

BOARD OF COUNTY COMMISSIONERS

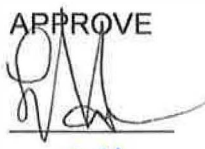

AGENDA REVIEW SHEET

AGENDA: Special Warranty Deed from Chaparral Properties, LLC for the Chaparral P.U.D. Phase One Subdivision – District 5

AGENCY: Public Works Department / Land Acquisition Office

AGENCY CONTACT: Lisa J. Kruse, Land Acquisition Specialist

CONTACT PHONE: 321-350-8353

	APPROVE	DISAPPROVE	DATE
LAND ACQUISITION Lucy Hamelers, Supervisor	 _____	_____	<u>9.3.24</u>
COUNTY ATTORNEY Greg Hughes Assistant County Attorney	 _____	_____	<u>9/3/2024</u>

Return to: Lisa J. Kruse
Public Works Department, Land Acquisition
2725 Judge Fran Jamieson Way, A-204
Viera, Florida 32940

Parcel I.D. No. a portion of 29-36-04-03-* -RD.2

-----[Space above for recorder's use only]-----

SPECIAL WARRANTY DEED
Right of Way for a Portion of Malabar Road

THIS SPECIAL WARRANTY DEED, is made and executed this ~~1st~~ ^{1st} day of ~~August~~, 2024, by **CHAPARRAL PROPERTIES, LLC**, a Florida limited liability company ("Grantor"), whose address is c/o 2502 N. Rocky Point Drive, Suite 1050, Tampa, FL 33607, to **BREVARD COUNTY, FLORIDA**, a political subdivision of the State of Florida ("Grantee"), whose address is c/o Brevard County, 2725 Judge Fran Jamieson Way, A-204, Viera, Florida 32490.

WITNESSETH:

THAT, GRANTOR, for Grantor's self, Grantor's heirs, personal representatives, successors and assigns, 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 is hereby acknowledged, has granted, bargained, sold, conveyed, and confirmed, and by these presents does hereby grant, bargain, sell, convey and confirm unto Grantee, Grantee's heirs, personal representatives, successors and assigns forever, all of that certain real property located in the County of Brevard, State of Florida, described as follows (the "Property"):

Tract RD-2, Chaparral P.U.D. Phase One, as recorded in Plat Book 68, Page 87-89, of the Public Records of Brevard County, Florida.

The purpose of this conveyance is to provide right-of-way for a portion of Malabar Road.

TOGETHER WITH, all and singular, the tenements, hereditaments, and appurtenances thereto belonging or in any wise appertaining.

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

Grantor hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple, that Grantor has good right and lawful authority to sell and convey the Property and Grantor hereby specially warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under Grantor but none other, subject to taxes and assessments subsequent to December 31, 2024, and all matters of record.

[Signature page follows]

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of the date and year first stated above.

Signed, sealed and delivered in the presence of:

GRANTOR:

Chaparral Properties, LLC, a Florida limited liability company

KyAndre Hollifield
Name: KyAndre Hollifield

By: *John M. Ryan*
John M. Ryan, as its Authorized Person

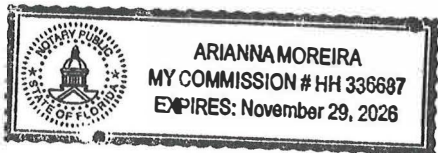
Witness Address: 2502 N. Rocky Point Drive
STE 1050
Tampa, FL 33607

(SEAL)

Arianna Moreira
Name: Arianna Moreira
Witness Address: 2502 N. Rocky Point Drive
STE 1050
Tampa, FL 33607

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 1st day of August, 2024, by John M. Ryan, as an Authorized Person of Chaparral Properties, LLC, a Florida limited liability company, on behalf of the company, who is personally known to me or who has produced _____ (type of identification) as identification.



Arianna Moreira
Printed Name: Arianna Moreira
Notary Public
Serial Number (if any): _____
My Commission Expires: 11/29/2026

LOCATION MAP

Section 04, Township 29 South, Range 36 East - District 5

PROPERTY LOCATION: South side of Malabar Road in Palm Bay.

OWNERS NAME(S): Chaparral Properties, LLC

