

Prepared by and return to:  
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Post Office Box 2873  
Orlando, Florida 32802-2873

Parcel ID: 24-36-28-00-12.7  
24-36-28-BY-\*-5

### **SPECIAL WARRANTY DEED**

**THIS SPECIAL WARRANTY DEED** is made as of the 14<sup>th</sup> day of September, 2020, by and between **U.S. 1 CORRIDOR COMMUNITY REDEVELOPMENT AGENCY**, a Florida redevelopment agency formed pursuant to F.S. 163.330 ("Grantor"), whose mailing address is 65 Stone Street, Cocoa, FL 32922, and the **CITY OF COCOA, FLORIDA**, a Florida municipal corporation, ("Grantee") whose address is 65 Stone Street, Cocoa, FL 32922. (Wherever used herein the term "Grantor" and "Grantee" include all the parties to this instrument and the successors and assigns of corporations.)

WITNESSETH: That Grantor, for and consideration of the sum of Ten and No/100 Dollars (\$10.00), to it in hand paid by Grantee, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto Grantee, and Grantee's heirs, successors and assigns forever, the parcel of land situate, lying and being in the County of Brevard, State of Florida, and more particularly described as follows (the "Property"):

SEE EXHIBIT "A" ATTACHED HERETO  
AND MADE A PART HEREOF.

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

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

SUBJECT TO reservations, covenants, restrictions, easements of record, which reference hereto shall not operate to reimpose same, and taxes for the current year.

AND Grantor, for itself and its successors, hereby covenants with Grantee and Grantee's heirs, successors and assigns that it is lawfully seized of the Property in fee simple; that it has good right and lawful authority to sell and convey the Property; that it 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 only.

IN WITNESS WHEREOF, GRANTOR has hereunder set its hand and seal the day and year first above written.

Signed, sealed and delivered  
in the presence of:

*Charlene Neuterman*  
(signature)

CHARLENE NEUTERMAN  
(print name)

*Lori Chabot*  
(signature)

Lori Chabot  
(print name)

U.S. 1 CORRIDOR COMMUNITY  
REDEVELOPMENT AGENCY, a Florida  
redevelopment agency formed pursuant to F.S.  
163.330

By: *Richard Louden*  
Richard Louden, Chairperson

Address: 65 Stone Street, Cocoa, FL 32922

STATE OF FLORIDA  
COUNTY OF BREVARD

The foregoing instrument was acknowledged before me by means of (check one) ☒ physical presence or ☐ online notarization, this 14 day of September, 2020, by Richard Louden, Chairperson of U.S. 1 CORRIDOR COMMUNITY REDEVELOPMENT AGENCY, a Florida redevelopment agency formed pursuant to F.S. 163.330 (check one) ☒ who is personally known to me or ☐ who produced \_\_\_\_\_ as identification.

*Torri Edwards*

Notary Public - State of Florida

Print Name: Torri Edwards

My Commission expires:

8/29/21

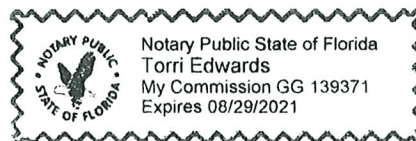


EXHIBIT "A"

**PARCEL 1:**

**PART OF LOTS 2 AND 3 AND PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 AS DESCRIBED IN DEED BOOK 229, PAGES 373 TO 376, EXCEPT DEED BOOK 367, PAGE 335, PLAT BOOK 10, PAGE 47 AND HIGHWAY RIGHT OF WAY KNOWN AS TRACT 7, WEST OF FLORIDA EAST COAST RAILROAD, IN SECTION 28, TOWNSHIP 24 SOUTH, RANGE 36 EAST, LOCATED IN THE CITY OF COCOA, FLORIDA, ADJOINING THE WEST RIGHT OF WAY LINE OF THE FEC RAILROAD DIRECTLY OPPOSITE COCOA HEIGHTS SUBDIVISION**

**AND**

**PARCEL 2:**

**LOT 5, CRESTVIEW ACRES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE 37, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, LESS AND EXCEPT PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 2619, PAGE 472, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.**