-13, A-14, A-15, A-16, A-18, A-19, A-20 and Units B-3, B-4, B-5, B-6, B-8, B-9, B-10, B-11, B-13, B-14, B-17, B-18 and Units C-1, C-2, C-4 and Units D-1, D-2, D-3, D-4, D-5, D-6, D-12 and Units E-1, E-2, E-5, E-6, E-7 and Units F-3, F-12, F-13, F-14, F-15, F-16, F-17, F-18, F-19, F-20, F-21, F-22, F-23, F-24, F-25, COCOA COMMERCIAL CENTER, a Condominium together with an undivided interest in the common elements, according to the Declaration of Condominium thereof recorded in Official Record Book 5207, Page 1833, as amended from time to time, of the Public Records of BREVARD County, Florida.

TAX ID Nos:	Tax Identification No. 2457509, as to Unit B-4.
Tax Identification No. 2457487, as to Unit A-2.	Tax Identification No. 2457510, as to Unit B-5.
Tax Identification No. 2457488, as to Unit A-3.	Tax Identification No. 2457511, as to Unit B-6.
Tax Identification No. 2457489, as to Unit A-4.	Tax Identification No. 2457513, as to Unit B-8.
Tax Identification No. 2457490, as to Unit A-5.	Tax Identification No. 2457514, as to Unit B-9.
Tax Identification No. 2457491, as to Unit A-6.	Tax Identification No. 2457515, as to Unit B-10.
Tax Identification No. 2457492, as to Unit A-7.	Tax Identification No. 2457516, as to Unit B-11.
Tax Identification No. 2457493, as to Unit A-8.	Tax Identification No. 2457518, as to Unit B-13.
Tax Identification No. 2457494, as to Unit A-9.	Tax Identification No. 2457519, as to Unit B-14.
Tax Identification No. 2457495, as to Unit A-10.	Tax Identification No. 2457522, as to Unit B-17.
Tax Identification No. 2457497, as to Unit A-12.	Tax Identification No. 2457523, as to Unit B-18.
Tax Identification No. 2457498, as to Unit A-13.	Tax Identification No. 2457524, as to Unit C-1.
Tax Identification No. 2457499, as to Unit A-14.	Tax Identification No. 2457525, as to Unit C-2.
Tax Identification No. 2457500, as to Unit A-15.	Tax Identification No. 2457527, as to Unit C-4.
Tax Identification No. 2457501, as to Unit A-16.	Tax Identification No. 2457534, as to Unit D-1.
Tax Identification No. 2457503, as to Unit A-18.	Tax Identification No. 2457535, as to Unit D-2.
Tax Identification No. 2457504, as to Unit A-19.	Tax Identification No. 2457536, as to Unit D-3.
Tax Identification No. 2457505, as to Unit A-20 .	Tax Identification No. 2457537, as to Unit D-4.
Tax Identification No. 2457508, as to Unit B-3.	Tax Identification No. 2457538, as to Unit D-5.

Tax Identification No. 2457539, as to Unit D-6.

TAX ID Nos. cont.:

Tax Identification No. 2457545, as to Unit D-12.

Tax Identification No. 2457546, as to Unit E-1.

Tax Identification No. 2457547, as to Unit E-2.

Tax Identification No. 2457550, as to Unit E-5.

Tax Identification No. 2457551, as to Unit E-6.

Tax Identification No. 2457552, as to Unit E-7.

Tax Identification No. 2457555, as to Unit F-3.

Tax Identification No. 2457564, as to Unit F-12.

Tax Identification No. 2457565, as to Unit F-13.

Tax Identification No. 2457566, as to Unit F-14.

Tax Identification No. 2457567, as to F-15.

Tax Identification No. 2457568, as to Unit F-16.

Tax Identification No. 2457569, as to Unit F-17.

Tax Identification No. 2457570, as to Unit F-18.

Tax Identification No. 2457571, as to Unit F-19.

Tax Identification No. 2457572, as to Unit F-20.

Tax Identification No. 2457573, as to Unit F-21.

Tax Identification No. 2457574, as to Unit F-22.

Tax Identification No. 2457575, as to Unit F-23.

Tax Identification No. 2457576, as to Unit F-24.

Tax Identification No. 2457577, as to Unit F-25.