

**PREPARED BY AND RETURN TO:**

Daniel Wurtenberger, Esq.  
DPW Law Firm  
3507 Kyoto Gardens Drive, Ste 205  
Palm Beach Gardens, FL 33410

THIS SPACE FOR RECORDER'S USE

**SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED is made and executed this 28 day of October, 2024, by PALLADIO DEVELOPMENT LLC, a Florida limited liability company, whose address is 26060 Acero, Ste 213, Mission Viejo, CA 92691 ("**Grantor**"), to and for the benefit of TIMGMT ACQUISITIONS LLC, a Delaware limited liability company, whose mailing address is 1170 Kane Concourse, Ste 400, Bay Harbor Islands, FL 33154 ("**Grantee**").

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

THAT Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt and adequacy of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee, certain real property located in Brevard County, Florida ("**Property**") which is more particularly described on Exhibit "A" attached hereto and by this reference made a part hereof.

SUBJECT TO restrictions, reservations, easements, covenants and all other matters of record, and subject to taxes subsequent to December 31, 2023.

TOGETHER with all the easements, tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining; and

TO HAVE AND TO HOLD, the same in fee simple forever.

THIS DEED is an absolute conveyance, Grantor having sold said Property to Grantee for a fair and adequate consideration, and this conveyance is not intended to be, and shall not in any event be, a merger of the title to the Property with that certain Mortgage executed by Grantor to TIMGMT ACQUISITIONS LLC, a Delaware limited liability company, dated May 28, 2021, recorded June 24, 2021, in Official Records Book 9166, Page 1381, of the public records of Brevard County, Florida, as may be further modified (the "**Mortgage**"), which Mortgage secures a note in the stated principal balance of \$571,476.00 and has an existing principal balance of \$571,476.00 and this conveyance is made SUBJECT TO the Mortgage, the note it secures, and all other documents evidencing and securing such loan, which remains in full force and effect. This conveyance is not intended to be, and shall not in any event be, a merger of any lien of


NOTE TO RECORDER: THIS IS A CONVEYANCE OF REAL PROPERTY SUBJECT TO A MORTGAGE WITH AN OUTSTANDING PRINCIPAL BALANCE OF \$571,476.00, AND FLORIDA DOCUMENTARY STAMP TAX IS BEING PAID ON THAT AMOUNT PURSUANT TO F.A.C. 12B-4.013(2).

Grantee, or any other interest of Grantee, with the title to the Property; the parties hereto expressly agree that any interest in such liens and title to the Property be and remain at all times SEPARATE and DISTINCT. Grantor declares that this conveyance is freely and fairly made.

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 specially 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 this Special Warranty Deed to be executed the day and year first above written.

WITNESSES:

  
Print Name: Janete Philamalee

Address:

2412 Hollywood St D  
Aliso Viejo CA 92656

  
Print Name: Yuhwi Mo

Address:

19431 Rite Dr Valore Unit 576  
Foothill Ranch, CA 92610

STATE OF FLORIDA

COUNTY OF \_\_\_\_\_

GRANTOR:

Palladio Development LLC,  
a Florida limited liability company

By: 

Giro G. Katsimbrakis, Manager

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this \_\_\_\_ day of \_\_\_\_\_, 2024, by Giro G. Katsimbrakis, as Manager of Palladio Development LLC, a Florida limited liability company. He is ☐ is personally known to me or ☐ produced \_\_\_\_\_ as identification.

  
NOTARY PUBLIC

# California Acknowledgment Form

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }  
 County of Orange } ss.

On 10/28/2024 before me, Janet E. Philamalee, Notary Public  
(here insert name and title of the officer)  
 personally appeared Jun A. Kato Limbrikio

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

Seal

WITNESS my hand and official seal.



Janet E. Philamalee  
 Signature of Notary

## Optional Information

To help prevent fraud, it is recommended that you provide information about the attached document below.  
 \*\*\*This is not required under California State notary public law.\*\*\*

Document Title: \_\_\_\_\_ # of Pages: \_\_\_\_\_

## Notes

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EXHIBIT "A"  
LEGAL DESCRIPTION

Parcel 1:

Lot 1, Block 1166, PORT MALABAR UNIT TWENTY FOUR, according to the plat thereof, as recorded in Plat Book 16, Page(s) 29 through 41, inclusive, of the Public Records of Brevard County, Florida.

Parcel No. 2948766

Parcel 2:

Lot 1, Block 1211, PORT MALABAR UNIT TWENTY FOUR, according to the plat thereof, as recorded in Plat Book 16, Page(s) 29 through 41, inclusive, of the Public Records of Brevard County, Florida.

Parcel No. 2949866

Parcel 3:

Lots 13 and 14, Block 1428, PORT MALABAR UNIT THIRTY, according to the plat thereof, as recorded in Plat Book 17, Page(s) 6 through 21, inclusive, of the Public Records of Brevard County, Florida.

Parcel No. 2921378 and Parcel No. 2921379

Parcel 4:

Lot 22, Block 1446, PORT MALABAR UNIT THIRTY, according to the plat thereof, as recorded in Plat Book 17, Page(s) 6 through 21, inclusive, of the Public Records of Brevard County, Florida.

Parcel No. 2921799

Parcel 5:

Lot 15, Block 1549, PORT MALABAR UNIT THIRTY TWO, according to the plat thereof, as recorded in Plat Book 17, Page(s) 34 through 49, inclusive, of the Public Records of Brevard County, Florida.

Parcel No. 2906290

Parcel 6:

Lot 22, Block 1597, PORT MALABAR UNIT THIRTY TWO, according to the plat thereof, as recorded in Plat Book 17, Page(s) 34 through 49, inclusive, of the Public Records of Brevard County, Florida.

Parcel No. 2907535

Parcel 9: Lot 1, Block 1334, PORT MALABAR UNIT TWENTY FIVE, according to the plat thereof, as recorded in Plat Book 16, Pages 68 through 83, inclusive, of the Public Records of Brevard County, Florida.

Parcel No. 2946005

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Parcel 11:

Lot 1, Block 1420, PORT MALABAR UNIT THIRTY, according to the plat thereof, as recorded in Plat Book 17, Page(s) 6 through 21, inclusive, of the Public Records of Brevard County, Florida.

Parcel No. 2914448

Parcel 12:

Lot 28, Block 1426, PORT MALABAR UNIT THIRTY, according to the plat thereof, as recorded in Plat Book 17, Page(s) 6 through 21, inclusive, of the Public Records of Brevard County, Florida.

Parcel No. 2921339

Parcel 13:

Lots 14 and 15, Block 1429, PORT MALABAR UNIT THIRTY, according to the plat thereof, as recorded in Plat Book 17, Page(s) 6 through 21, inclusive, of the Public Records of Brevard County, Florida.

Parcel No. 2921405

Parcel 14:

Lot 20, Block 1430, PORT MALABAR UNIT THIRTY, according to the plat thereof, as recorded in Plat Book 17, Page(s) 6 through 21, inclusive, of the Public Records of Brevard County, Florida.

Parcel No. 2921439

Parcel 15:

Lot 1, Block 1431, PORT MALABAR UNIT THIRTY, according to the plat thereof, as recorded in Plat Book 17, Page(s) 6 through 21, inclusive, of the Public Records of Brevard County, Florida.

Parcel No. 2921440

Parcel 16:

Lot 1, Block 1544, PORT MALABAR UNIT THIRTY TWO, according to the plat thereof, as recorded in Plat Book 17, Page(s) 34 through 49, inclusive, of the Public Records of Brevard County, Florida.

Parcel No. 2906200

Parcel 18:

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Lot 5, Block 1623, PORT MALABAR UNIT THIRTY TWO, according to the plat thereof, as recorded in Plat Book 17, Page(s) 34 through 49, inclusive, of the Public Records of Brevard County, Florida.

Parcel No. 2908053