

## AFFIDAVIT OF NO MORTGAGE

Brian Lawson and Debra Lawson, after being duly sworn, deposes and says:

1. I am the owner of the real property as more particularly described in Exhibit "A" attached hereto.
2. There are no mortgages on the Property.

Dated September 6, 2022.

By: Brian Lawson

Brian Lawson

STATE OF FLORIDA

COUNTY OF BREVARD

The foregoing instrument was acknowledged before me this 6th day of September, 2022, by Brian Lawson, who is personally known to me or who has produced as identification \_\_\_\_\_.

commission expires

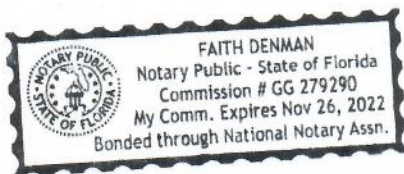
Faith Denman My

Notary Public

SEAL

Commission No.:

\_\_\_\_\_  
(Name typed, printed or stamped)



By: Debra Lawson  
Debra Lawson

STATE OF FLORIDA

COUNTY OF BREVARD

The foregoing instrument was acknowledged before me this 6<sup>th</sup> day of September, 2022, by Debra Lawson, who is personally known to me or who has produced as identification \_\_\_\_\_.

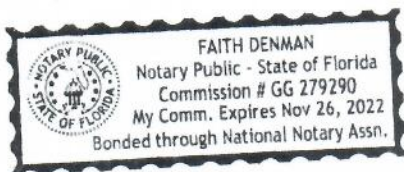
commission expires

SEAL

Commission No.:

Faith Denman My  
Notary Public

\_\_\_\_\_  
(Name typed, printed or stamped)



**EXHIBIT 'A'**

**Parcel 1:**

The South half of the Southeast quarter of the Northwest quarter of the Northeast quarter of the Southeast quarter of Section 35, Township 23 South, Range 35 East, lying in Brevard County, Florida, a/k/a Lot 25, Block 16, unrecorded Canaveral Groves Subdivision of Section 35, Township 23 South, Range 35 East, according to the unrecorded plat thereof as recorded in Survey Book 2, Page 57, of the Public Records of Brevard County, Florida. Together with a 25.0 foot wide ingress and egress Easement for road purposes over the North 25.0 feet of Lot 4, Block 14, of said Canaveral Groves Subdivision and the South 25.0 feet of Lot 4, Block 16, of said Canaveral Groves Subdivision, the centerline of which being more particularly described as follows: Commence at the intersection of the West right of way line of Grissom Parkway (as presently located) and the North line of said Lot 4, Block 14, said point being the Northeast corner of said Lot 4, Block 14; thence run South 00 degrees 13 minutes 09 seconds East along said Westerly right of way line of said Grissom Parkway, a distance of 12.50 feet to the Point of Beginning; thence run North 89 degrees 59 minutes 17 seconds West along said centerline, parallel with the North line of said Lot 4, Block 14, and 12.50 feet South of said North line, a distance of 144.70 feet; thence run South 00 degrees 10 minutes 49 seconds East along said centerline, a distance of 12.90 feet; thence run North 89 degrees 59 minutes 40 seconds West along said centerline, parallel with the South line of said Lot 4, Block 16 and 12.50 feet North of said South line, a distance of 319.72 feet to the Westerly line of said Lot 4, Block 16, said point being the terminus of this 25.00 foot wide ingress and egress easement.

**Parcel 2:**

Lot 2, Block 16: The South 1/2 of the Northwest 1/4 of the Northeast 1/4 of the Northeast 1/4 of the Southeast 1/4 of Section 35, Township 23 South, Range 35 East, less the East 30 feet for road and less easements for utilities, lying and being in Brevard County, Florida.

**Parcel 3:**

Lot 5, Block 16: The North 1/2 of the Northwest 1/4 of the Southeast 1/4 of the Northeast 1/4 of the Southeast 1/4 of Section 35, Township 23 South, Range 35 East, lying and being in Brevard County, Florida. AND

Lot 6, Block 16: The South 1/2 of the Northwest 1/4 of the Southeast 1/4 of the Northeast 1/4 of the Southeast 1/4 of Section 35, Township 23 South, Range 35 East, lying and being in Brevard County, Florida.

**Parcel 4:**

The North 200 feet of the South 1690 feet of the North 7/8 of the East 1/2 of the East 1/2 of the East 1/2 of the Southeast 1/4, less the West 30 feet and less and except road right of way as described in Deeds recorded in Official Records Book 2983, Page 3441 and Official Records Book 2983, Page 3427, Public Records of Brevard County, Florida. Said above described parcel also known as Lot 4, Block 14, Canaveral Groves Unrecorded Subdivision of Section 35, Township 23 South, Range 35, Brevard County, Florida, less Grissom Road right of way.

**Parcel 5:**

The North 1/2 of the Southwest 1/4 of the Northeast 1/4 of the Northeast 1/4 of the Southeast 1/4 of Section 35, Township 23 South, Range 35 East, Brevard County, Florida, also known as Lot 3, Block 16, Canaveral Groves Unrecorded Subdivision of said Section 35.

**AND**



**The South 1/2 of the Southwest 1/4 of the Northeast 1/4 of the Northeast 1/4 of the South-east 1/4 of of Section 35, Township 23 South, Range 35 East, Brevard County, Florida, also known as Lot 4, Block 16, Canaveral Groves Unrecorded Subdivision of said Section 35.**

**Parcel 6:**

**The South 1/2 of the Northeast 1/4 of the Southwest 1/4 of the Northeast 1/4 of the Southeast 1/4 of Section 35, Township 23 South, Range 35 East, less the West 30 feet thereof, lying and being in Brevard County, Florida. Less and except road right of way.**

**AND**

**The North 1/2 of the Northeast 1/4 of the Southwest 1/4 of the Northeast 1/4 of the Southeast 1/4 of Section 35, Township 23 South, Range 35 East, less the West 30 feet thereof, lying and being in Brevard County, Florida. Less and except road right of way.**

**Parcel 7:**

**The North 1/2 of the Southeast 1/4 of the Northwest 1/4 of the Northeast 1/4 of the Southeast 1/4, less the West 30 feet for road, Section 35, Township 23 South, Range 35 East, Brevard County, Florida. Also known as Tract 26 in Block 16, Canaveral Groves Unrecorded Subdivision.**

**LESS AND EXCEPT (LAWSON'S HOMESTEAD):**

THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 23 SOUTH, RANGE 35 EAST, BEING (A.K.A.) LOT 23, BLOCK 16, CANAVERAL GROVES SUBDIVISION OF SAID SECTION 35, AN UNRECORDED MAP OF SURVEY RECORDED IN SURVEY BOOK 2, PAGE 57, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. TOGETHER WITH 1/2 OF ADJACENT ROADS PER OFFICIAL RECORDS BOOK 1646, PAGE 130, OF SAID PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. TOGETHER WITH:

THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 23 SOUTH, RANGE 35 EAST, BEING (A.K.A.) LOT 6, BLOCK 16, CANAVERAL GROVES SUBDIVISION OF SAID SECTION 35, AN UNRECORDED MAP OF SURVEY RECORDED IN SURVEY BOOK 2, PAGE 57, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. TOGETHER WITH 1/2 OF ADJACENT ROADS PER OFFICIAL RECORDS BOOK 1646, PAGE 130, OF SAID PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. AND ALSO TOGETHER WITH:

THE SOUTH 25.00 FEET OF THE NORTH 200 FEET OF THE SOUTH 1690 FEET OF THE NORTH 7/8 OF THE EAST 1/2 OF THE EAST 1/2 OF THE EAST 1/2 OF THE SOUTHEAST 1/4 LESS AND EXCEPT ROAD RIGHT OF WAY AS DESCRIBED IN OFFICIAL RECORDS BOOK 2983, PAGE 3427, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. BEING (A.K.A.) THE SOUTH 25.00 FEET OF LOT 4, BLOCK 14, CANAVERAL GROVES SUBDIVISION OF SAID SECTION 35, AN UNRECORDED MAP OF SURVEY RECORDED IN SURVEY BOOK 2, PAGE 57, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. TOGETHER WITH 1/2 OF ADJACENT ROADS PER OFFICIAL RECORDS BOOK 1646, PAGE 130, OF SAID PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

LESS AND EXCEPT GRISSOM PARKWAY ROAD RIGHT OF WAY, AND TOGETHER WITH THE SOUTH 28.11 FEET OF THE EAST 25.00 FEET OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 23 SOUTH, RANGE 35 EAST.

**AND LESS AND EXCEPT (MCCABES' PROPERTY):**

CANAVERAL GROVES SUBD PER SB 2 PG 57 LOT 4 BLK 14 & 1/2 OF ADJ ROADS & CANALS PER ORB 1646 PG 130, 1733 PG 1012 EXC ORB 2983 PG'S 3427 & 3441, ORB 8168 PG 1134; otherwise described as Tax Parcel ID. 23-35-35-01-14-4

AND

CANAVERAL GROVES SUBD PER SB 2 PG 57 LOT 5 BLK 16 & 1/2 OF ADJ ROADS PER ORB 1646 PG 130 EXC ORB 8168 PG 1134; otherwise described as Tax Parcel ID 23-35-35-01-16-5

AND


CANAVERAL GROVES SUBD PER SB 2 PG 57 LOT 24 BLK 16 & 1/2 OF ADJ ROADS PER ORB 1646 PG 130 EX RD R/W; otherwise described as Tax Parcel ID 23-35-01-16-24

## AFFIDAVIT OF NO MORTGAGE

David McCabe and Alicia McCabe, after being duly sworn, deposes and says:

1. I am the owner of the real property as more particularly described in Exhibit "A" attached hereto.
2. There are no mortgages on the Property.

Dated September 6, 2022.

By:   
David McCabe

STATE OF FLORIDA

COUNTY OF BREVARD

The foregoing instrument was acknowledged before me this 6<sup>th</sup> day of September, 2022, by David McCabe, who is personally known to me or who has produced as identification \_\_\_\_\_.

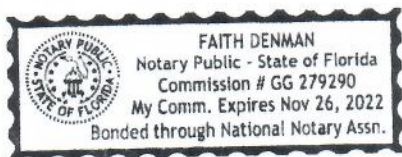
My commission expires

  
Notary Public

SEAL

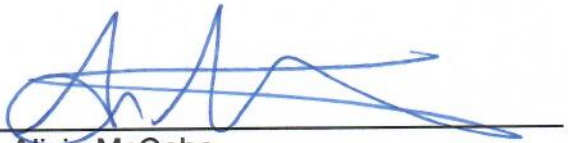
Commission No.:

\_\_\_\_\_  
(Name typed, printed or stamped)





By:


  
Alicia McCabe

STATE OF FLORIDA

COUNTY OF BREVARD

The foregoing instrument was acknowledged before me this 6<sup>th</sup> day of September, 2022, by Alicia McCabe, who is personally known to me or who has produced as identification \_\_\_\_\_.

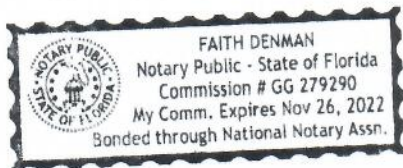
My commission expires

  
Notary Public

SEAL

Commission No.:

\_\_\_\_\_  
(Name typed, printed or stamped)



**EXHIBIT "A" – LEGAL DESCRIPTION**

CANAVERAL GROVES SUBD PER SB 2 PG 57 LOT 4 BLK 14 & 1/2 OF ADJ ROADS & CANALS PER ORB 1646 PG 130, 1733 PG 1012 EXC ORB 2983 PG'S 3427 & 3441, ORB 8168 PG 1134; otherwise described as Tax Parcel ID. 23-35-35-01-14-4

AND

CANAVERAL GROVES SUBD PER SB 2 PG 57 LOT 5 BLK 16 & 1/2 OF ADJ ROADS PER ORB 1646 PG 130 EXC ORB 8168 PG 1134; otherwise described as Tax Parcel ID 23-35-35-01-16-5

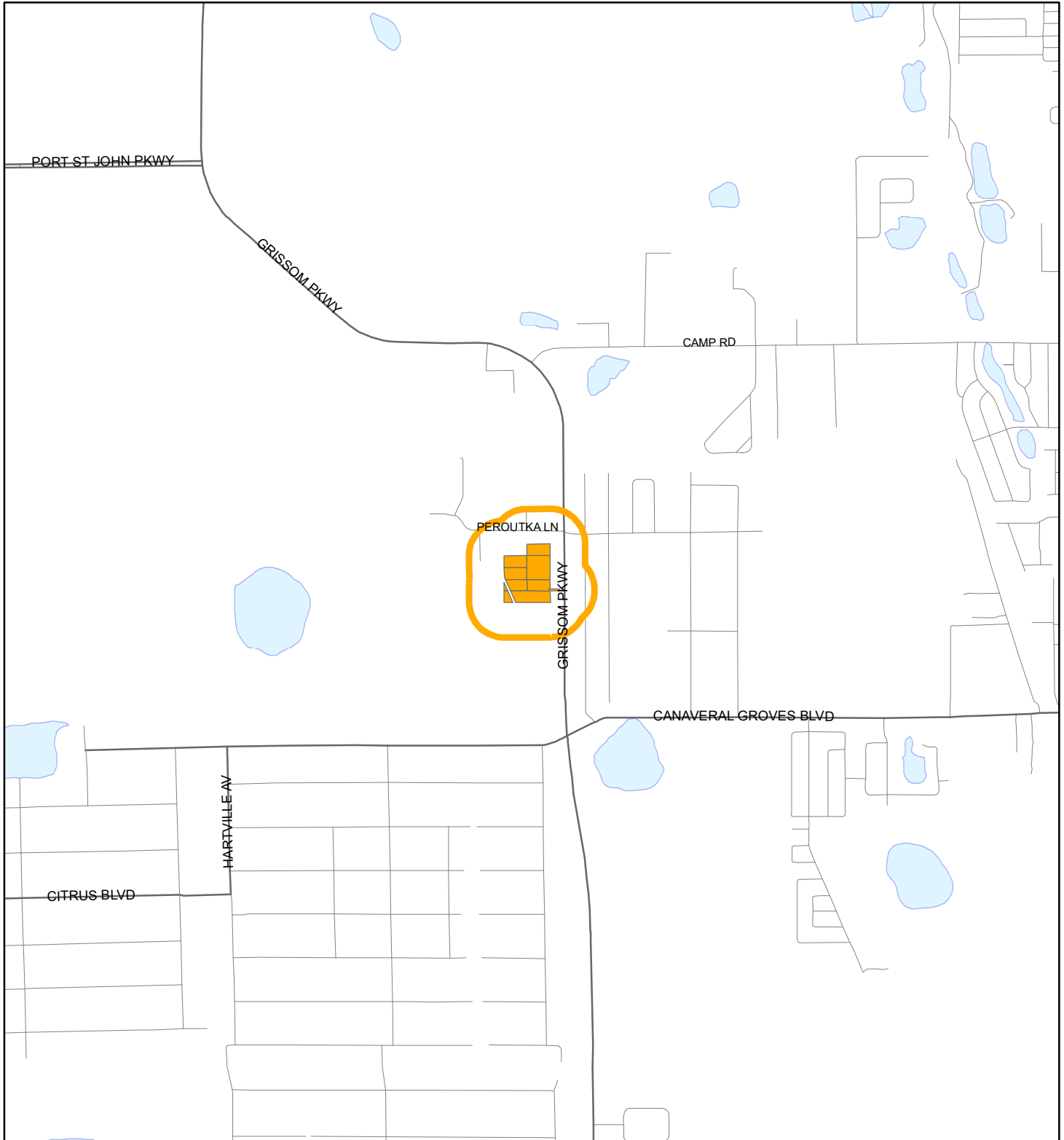
AND

CANAVERAL GROVES SUBD PER SB 2 PG 57 LOT 24 BLK 16 & 1/2 OF ADJ ROADS PER ORB 1646 PG 130 EX RD R/W; otherwise described as Tax Parcel ID 23-35-01-16-24



# LOCATION MAP

LAWSON, Brian G and Debra S; and McCABE, David and Alicia  
22Z00005



1:24,000 or 1 inch = 2,000 feet

Buffer Distance: 500 feet

This map was compiled from recorded documents and does not reflect an actual survey. The Brevard County Board of County Commissioners does not assume responsibility for errors or omissions hereon.

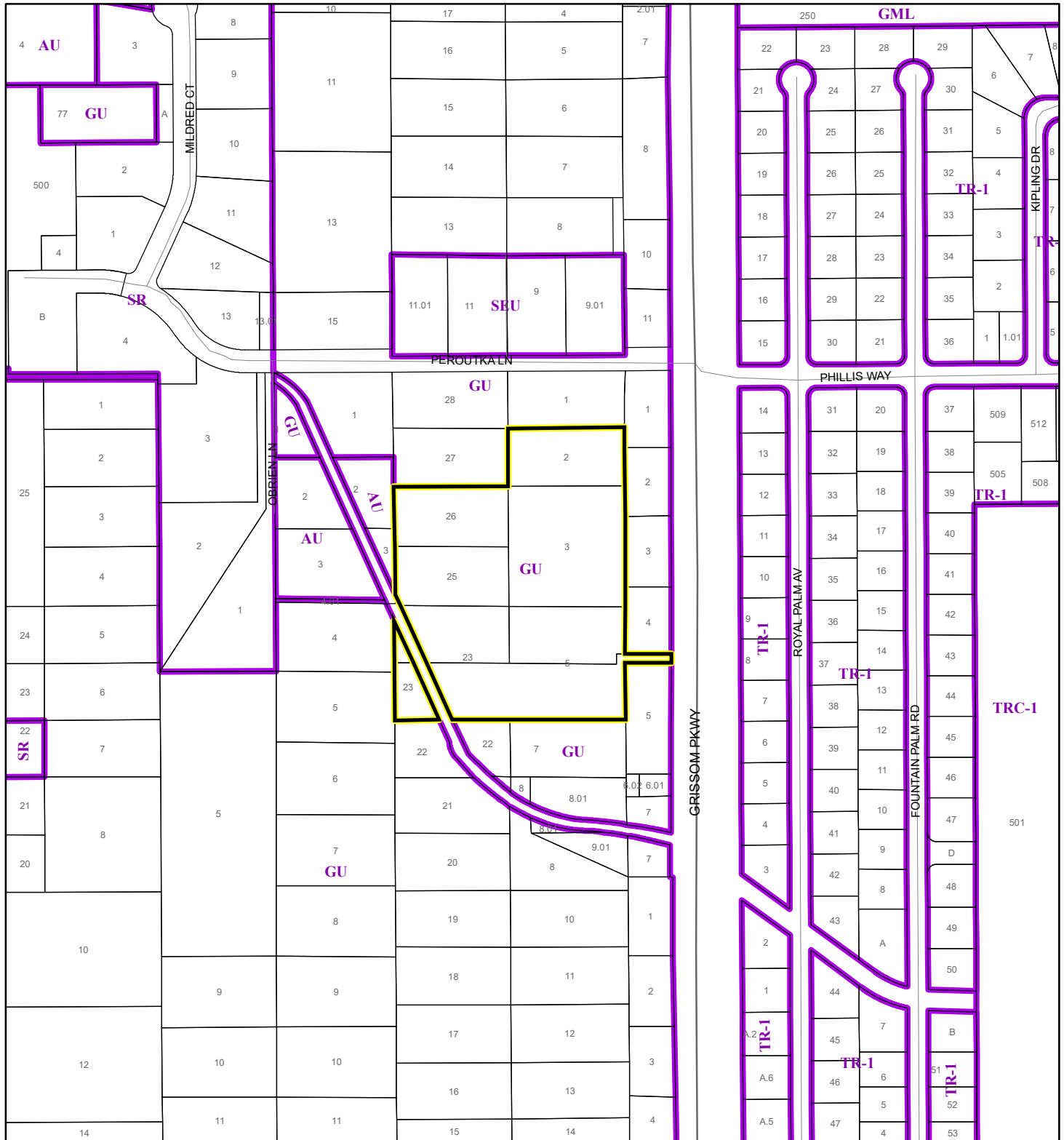
Produced by BoCC - GIS Date: 8/16/2022

Buffer  
Subject Property

# ZONING MAP

LAWSON, Brian G and Debra S; and McCABE, David and Alicia

22Z00005



1:4,800 or 1 inch = 400 feet

This map was compiled from recorded documents and does not reflect an actual survey. The Brevard County Board of County Commissioners does not assume responsibility for errors or omissions hereon.

Produced by BoCC - GIS Date: 8/16/2022

- Subject Property
- Parcels
- Zoning