

## **APPENDIX B-1**

**O&E Report, File Number: 25-1021-A**

**(Content Begins on Following Page)**

**O&E Report**

2302 Raven Ridge Road, Minneola, Florida 34715  
Phone 407-415-0171  
[title.newrevelations@gmail.com](mailto:title.newrevelations@gmail.com)

**Date Sent:** 01/13/2025

**File Number:** 25-1021-A

**County:** Brevard

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**Searched From:** 04/26/2006

**Through Effective Date:** 1/27/2025

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**Tax Year:** 2024

**Account Number:** 2510579

**Parcel Identification Number:** 25-36-21-00-251

**Gross Tax Amount:** \$0.00

**Assessed Value:** \$327,030.00

**Status of Tax Year Payment:** N/A \$0.00

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**Owner of Record:**

Brevard County Board of County Commissioners, also known as Brevard County, Florida, a political subdivision of The State of Florida

**Vested by:**

1. Deed recorded in Official Records Book 5636, Page 1796.

### **O&E Report**

**Legal Description from Survey:**

**LEGAL DESCRIPTION: PARCEL C (BY SURVEYOR):**

A PARCEL OF LAND BEING A PORTION OF LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 5636, PAGE 1796, AND LYING IN THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 25 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE WEST 1/4 CORNER OF SECTION 21; THENCE N. 01°16'20" W., ALONG THE WEST LINE OF SAID NORTHWEST 1/4 OF SECTION 21, A DISTANCE OF 416.92 FEET TO A POINT ON THE WESTERLY EXTENSION OF THE NORTH LINE OF LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 5636, PAGE 1796, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE N. 89°54'43" E., ALONG SAID WESTERLY EXTENSION OF THE NORTH LINE, A DISTANCE OF 35.16 FEET TO THE POINT-OF-BEGINNING OF THIS DESCRIPTION; THENCE CONTINUE N. 89°54'43" E., ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 173.65 FEET; THENCE S. 00°05'17" E., A DISTANCE OF 198.15 FEET; THENCE S. 89°54'43" W., A DISTANCE OF 95.00 FEET TO THE POINT-OF-CURVATURE OF A 37.00 FOOT RADIUS CIRCULAR CURVE CONCAVE NORTHEASTERLY; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00" A DISTANCE OF 58.12 FEET TO THE POINT-OF-TANGENCY, SAID CURVE HAVING A CHORD BEARING OF N. 45°05'17" W., AND A CHORD DISTANCE OF 52.33 FEET; THENCE N. 00°05'17" W., A DISTANCE OF 42.83 FEET TO THE POINT-OF-CURVATURE OF A 137.00 FOOT RADIUS CIRCULAR CURVE CONCAVE WESTERLY; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 40°28'48" A DISTANCE OF 96.79 FEET, SAID CURVE HAVING A CHORD BEARING OF N. 20°19'41" W., AND A CHORD DISTANCE OF 94.79 FEET TO A POINT-OF-REVERSE-CURVATURE; THENCE CONTINUE NORTHERLY IN THE ARC OF A 37.00 FOOT RADIUS CIRCULAR CURVE CONCAVE EASTERLY AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 40°29'11" A DISTANCE OF 26.14 FEET TO THE POINT-OF-TANGENCY, SAID CURVE HAVING A CHORD BEARING OF N. 20°19'29" W., AND A CHORD DISTANCE OF 25.60 FEET; THENCE N. 00°05'17" W., A DISTANCE OF 5.35 FEET TO THE POINT-OF-BEGINNING.

**Legal Description on Tax Roll:**

PT OF W 330 FT OF NW 1/4 AS DES IN ORB 1870 PG 180 EX ORB 1644 PG 628,1881 PG 18

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## **O&E Report**

### **Mortgage Information:**

#### **Open Mortgage:**

None

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### **Judgment/Lien Information:**

None

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### **Condo/Homeowners Association:**

None

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### **Informational:**

None

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### **Easements and Exceptions:**

1. Easement recorded in Official Records Book 1644, Page 641.
  2. Drainage Easement recorded in Official Records Book 9144, Page 1859.
- 

*The above-captioned property has been searched only by the above description and by no other description or name. This report purposely omits restrictions, easements, subdivision agreements and any reference to mortgages, judgments and/or liens which appear to be satisfied of record or have expired pursuant to Florida Statutes.*

*This report does not reflect those documents, if any, which may have been recorded prior (other than an assumed mortgage) or subsequent to the time period covered herein and which may disclose the possible existence of encumbrances, liens, rights, interests or other matters which may affect the subject property.*

*This report is not title insurance. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified by name in the property information report as the recipient(s) of the property information report.*

*This Company expressly disclaims any liability for loss or damage resulting from reliance on this certificate in excess of the fee paid to Craig Karlson.*

Craig Karlson

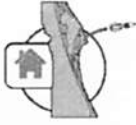
**O&E Report**

Prepared for:



3200 N. Wickham Road, Suite 7  
Melbourne, FL 32935  
(321) 242-1690 – p  
(321) 242-1628 – f

ATTN: Karen DeLeo



**Dana Blickley, CFA, Brevard County Property Appraiser**  
Titusville • Viera • Melbourne • Palm Bay

(321) 264-6700  
www.BCPAO.us  
Disclaimer

**REAL PROPERTY DETAILS**  
Account 2510579 - Roll Year 2024

Owners	BREVARD COUNTY
Mailing Address	345 WENNER WAY C/O ASSET MANAGEMENT COCOA FL 32926
Site Address	800 BARNES BLVD ROCKLEDGE FL 32955
Parcel ID	25-36-21-00-251
Taxing District	23E0 - ROCKLEDGE
Exemptions	EXCO - COUNTY OWNED PROPERTY
Property Use	8020 - COUNTY OWNED LAND - VACANT
Total Acres	1.95
Site Code	0382 - BARNES BLVD
Plat Book/Page	0000/0000
Subdivision	--
Land Description	PT OF W 330 FT OF NW 1/4 AS DES IN ORB 1870 PG 180 EX ORB 1644 PG 628, 1881 PG 18



**VALUE SUMMARY**

Category	2024	2023	2022
Market Value	\$327,030	\$327,030	\$327,030
Agricultural Land Value	\$0	\$0	\$0
Assessed Value Non-School	\$327,030	\$327,030	\$327,030
Assessed Value School	\$327,030	\$327,030	\$327,030
Homestead Exemption	\$0	\$0	\$0
Additional Homestead	\$0	\$0	\$0
Other Exemptions	\$327,030	\$327,030	\$327,030
Taxable Value Non-School	\$0	\$0	\$0
Taxable Value School	\$0	\$0	\$0

**SALES / TRANSFERS**

Date	Price	Type	Instrument
04/12/2006	\$825,000	WD	5636/1796
04/12/2006	--	QC	5636/1793
04/26/1995	\$17,500	QC	3589/1481
02/28/1978	\$100,000	PT	1856/0007
06/27/1973	--	QC	1360/0444

No Data Found

**LISA CULLEN, CFC****BREVARD COUNTY TAX COLLECTOR****NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS**

2024 PAID REAL ESTATE

TAX ACCOUNT NUMBER	ESCROW/CD	MILLAGE CODE
2510579		23E0

Pay your taxes online at [www.brevardtc.com](http://www.brevardtc.com)

BREVARD COUNTY  
345 WENNER WAY  
C/O ASSET MANAGEMENT  
COCOA, FL 32926-0000

GOVERNMENT OWNED

800 BARNES BLVD

PT OF W 330 FT OF NW 1/4 AS DES IN  
ORB 1870 PG 180 EX ORB 1644 PG  
628,188 1 PG 18

AD VALOREM TAXES					
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION	TAXABLE VALUE	TAXES LEVIED
COUNTY GENERAL FUND	2.9207	327,030	327,030	0	0.00
BREVARD LIBRARY DISTRICT	0.3306	327,030	327,030	0	0.00
BREVARD MOSQUITO CONTROL	0.1367	327,030	327,030	0	0.00
RECREATION DISTRICT 4- MAINT	0.5036	327,030	327,030	0	0.00
TI-CD AIRPORT AUTHORITY	0.0000	327,030	327,030	0	0.00
SCHOOL- BY STATE LAW	3.0630	327,030	327,030	0	0.00
SCHOOL- BY LOCAL BOARD	0.7480	327,030	327,030	0	0.00
BPS VOTED TEACHER PAY	1.0000	327,030	327,030	0	0.00
SCHOOL- CAPITAL OUTLAY	1.5000	327,030	327,030	0	0.00
CITY OF ROCKLEDGE	5.3800	327,030	327,030	0	0.00
ST JOHNS RIVER WATER MGMT DST	0.1793	327,030	327,030	0	0.00
FLA INLAND NAVIGATION DIST	0.0288	327,030	327,030	0	0.00
ENV END LD/W/ TR LTD	0.0467	327,030	327,030	0	0.00
ENV END LD/W/ TR LTD(DBTP)	0.0078	327,030	327,030	0	0.00
TOTAL MILLAGE		15.9462	AD VALOREM TAXES		\$0.00
NON-AD VALOREM ASSESSMENTS					
LEVYING AUTHORITY					AMOUNT
PAY ONLY ONE AMOUNT IN BOXES BELOW					NON-AD VALOREM ASSESSMENTS
					\$0.00
If Paid By	Nov 30, 2024				
Please Pay	\$0.00				

**LISA CULLEN, CFC****BREVARD COUNTY TAX COLLECTOR****NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS**

2024 PAID REAL ESTATE

TAX ACCOUNT NUMBER	ESCROW/CD	MILLAGE CODE
2510579		23E0

Pay your taxes online at [www.brevardtc.com](http://www.brevardtc.com)

RETURN  
WITH  
PAYMENT  
BREVARD COUNTY  
345 WENNER WAY  
C/O ASSET MANAGEMENT  
COCOA, FL 32926-0000

GOVERNMENT OWNED

PAYING ONLINE VIA  
E-CHECK IS FREE



"PAY ONLINE, NOT IN LINE"

PLEASE PAY IN U.S. FUNDS THROUGH U.S. BANK TO BREVARD COUNTY TAX COLLECTOR, PO BOX 2500, TITUSVILLE, FL 32781-2500

If Paid By	Nov 30, 2024				
Please Pay	\$0.00				

PREPARED BY AND RETURN TO:  
 Scott Krasny, Esquire  
 304 S. Harbor City Boulevard  
 Suite 201  
 Melbourne, FL 32901



CFN 2006121968 04-26-2006 09:27 am  
 OR Book/Page: 5636 / 1796

Parcel I.D. No. 25-36-21-00-00251.0-0000.00

**WARRANTY DEED**

THIS INDENTURE, made this 12<sup>th</sup> day of April, 2006, between **ROBERT J. WOODHOUSE, V**, a married man, of the County of Allendale, State of South Carolina, Grantor, and **BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS also known as BREVARD COUNTY, FLORIDA**, a political subdivision of **THE STATE OF FLORIDA**, whose post office address is Brevard County, Transportation Engineering Department, 2725 Judge Fran Jamieson Way, Building A, Viera, Florida 32940, of the County of Brevard, State of Florida, Grantee.

**WITNESSETH:**

That the Grantor, for and in consideration of the sum of Ten and no/100 Dollars (\$10.00), and other good and valuable considerations to the Grantor in hand paid by the Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Brevard County, Florida, to wit:

**SEE ATTACHED EXHIBIT "A".**

SUBJECT TO taxes for the year 2006 and subsequent years.

SUBJECT TO restrictions, easements, and covenants of record, if any.

and the Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

Grantor hereby warrants and represents that neither he nor any member of his family resides upon said property and that said property is not homestead property as defined under Florida Constitution 1968, Article X, Section 4.

"Grantor" and "grantee" are used for singular or plural, as context requires.

IN WITNESS WHEREOF, Grantor has hereunto set his hand and seal the day and year first above written.

Signed, sealed and delivered  
 in the presence of:

*Sonia Traylor*  
 Print Name: Sonia Traylor

*Robert J. Woodhouse V*  
 ROBERT J. WOODHOUSE, V

*Rachelle A. Matteucci*  
 Print Name: Rachelle A. Matteucci

Grantor's Address:  
 297 Mount Pleasant Church Rd.  
 Fairfax, SC 29827

STATE OF FLORIDA  
 COUNTY OF BREVARD

The foregoing instrument was acknowledged before me this 12<sup>th</sup> day of April, 2006, by **ROBERT J. WOODHOUSE, V**, [ ] who is personally known to me or [ ] who produced FL Driver's License as identification and who did take an oath.

My Commission Expires





EXHIBIT "A"

COMMENCE AT THE NW CORNER OF SAID SECTION 21 AND RUN S01°04'00" E, ALONG THE WEST LINE OF SAID SECTION 21, A DISTANCE OF 2240.28 FEET; THENCE S89°52'04" E, A DISTANCE OF 24.01 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUE S89°52'04"E, A DISTANCE OF 305.99 FEET; THENCE S01°04'00"E, PARALLEL WITH THE AFORESAID WEST LINE OF SECTION 21, A DISTANCE OF 248.20 FEET; THENCE N89°52'04"W, A DISTANCE OF 60.0 FEET; THENCE S01°04'00"E, A DISTANCE OF 132.0 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF BARNES BOULEVARD; THENCE N89°52'04"W, ALONG SAID N RIGHT-OF-WAY LINE, A DISTANCE OF 138.0 FEET; THENCE N01°04'00"W, PARALLEL WITH SAID WEST LINE, A DISTANCE OF 132.0 FEET; THENCE N89°52'04"W, A DISTANCE OF 107.99 FEET TO A POINT 24.01 FEET EAST, BY RIGHT ANGLE MEASURE OF THE AFORESAID WEST LINE OF SECTION 21; THENCE N01°04'00"W, PARALLEL WITH AND 24.01 FEET EAST, BY RIGHT ANGLE MEASURE, OF SAID WEST LINE, A DISTANCE OF 248.20 FEET TO THE POINT OF BEGINNING.



CFN 2006121968

OR Book/Page: 5636 / 1797

1644 641

EASEMENT

THIS INDENTURE, made this 11 day of June, 1976, between TODD CAMPING ASSOCIATES, INC., a corporation existing under the laws of the State of Florida, party of the First Part and SPORTSMAN CAMPER VILLAGE, INC., a corporation existing under the laws of the State of Florida, party of the Second Part;  
800 Barnes Blvd., Rockledge, Florida

WITNESSETH:

The party of the First Part, for and in consideration of the sum of Ten Dollars and other good and valuable consideration, to it in hand paid by the party of the Second Part, the receipt of which is hereby acknowledged, grants, bargains and sells to the party of the Second Part, its licensees, successors and assigns, a right-of-way and easement for the purpose of ingress and egress over the following described property:

A tract of land in Section 21, Township 25 South, Range 36 East, Brevard County, Florida more particularly described as follows:

Begin at the Northwest corner of Section 21, Township 25 South, Range 36 East and thence run S.01°04'00"E., along the West line of Section 21, a distance of 1,970.28 feet to the Point-of-Beginning, thence run

1. S.01°04'00" E., along the West line of Section 21 a distance of 650.14 feet, thence run
2. East along the right-of-way of Barnes Boulevard a distance of 24 feet, thence run
3. N.01°04'00"W., on a line parallel to and 24 feet by right angle measurement East of the West line a distance of 650.14 feet, thence run
4. West parallel to the right-of-way to Barnes Boulevard a distance of 24 feet to the Point-of-Beginning.

In order that the rights of the parties hereto may be more fully and clearly defined and that the intentions of the parties may be carried out, the Grantor of this Easement, in consideration of the sum of \$1.00 and other valuable consideration to it hand paid, the receipt of which is acknowledged, hereby agrees to maintain the road way of said easement in a reasonable manner, provided however, that if the Grantee of this easement assigns this easement to the owners of the real property located to the West of this easement, the parties shall at that time re-negotiate the obligation for payment for the maintenance of said road way. Further, it is understood by the parties that the Grantor of this easement shall have the right to erect a sign on this easement and that the sign shall not interfere with the Grantee's property line to the East of the easement.

IN WITNESS WHEREOF, the undersigned, severally, hereunder set hand and seal the day and year first above written.

(CORPORATE SEAL)

ATTEST: X William S. Tice  
Secretary

TODD CAMPING ASSOCIATES, INC.

By: X Marie S. Tice  
President

Signed, sealed and delivered in the presence of:

W. S. Tice  
Mary Ann Madden



071760

881644 - 642

STATE OF ~~FLORIDA~~ **N. CAROLINA**  
COUNTY OF ~~BREVARD~~ **CUMBERLAND**

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared **MARIE E. TODD AND WILLIAM E. TODD**

well known to me to be the President and **SECRETARY** respectively of the corporation named as grantor in the foregoing easement, and that they severally acknowledged executing the same in the presence of two subscribing witnesses freely and voluntarily under authority duly vested in them by said corporation and that the seal affixed thereto is the true corporate seal of said corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 8TH day of July, 1976.

*[Signature]*  
Notary Public - State of ~~Florida~~ **N.C.**  
My Commission expires: 2-18-79

THIS INSTRUMENT WAS PREPARED BY:  
Edward L. Stahley  
GOSHORN, STANLEY, HARBORS,  
MILLER & McCLELLAND, P.A.  
P.O. Box 1446  
Cocoa, Florida 32922

CONSENT OF MORTGAGEE

The Sun Bank of Cocoa, N.A., a national banking corporation, the holder of that certain mortgage executed by Todd Camping Association, Inc. to Sportsman Camper Village, Inc. and recorded in Official Records Book 1644, Page 636, Public Records of Brevard County, Florida hereby consents to the granting of the above easement and joins in same.

Signed and sealed this 26th day of July, 1976.

ATTEST:

*[Signature]*  
Secretary

(CORPORATE SEAL)

SUN BANK OF COCOA, N.A.

*[Signature]*  
Sr. V. President

STATE OF FLORIDA  
COUNTY OF BREVARD

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared **Arch Reynolds and Terry L. Hipp**

well known to me to be the **President** and **V.P. & Cashier** respectively of the corporation named above, and that they severally acknowledged executing the same in the presence of two subscribing witnesses freely and voluntarily under authority duly vested in them by said corporation and that the seal affixed thereto is the true corporate seal of said corporation.

WITNESS my hand and official seal this 26th day of July, 1976.

*[Signature]*  
Notary Public - State of Florida  
My Commission expires: 2-18-79

CFN 2021144967, OR BK 9144 Page 1859, Recorded 06/04/2021 at 01:23 PM Rachel M. Sadoff, Clerk of Courts, Brevard County Doc. D: \$0.70

ROCKLEDGE CITY  
11600 HUNTINGTON LN  
ROCKLEDGE, FL 32955

3

Prepared by and return to: Lucy Hamelers  
Brevard County Public Works Dept., Land Acquisition  
2725 Judge Fran Jamieson Way, A-204, Viera, Florida 32940  
A portion of Parcel C

#### DRAINAGE EASEMENT

**THIS INDENTURE**, made this 18 day of May, 2021, between Brevard County, a political subdivision of the State of Florida, as the first party, whose mailing address is 2725 Judge Fran Jamieson Way, Viera, Florida 32940, and the City of Rockledge, a municipal corporation of the State of Florida, as the second party, whose mailing address is 1600 Huntington Lane, Florida 32955, for the use and benefit of Rockledge, Florida.

**WITNESSETH** that the first party, in consideration of One Dollar (\$1.00) and other valuable consideration paid, the receipt of which is acknowledged, grants unto the second party, its successors and assigns, a drainage easement commencing on the above date for the purposes of operating, constructing, reconstructing, reconfiguring, and maintaining drainage facilities, utilities, and other allied uses pertaining thereto, over, under, upon, above and through the following lands:

The land affected by the granting of the easement is located in the Northwest  $\frac{1}{4}$  of Section 21, Township 25 South, Range 36 East, Brevard County, Florida, and being more particularly described as follows:

#### SEE LEGAL DESCRIPTION ATTACHED HERETO AS "EXHIBIT A"

Including the right of ingress and egress onto the easement area as may be necessary for full use and enjoyment by the second party of its easement. The first party shall have full use and enjoyment of the easement area but shall not make any improvements within the easement area which will conflict or interfere with the easement granted herein, except that this easement is conveyed subject to the continued right of the first party to use the property for drainage and flowage of stormwater and groundwater into the easement area. This easement is conveyed subject to any easements and/or rights-of-way of record. In the event this easement is not used, maintained or ceases to be used or maintained for the easement's designated purpose, the easement shall expire and revert to the property owner, who shall have all rights of possession and use.

(Second Page follows)

OR BK 9144 PG 1860

**TO HAVE AND TO HOLD** said easement unto the City of Rockledge, Florida and to its successors and/or assigns.

The first party does covenant with the second party that it is lawfully seized and possessed of the lands above described and that it has a good and lawful right to convey it or any part thereof.

**IN WITNESS WHEREOF**, the first party has caused this easement to be executed in its name by its Board of County Commissioners acting by the Chair of said Board, the day and year first above written,

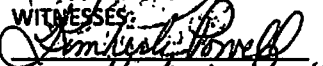
Signed, sealed, and delivered in the presence of:

ATTEST:


BOARD OF COUNTY COMMISSIONERS  
OF BREVARD COUNTY, FLORIDA

  
Rachel Sadoff, Clerk

  
Rita Pritchett, Chair

WITNESSES:  
  
Name: Kimberly Powell

Approved by the Board on: 5/18/2021  
Agenda Item #: 5.12

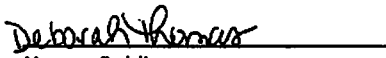
  
Name: Nicole Summers

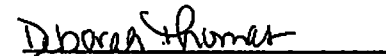
STATE OF FLORIDA

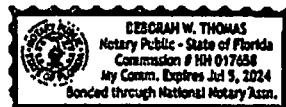
COUNTY OF BREVARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 18 day of May, 2021 by Rita Pritchett, who is personally known to me or who has produced \_\_\_\_\_ as identification.

[Notary Seal]

  
Notary Public

  
Name typed, printed or stamped  
My Commission Expires July 5, 2024



OR BK 9144 PG 1861

**EXHIBIT A**  
**A PORTION OF PARCEL C LOCATED AT BREVARD COUNTY SURVEY BOOK 15, PAGE 54-58 AS DESCRIBED**  
**AS FOLLOWS:**

A PARCEL OF LAND BEING A PORTION OF LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 5636, PAGE 1796 AND LYING IN THE NORTHWEST ¼ OF SECTION 21, TOWNSHIP 25 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCE AT THE WEST 1/4 CORNER OF SECTION 21, THENCE N. 01°16'20" W , ALONG THE WEST LINE OF SAID NORTHWEST 1/4 OF SECTION 21, A DISTANCE OF 416.92 FEET TO A POINT ON THE WESTERLY EXTENSION OF THE NORTH LINE OF LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 5636, PAGE 1796 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE N 89°54'43" E., ALONG SAID WESTERLY EXTENSION OF THE NORTH LINE, A DISTANCE OF 35.16 FEET TO THE POINT-OF-BEGINNING OF THIS DESCRIPTION; THENCE CONTINUE N 89°54'43" E , ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 173.65 FEET; THENCE S 00°05'17" E , A DISTANCE OF 20.00 FEET; THENCE S. 89°54'43" W A DISTANCE OF 153.67 FEET; THENCE S 11°33'22" W A DISTANCE OF 19.08 FEET TO A POINT ON THE ARC OF A 137.00 FOOT RADIUS CIRCULAR CURVE CONCAVE SOUTHWESTERLY, THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°56'33" A DISTANCE OF 11.82 FEET, SAID CURVE HAVING A CHORD BEARING OF N 38°05'49" W. AND A CHORD DISTANCE OF 11.81 FEET TO A POINT-OF-REVERSE CURVATURE OF A 37.00 FOOT RADIUS CIRCULAR CURVE CONCAVE EASTERLY; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 40°29'11" A DISTANCE OF 26.14 FEET, SAID CURVE HAVING A CHORD BEARING OF N. 20°19'29" W. AND A CHORD DISTANCE OF 25.60 FEET TO THE POINT-OF-TANGENCY; THENCE N 00°05'17" W. A DISTANCE OF 5.35 FEET TO THE POINT-OF-BEGINNING.

CONTAINING 0.08 ACRES MORE OR LESS, AND BEING SUBJECT TO ANY EASEMENTS AND/OR RIGHTS-OF-WAYS OF RECORD

## **APPENDIX B-2**

**O&E Report, File Number: 25-1021-B**

**(Content Begins on Following Page)**

**O&E Report**

2302 Raven Ridge Road, Minneola, Florida 34715  
Phone 407-415-0171  
[tide.newrevelations@gmail.com](mailto:tide.newrevelations@gmail.com)

**Date Sent:** 01/13/2025

**File Number:** 25-1021-B

**County:** Brevard

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**Searched From:** 04/26/2006

**Through Effective Date:** 1/27/2025

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**Tax Year:** 2024

**Account Number:** 2510585

**Parcel Identification Number:** 25-36-21-00-278

**Gross Tax Amount:** \$0.00

**Assessed Value:** \$156,430.00

**Status of Tax Year Payment:** N/A \$0.00

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**Tax Year:** 2024

**Account Number:** 2510427

**Parcel Identification Number:** 25-36-20-00-11

**Gross Tax Amount:** \$0.00

**Assessed Value:** \$141,390.00

**Status of Tax Year Payment:** N/A \$0.00

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**Owner of Record:**

Brevard County, Florida, a political subdivision of the State of Florida



## **O&E Report**

**Vested by:**

1. Deed recorded in Official Records Book 7446, Page 1215.

and

1. Deed recorded in Official Records Book 5282, Page 50.

2. Stipulated Order of Taking recorded in Official Records Book 7107, Page 2970.

3. Stipulated Order of Taking recorded in Official Records Book 7684, Page 2654.

**Legal Description from Survey:**

**LEGAL DESCRIPTION: PARCEL D (BY SURVEYOR):**

A PARCEL OF LAND BEING A PORTION OF LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 5548, PAGE 2360, AND OFFICIAL RECORDS BOOK 5282, PAGE 51, BOTH OF THE BREVARD COUNTY, FLORIDA PUBLIC RECORDS AND LYING IN SECTION 20 AND 21, TOWNSHIP 25 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE WEST 1/4 CORNER OF SECTION 21, TOWNSHIP 25 SOUTH, RANGE 36 EAST; THENCE N. 01°16'20" W., ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 21, A DISTANCE OF 59.73 FEET TO A POINT ON THE EASTERLY EXTENSION OF THE NORTH LINE OF LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 7445, PAGE 803, EXHIBIT B OF SAID PUBLIC RECORDS; THENCE S. 89°54'43" W., ALONG SAID EASTERLY EXTENSION, A DISTANCE OF 10.62 FEET TO THE POINT-OF-BEGINNING; THENCE CONTINUE S. 89°54'43" W., ALONG SAID EASTERLY EXTENSION AND THE NORTH LINE OF THE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 7445, PAGE 803, OF SAID PUBLIC RECORDS, A DISTANCE OF 122.73 FEET TO THE NORTHWEST CORNER OF SAID OFFICIAL RECORDS BOOK 7445, PAGE 803, SAID POINT ALSO BEING ON THE WEST LINE OF SAID OFFICIAL RECORDS BOOK 5548, PAGE 2360; THENCE ALONG SAID WEST LINE AND NORTH LINE OF SAID OFFICIAL RECORDS BOOK 5548, PAGE 2360, THE FOLLOWING THREE (3) COURSES: THENCE N. 01°15'42" W., A DISTANCE OF 192.68 FEET TO THE POINT-OF-CURVATURE OF A 50.00 FOOT RADIUS CIRCULAR CURVE CONCAVE SOUTHEASTERLY; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 75°48'09" A DISTANCE OF 65.15 FEET, SAID CURVE HAVING A CHORD BEARING OF N. 36°33'23" E., AND A CHORD DISTANCE OF 61.43 FEET TO THE POINT-OF-TANGENCY; THENCE N. 89°54'43" E., A DISTANCE OF 119.25 FEET TO THE NORTHEAST CORNER OF SAID OFFICIAL RECORDS BOOK 5548, PAGE 2360; THENCE S.

### **O&E Report**

00°10'35" E., A DISTANCE OF 211.83 FEET TO THE POINT-OF-CURVATURE OF A 30.00 FOOT RADIUS CIRCULAR CURVE CONCAVE NORTHWESTERLY; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°05'18" A DISTANCE OF 47.17 FEET, SAID CURVE HAVING A CHORD BEARING OF S. 44°52'04" W., AND A CHORD DISTANCE OF 42.46 FEET TO THE POINT OF BEGINNING.

---

**Legal Description on Tax Roll:**

PART OF SW 1/4 OF NW 1/4 & PART OF SE 1/4 OF SE 1/4 OF NE 1/4 OF SEC 20 AS DESC IN ORB 3463 PG 134 PAR 19 IN SEC 20

and

PART OF E 165 FT OF SE 1/4 OF NE 1/4 & PART OF W 25 FT OF SW 1/4 OF NW 1/4 OF SEC 21 AS DESC IN ORB 3847 PG 3907 EXC ORB 7107 PG 2970 PARS 15.1 & 00-277 IN SEC 21

---

**Mortgage Information:**

**Open Mortgage:**

None

---

**Judgment/Lien Information:**

None

---

**Condo/Homeowners Association:**

None

---

**Informational:**

1. Lis Pendens recorded in Official Records Book 7107, Page 274.

## O&E Report

---

### Easements and Exceptions:

1. Right-of-Way Deed recorded in Official Records Book 139, Page 585.
  2. Easement recorded in Official Records Book 1644, Page 641.
  2. Easement recorded in Official Records Book 2672, Page 312.
- 

*The above-captioned property has been searched only by the above description and by no other description or name. This report purposely omits restrictions, easements, subdivision agreements and any reference to mortgages, judgments and/or liens which appear to be satisfied of record or have expired pursuant to Florida Statutes.*

*This report does not reflect those documents, if any, which may have been recorded prior (other than an assumed mortgage) or subsequent to the time period covered herein and which may disclose the possible existence of encumbrances, liens, rights, interests or other matters which may affect the subject property.*

*This report is not title insurance. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified by name in the property information report as the recipient(s) of the property information report.*

*This Company expressly disclaims any liability for loss or damage resulting from reliance on this certificate in excess of the fee paid to Craig Karlson.*

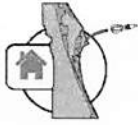
Craig Karlson

Prepared for:



3200 N. Wickham Road, Suite 7  
Melbourne, FL 32935  
(321) 242-1690 – p  
(321) 242-1628 – f

ATTN: Karen DeLeo



**Dana Blickley, CFA, Brevard County Property Appraiser**  
Titusville • Viera • Melbourne • Palm Bay

(321) 264-6700  
www.BCPAO.us  
Disclaimer

**REAL PROPERTY DETAILS**  
Account 2510585 - Roll Year 2024

Owners	BREVARD COUNTY
Mailing Address	345 WENNER WAY C/O ASSET MANAGEMENT COCOA FL 32926
Site Address	810 BARNES BLVD ROCKLEDGE FL 32955
Parcel ID	25-36-21-00-278
Taxing District	23E0 - ROCKLEDGE
Exemptions	EXCO - COUNTY OWNED PROPERTY
Property Use	8020 - COUNTY OWNED LAND - VACANT
Total Acres	0.48
Site Code	0382 - BARNES BLVD
Plat Book/Page	0000/0000
Subdivision	--
Land Description	PART OF SW 1/4 OF NW 1/4 & PART OF SE 1/4 OF SE 1/4 OF NE 1/4 OF SEC 20 AS DESC IN ORB 3463 PG 134 PAR 19 IN SEC 20



**VALUE SUMMARY**

Category	2024	2023	2022
Market Value	\$156,430	\$156,430	\$156,430
Agricultural Land Value	\$0	\$0	\$0
Assessed Value Non-School	\$156,430	\$156,430	\$156,430
Assessed Value School	\$156,430	\$156,430	\$156,430
Homestead Exemption	\$0	\$0	\$0
Additional Homestead	\$0	\$0	\$0
Other Exemptions	\$156,430	\$156,430	\$156,430
Taxable Value Non-School	\$0	\$0	\$0
Taxable Value School	\$0	\$0	\$0

**SALES / TRANSFERS**

Date	Price	Type	Instrument
01/07/2014	--	CA	7107/2970
10/29/2013	--	QC	7078/2270
04/27/2004	\$385,000	WD	5282/0050
03/30/1998	\$460,000	WD	3820/2754
03/30/1995	\$600,000	WD	3463/0134
07/01/1987	\$1,250,000	PT	2818/0136
07/01/1987	--	PT	2818/0145
12/01/1976	\$37,000	--	1694/0826

No Data Found

**LISA CULLEN, CFC****BREVARD COUNTY TAX COLLECTOR****NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS**

2024 PAID REAL ESTATE

TAX ACCOUNT NUMBER	ESCROW/CD	MILLAGE CODE
2510585		23E0

Pay your taxes online at [www.brevardtc.com](http://www.brevardtc.com)

BREVARD COUNTY  
345 WENNER WAY  
C/O ASSET MANAGEMENT  
COCOA, FL 32926-0000

GOVERNMENT OWNED

810 BARNES BLVD

PART OF SW 1/4 OF NW 1/4 & PART OF  
SE 1/4 OF SE 1/4 OF NE 1/4 OF SEC 20  
AS DESC  
See Additional Legal on Tax Roll

AD VALOREM TAXES					
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION	TAXABLE VALUE	TAXES LEVIED
COUNTY GENERAL FUND	2.9207	156,430	156,430	0	0.00
BREVARD LIBRARY DISTRICT	0.3306	156,430	156,430	0	0.00
BREVARD MOSQUITO CONTROL	0.1367	156,430	156,430	0	0.00
RECREATION DISTRICT 4- MAINT	0.5036	156,430	156,430	0	0.00
TI-CD AIRPORT AUTHORITY	0.0000	156,430	156,430	0	0.00
SCHOOL- BY STATE LAW	3.0630	156,430	156,430	0	0.00
SCHOOL- BY LOCAL BOARD	0.7480	156,430	156,430	0	0.00
BPS VOTED TEACHER PAY	1.0000	156,430	156,430	0	0.00
SCHOOL- CAPITAL OUTLAY	1.5000	156,430	156,430	0	0.00
CITY OF ROCKLEDGE	5.3800	156,430	156,430	0	0.00
STJOHNS RIVER WATER MGMT DST	0.1793	156,430	156,430	0	0.00
FLA INLAND NAVIGATION DIST	0.0288	156,430	156,430	0	0.00
ENV END LD/WR TR LTD	0.0467	156,430	156,430	0	0.00
ENV END LD/WR TR LTD(DBTP)	0.0078	156,430	156,430	0	0.00
TOTAL MILLAGE		15.9452	AD VALOREM TAXES		\$0.00
NON-AD VALOREM ASSESSMENTS					
LEVYING AUTHORITY					AMOUNT
PAY ONLY ONE AMOUNT IN BOXES BELOW					NON-AD VALOREM ASSESSMENTS
					\$0.00
If Paid By	Nov 30, 2024				
Please Pay	\$0.00				

**LISA CULLEN, CFC****BREVARD COUNTY TAX COLLECTOR****NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS**

2024 PAID REAL ESTATE

TAX ACCOUNT NUMBER	ESCROW/CD	MILLAGE CODE
2510585		23E0

Pay your taxes online at [www.brevardtc.com](http://www.brevardtc.com)

RETURN  
WITH  
PAYMENT  
BREVARD COUNTY  
345 WENNER WAY  
C/O ASSET MANAGEMENT  
COCOA, FL 32926-0000

GOVERNMENT OWNED

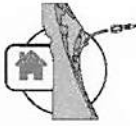
PAYING ONLINE VIA  
E-CHECK IS FREE



"PAY ONLINE, NOT IN LINE"

PLEASE PAY IN U.S. FUNDS THROUGH U.S. BANK TO BREVARD COUNTY TAX COLLECTOR, PO BOX 2500, TITUSVILLE, FL 32781-2500

If Paid By	Nov 30, 2024				
Please Pay	\$0.00				



**Dana Blickley, CFA, Brevard County Property Appraiser**  
Titusville • Viera • Melbourne • Palm Bay

(321) 264-6700  
www.BCPAO.us  
Disclaimer

**REAL PROPERTY DETAILS**  
Account 2510427 - Roll Year 2024

Owners	BREVARD COUNTY
Mailing Address	345 WENNER WAY C/O ASSET MANAGEMENT COCOA FL 32926
Site Address	NONE
Parcel ID	25-36-20-00-11
Taxing District	23E0 - ROCKLEDGE
Exemptions	EXCO - COUNTY OWNED PROPERTY
Property Use	8020 - COUNTY OWNED LAND - VACANT
Total Acres	0.74
Site Code	0382 - BARNES BLVD
Plat Book/Page	0000/0000
Subdivision	--
Land Description	PART OF E 165 FT OF SE 1/4 OF NE 1/4 & PART OF W 25 FT OF SW 1/4 OF NW 1/4 OF SEC 21 AS DESC IN ORB 3847 PG 3907 EXC ORB 7107 PG 2970 PARS 15.1 & 00-277 IN SEC 21



**VALUE SUMMARY**

Category	2024	2023	2022
Market Value	\$141,390	\$141,390	\$141,390
Agricultural Land Value	\$0	\$0	\$0
Assessed Value Non-School	\$141,390	\$141,390	\$141,390
Assessed Value School	\$141,390	\$141,390	\$141,390
Homestead Exemption	\$0	\$0	\$0
Additional Homestead	\$0	\$0	\$0
Other Exemptions	\$141,390	\$141,390	\$141,390
Taxable Value Non-School	\$0	\$0	\$0
Taxable Value School	\$0	\$0	\$0

**SALES / TRANSFERS**

Date	Price	Type	Instrument
09/03/2015	--	WD	7446/1215
01/03/2014	\$107,900	WD	7054/1484
09/28/2005	\$210,000	WD	5548/2360
05/30/1998	\$105,000	WD	3847/3907
12/30/1993	\$70,000	WD	3351/1700
02/19/1980	--	QC	2223/0925
07/01/1975	--	--	1545/0940

No Data Found

**LISA CULLEN, CFC****BREVARD COUNTY TAX COLLECTOR****NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS**

2024 PAID REAL ESTATE

TAX ACCOUNT NUMBER	ESCROW/CD	MILLAGE CODE
2510427		23E0

Pay your taxes online at [www.brevardtc.com](http://www.brevardtc.com)

Brevard County  
345 WENNER WAY  
C/O ASSET MANAGEMENT  
COCOA, FL 32926-0000

GOVERNMENT OWNED

0 UNKNOWN

PART OF E 166 FT OF SE 1/4 OF NE 1/4  
& PART OF W 25 FT OF SW 1/4 OF NW  
1/4 OF SEC 21 A  
See Additional Legal on Tax Roll

AD VALOREM TAXES					
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION	TAXABLE VALUE	TAXES LEVIED
COUNTY GENERAL FUND	2.6207	141,390	141,390	0	0.00
BREVARD LIBRARY DISTRICT	0.3306	141,390	141,390	0	0.00
BREVARD MOSQUITO CONTROL	0.1367	141,390	141,390	0	0.00
RECREATION DISTRICT 4- MAINT	0.5036	141,390	141,390	0	0.00
TICCO AIRPORT AUTHORITY	0.0000	141,390	141,390	0	0.00
SCHOOL- BY STATE LAW	3.0630	141,390	141,390	0	0.00
SCHOOL- BY LOCAL BOARD	0.7480	141,390	141,390	0	0.00
BPS VOTED TEACHER PAY	1.0000	141,390	141,390	0	0.00
SCHOOL- CAPITAL OUTLAY	1.6000	141,390	141,390	0	0.00
CITY OF ROCKLEDGE	5.3900	141,390	141,390	0	0.00
ST JOHN'S RIVER WATER MGMT DST	0.1793	141,390	141,390	0	0.00
FLA INLAND NAVIGATION DIST	0.0288	141,390	141,390	0	0.00
ENV END LDW/TR LTD	0.0467	141,390	141,390	0	0.00
ENV END LDW/TR LTD(DBTP)	0.0078	141,390	141,390	0	0.00
TOTAL MILLAGE		15.8452	AD VALOREM TAXES		\$0.00
NON-AD VALOREM ASSESSMENTS					
LEVYING AUTHORITY					AMOUNT
PAY ONLY ONE AMOUNT IN BOXES BELOW					NON-AD VALOREM ASSESSMENTS
					\$0.00
If Paid By	Nov 30, 2024				
Please Pay	\$0.00				

**LISA CULLEN, CFC****BREVARD COUNTY TAX COLLECTOR****NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS**

2024 PAID REAL ESTATE

TAX ACCOUNT NUMBER	ESCROW/CD	MILLAGE CODE
2510427		23E0

Pay your taxes online at [www.brevardtc.com](http://www.brevardtc.com)

RETURN  
WITH  
PAYMENT  
Brevard County  
345 WENNER WAY  
C/O ASSET MANAGEMENT  
COCOA, FL 32926-0000

GOVERNMENT OWNED



PLEASE PAY IN U.S. FUNDS THROUGH U.S. BANK TO BREVARD COUNTY TAX COLLECTOR, PO BOX 2500, TITUSVILLE, FL 32781-2500

If Paid By	Nov 30, 2024				
Please Pay	\$0.00				

CFN 2015177231, OR BK 7446 Page 1215, Recorded 09/08/2015 at 03:08 PM, Scott Ellis, Clerk of Courts, Brevard County

Prepared by and return to  
The Title Station, Inc  
Mailing address  
2456 W Sherwood Circle  
Cocoa, Florida 32926  
Parcel ID Number 25-35-20-00-00011.0-0000.00  
\$352,500.00 - sales price

3

This deed has been executed in settlement of a  
condemnation proceeding and/or under threat  
of condemnation and therefore no documentary  
stamp tax is due.

### Special Warranty Deed

This Special Warranty Deed, made effective on September 02, 2015, A D. By FCB REO Assets, LLC, a Delaware limited liability company, hereinafter called the Grantor, to Brevard County, Florida, whose post office address is 2725 Judge Fran Jamieson Way, Viera, Florida 32940, hereinafter called the Grantee

(Whenever used herein the term "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the Grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land ("Property") situate in Brevard County, Florida.  
viz:

A PARCEL OF LAND BEING A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 7054, PAGE 1484 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA AND LYING IN THE NORTHEAST ONE-QUARTER OF SECTION 20 AND THE NORTHWEST ONE-QUARTER OF SECTION 21, BOTH OF TOWNSHIP 25 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 20, THENCE NORTH 01°16'43" WEST ALONG THE EAST LINE OF SAID NORTHEAST ONE-QUARTER FOR A DISTANCE OF 36.71 FEET TO A POINT ON THE SOUTH LINE OF PARCEL 102 OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 7107, PAGE 2970, THENCE DEPARTING SAID EAST LINE, RUN SOUTH 89°46'15" WEST ALONG THE SOUTH LINE OF SAID PARCEL 102 FOR A DISTANCE OF 26.01 FEET TO THE SOUTHEAST CORNER OF PARCEL 101 OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 7107, PAGE 2970, THENCE NORTH 01°16'43" WEST ALONG EAST LINE OF SAID PARCEL 101 AND ALONG THE WEST LINE OF SAID PARCEL 102 FOR A DISTANCE OF 23.00 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 101, SAID POINT ALSO BEING A POINT ON THE NORTH RIGHT OF WAY LINE OF BARNES BOULEVARD AND SAID POINT ALSO BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PROPERTY, THENCE SOUTH 89°46'15" WEST ALONG THE NORTH LINE OF SAID PARCEL 101 AND ALONG SAID NORTH RIGHT OF WAY LINE FOR A DISTANCE OF 107.28 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 101, SAID POINT ALSO BEING A POINT ON THE WEST LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORD BOOK 7054, PAGE 1484, THENCE DEPARTING SAID NORTH LINE AND SAID NORTH RIGHT OF WAY LINE, RUN THE FOLLOWING SIX (6) COURSES ALONG THE WESTERLY, NORTHERLY AND EASTERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORD BOOK 7054, PAGE 1484, (1) NORTH 01°16'43" WEST PARALLEL WITH THE EAST LINE OF SAID NORTHEAST ONE-QUARTER FOR A DISTANCE OF 193.12 FEET TO A POINT OF CURVATURE OF A TANGENTIAL CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 75°48'09" AND WHOSE LONG CHORD BEARS NORTH 36°37'22" EAST, (2) THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 66.15 FEET TO A NON-TANGENT INTERSECTION POINT, (3) THENCE NORTH 89°46'15" EAST FOR A DISTANCE OF 119.69 FEET TO THE NORTHEAST CORNER OF SAID DESCRIBED LANDS, (4) THENCE SOUTH 01°16'43"

File No 15-1155  
ORLDOCS 14213304 2

Special Warranty Deed



OR BK 7446 PG 1216

EAST PARALLEL WITH THE EAST LINE OF SAID NORTHEAST ONE-QUARTER FOR A DISTANCE OF 133 29 FEET TO A POINT ON THE NORTH LINE OF SAID PARCEL 102, SAID POINT ALSO BEING A POINT ON THE NORTH RIGHT OF WAY LINE OF SAID BARNES BOULEVARD, (5) THENCE SOUTH 89°46'15" WEST ALONG THE NORTH LINE OF SAID PARCEL 102 AND ALONG SAID NORTH RIGHT OF WAY LINE FOR A DISTANCE OF 50 15 FEET; (6) THENCE SOUTH 01°16'43" EAST PARALLEL WITH THE EAST LINE OF SAID NORTHEAST ONE-QUARTER, AND ALONG THE WEST LINE OF SAID PARCEL 102 AND ALONG SAID NORTH RIGHT OF WAY LINE FOR A DISTANCE OF 108 99 FEET TO THE POINT OF BEGINNING UNLESS OTHERWISE INDICATED ALL PUBLIC RECORDS REFER TO THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

Subject to taxes for the year 2015 and subsequent years.

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

And the that Grantor does hereby fully warrant the title to the Property and will defend the same against the lawful claims of all persons claiming by, under or through Grantor, but none other; and that the Property is free and clear of all encumbrances except for matters of record, but reference thereto shall not serve to reimpose the same.

In Witness Whereof, the said Grantor has signed and sealed these presents the day and year first above written

Signed, sealed and delivered in our presence

Mahriah Tucker  
Witness #1 signature

Mahriah Tucker

Witness #1 printed name

Dante Dittmola  
Witness #2 signature

Dante Dittmola  
Witness #2 printed name

FCB REO Assets, LLC

By

Larry Benton  
Larry Benton, Manager  
2500 Weston Road #300, Weston, FL 33331

State of Florida  
County of Broward

The foregoing instrument was acknowledged before me on September 1, 2015, by Larry Benton, as Manager of FCB REO Assets, LLC, a Delaware limited liability company, on behalf of said company, who is personally known to me or produced as identification, and did not take an oath

My commission expires 5/13/2016

Mahriah Tucker  
Notary Public



File No 15-1155  
ORLDOC5 14213304 2

Special Warranty Deed

OR BK 7446 PG 1217

**SURVEYOR'S AFFIDAVIT**

STATE OF FLORIDA  
COUNTY OF BREVARD

The undersigned ("Affiant"), being first duly sworn, deposes and says

1 That Affiant is a Professional Surveyor and Mapper, Florida License No. 4870, with the Brevard County Public Works Department, Survey & Mapping Division

2 That Affiant prepared a survey of the property ("Property") described in the foregoing Special Warranty Deed drawn on April 15, 2015, under Project No 15-04-041

3 That the Property is one in the same as those lands described as Tract A in the Deed In Lieu of Foreclosure recorded in Official Records In Official Records Book 7054, Page 1484 less than except those lands described as Parcel 101 as recorded in Official Records Book 7107, Page 2970, of the Public Records of Brevard County, Florida

Further, Affiant says not.

  
Michael Sweeney

State of Florida  
County of Brevard

The foregoing instrument was sworn to and subscribed before me on September 3, 2015, by Michael Sweeney, who X is personally known to me or \_\_\_\_\_ produced \_\_\_\_\_ as identification, and did take an oath

My commission expires April 1, 2017

  
\_\_\_\_\_  
Notary Public

(seal)



ATTACHMENT TO DEED

## Prepared by and record and return to:

WATSON, SOILEAU, DELEO,  
BURGETT & PICKLES, P.A.  
3490 North U.S. Highway 1  
Cocoa, FL 32926  
(321) 631-1550  
JOHN L. SOILEAU  
02-2239  
REC: 10.50  
DOC: 2695.00



Scott Ellis

Clerk Of Courts, Brevard County

#Pgs: 2 #Names: 2 Serv: 0.00  
Fust: 1.50 Rec: 9.00 Exclse: 0.00  
--- 2,695.00 nt Tax: 0.00  
Vig: 0.00

## WARRANTY DEED

GRANTOR: UNITED AMERICAN PETRO INC., a Florida corporation

GRANTEE: PREMIER INVESTMENTS, INC., a Florida corporation

GRANTEE'S MAILING ADDRESS: 3200 South Conway Road  
Orlando, Florida 32812DATE: April 27<sup>th</sup>, 2004

LEGAL DESCRIPTION OF PROPERTY LOCATED IN BREVARD COUNTY, FLORIDA:



SEE ATTACHED LEGAL DESCRIPTION HERETO AND MADE A PART HEREOF.

## EXHIBIT "A"

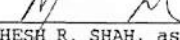
The grantor, for and in consideration of the sum of TEN DOLLARS, and other good and valuable considerations to the grantor in hand paid by the grantee, the receipt of which is acknowledged, has granted, bargained and sold to the grantee, and the grantee's heirs and assigns forever the land described above. The grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

This conveyance is subject to restrictions and matters appearing on the plat or otherwise common to the subdivision; public utility easements of record and taxes for the year 2002 which are not yet due and payable.

Execution of deed witnessed by: GRANTOR:

  
Print Name: MAHESH R. SHAH  
  
Print Name: MAHESH R. SHAH

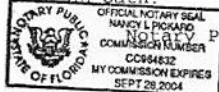
UNITED AMERICAN PETRO INC., a  
Florida corporation

By:   
MAHESH R. SHAH, as President  
402-A High Point Drive  
Cocoa, Florida 32922

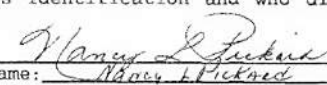
## ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF BREVARD

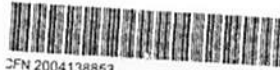
The foregoing instrument was acknowledged before me this 27<sup>th</sup> day of April, 2004, by MAHESH R. SHAH, as President of UNITED AMERICAN PETRO INC., a Florida corporation, on behalf of the corporation, who is personally known to me or who has produced personally known to me as identification and who did not take an oath.



Public:

  
Name: Nancy L. Pickard  
State of Florida at Large (SEAL)  
My Commission Expires:

Appraiser's Identification Number: 25362100278



CFN 2004138853

JR Book/Page: 5282 / 0051

**EXHIBIT "A"**  
**DESCRIPTION OF REAL PROPERTY**

A parcel of land lying in Sections 20 and 21, Township 25 South, Range 36 East, Brevard County, Florida, being more particularly described as follows:

Commence at the Northwest corner of said Section 21; thence run South 01°04'00" East along the West line of said Section 21, a distance of 2,620.67 feet to a point on the North right-of-way line of Barnes Boulevard, said point being the Point of Beginning; thence run South 89°53'57" East along said North right-of-way line a distance of 132.00 feet; thence run North 01°04'00" West parallel with the West line of said Section 21 a distance of 132.00 feet; thence run North 89°53'57" West, parallel with said North right-of-way line, a distance of 132.00 feet to a point on the West line of said Section 21; then continue North 89°53'57" West a distance of 26.01 feet; thence run South 01°04'00" East, parallel with the West line of said Section 21 a distance of 132.00 feet to a point that lies on said North right-of-way line of Barnes Boulevard; thence run South 89°53'57" East along said North right-of-way line 26.01 feet to the Point of Beginning.

CFN 2014076627, OR BK 7107 Page 2970, Recorded 04/18/2014 at 08:47 AM, Scott Ellis, Clerk of Courts, Brevard County

IN THE CIRCUIT COURT OF THE EIGHTEENTH JUDICIAL  
CIRCUIT, IN AND FOR BREVARD COUNTY, FLORIDA

e-recording

CASE NO 05-2013-CA-071538-XXXX-XX

BREVARD COUNTY, FLORIDA,  
a political subdivision of the State of Florida,

Petitioner,

v

PREMIER INVESTMENTS, INC, THE CITY OF COCOA, a municipal corporation, THE CITY OF ROCKLEDGE, a Florida municipality, THE FLORIDA DEPARTMENT OF REVENUE, FLORIDA COMMUNITY BANK, NA f/k/a PREMIER AMERICAN BANK, a national association, as ASSIGNEE OF THE FEDERAL DEPOSIT CORPORATION, as Receiver of FIRST NATIONAL BANK OF CENTRAL FLORIDA, LISA CULLEN, Brevard County Tax Collector, and ALL PARTIES CLAIMING INTEREST BY, THROUGH, UNDER OR AGAINST THE NAMED DEFENDANTS, and if any of the Defendants or all Defendants are deceased, THE UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEES, CREDITORS, LIENORS, OR OTHER PARTIES CLAIMING BY, THROUGH, UNDER, OR AGAINST ANY SUCH DECEASED DEFENDANT OR DEFENDANTS IF ALIVE AND IF DEAD THEIR UNKNOWN SPOUSE, HEIRS, DEVISEES, LEGATEES, GRANTEES, CREDITORS, LIENORS, OR OTHER PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST ANY SUCH DECEASED DEFENDANT OR DEFENDANTS,

Respondents/Defendants

STIPULATED ORDER OF  
TAKING

This matter came before the Court on the stipulation of the parties and it appearing that proper notice was first given to Respondent, Premier Investments, Inc and all persons having or claiming any equity, lien, title, or other interest in or to the real property described as Parcels 101

# 4111686 v1

Case # 05-2013-CA-071538-XXXX-XX  
Document Page # 29



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CLERK OF CIR CT  
BREVARD CO FL  
2014 JAN -8 AM 9:01  
SCOTT ELLIS

OR BK 7107 PG 2971

and 102 in the Petition, and that the Petitioner has applied to this Court for an Order of Taking, and the Court being otherwise fully advised in the premises, upon consideration, it is hereby

**ORDERED AND ADJUDGED**

1 That the Court has jurisdiction of the subject matter and the parties to this cause

2 That the pleadings in this cause are sufficient, and that the Petitioner is properly exercising its delegated authority

3 That the estimate of value filed in this cause by the Petitioner was made in good faith, and based upon a valid appraisal

4 That the Petitioner is entitled to possession of the properties described in Exhibit "A", prior to the entry of a Final Judgment, upon payment into the Registry of this Court, the deposit hereafter specified, and that the said deposit of money will fully secure the persons lawfully entitled to compensation, as will be determined ultimately by Final Judgment of this Court, and which said sum of money to be deposited is in no instance less than the value of each parcel of said land, as fixed by the estimate of value as set by the Petitioner, that the title to the property shall be in the name of Brevard County, Florida, a political subdivision of the State of Florida

5 PROVIDED FURTHER, that the said sum of money in the total amount of One Hundred Sixteen Thousand Dollars (\$116,000), Petitioner's good faith estimate of value, which shall be deposited in the Registry of this Court on or before January 27, 2014, which shall be within twenty (20) days from the date of Order Upon making such deposit, the Petitioner shall notify in writing, all attorneys of record, and those Respondents not represented by counsel, that the deposit has been made, and Petitioner shall be entitled to possession of the fee simple interest that the Petitioner is claiming in the property described in the Petition without further notice or order of this Court

OR BK 7107 PG 2972

6 The Petitioner shall construct the road improvements in substantial conformance with the construction plans prepared by Bussen-Mayer Engineering Group entitled Barnes Blvd, Fiske Boulevard to Murrell Road, Job Number 330401

7 If Petitioner shall default in the depositing of said sum of money within the time provided, this Order shall be void and of no further force or effect

DONE AND ORDERED in Chambers at the Harry T & Harriette V Moore Justice Center, Viera, Brevard County, Florida, this 7th day of January, 2014

  
John M. Woxley  
Circuit Court Judge

I hereby certify that a conformed copy of the above has been furnished by U S Mail to the individuals listed on the attached service list, this \_\_\_\_ day of \_\_\_\_\_, 2014

\_\_\_\_\_  
Judicial Assistant

OR BK 7107 PG 2973

**EXHIBIT "A"**

**OWNER Premier Investments, Inc**  
**Description Parcel 101**

A parcel of land lying in Section 20, Township 25 South, Range 36 East, being the South 23 00 feet, by right angle measure of those lands as described as Tract "A" of OR Book 5548, Page 2360 of the Public Records of Brevard County, Florida, said subject parcel being more fully described as follows

Commence at the northeast corner of the Northeast  $\frac{1}{4}$  of said Section 20 as monumented by a concrete monument stamped "Paxton" as shown on Florida Department of Environmental Protection Certified Corner Record ("C C R") Document No 0020078, thence S 01 degrees 15'43"E, along the east line of said Northeast  $\frac{1}{4}$  a distance of 2597 75 feet to point which lies 23 00 feet northerly, by right angle measure, of the north line of the 100 00 foot wide right-of-way of Barnes Boulevard as described in OR Book 0139 Page 0585 of said Public Records, said point also lying N 01 degrees 15'43"W and 59 72 feet from the southeast corner of said Northeast  $\frac{1}{4}$  as monumented by a nail and washer in pavement over a concrete monument stamped "Paxton" as shown on C C R Document No 0027674, thence departing said east line, S 89 degrees 54'42" W, parallel with said north right-of-way line, a distance of 26 01 feet to the east line of said Tract "A" and the Point-of-Beginning of the lands herein described, thence S 01 degrees 15'43" E, along said east line and parallel with said east line of the Northeast  $\frac{1}{4}$ , a distance of 23 00 feet to said north right-of-way line, thence S 89 degrees 54'42" W, along said north right-of-way line, a distance of 104 98 feet to the westerly line of said Tract "A" and the arc of a non-tangent 50 00 foot radius curve concave to the east which has a chord bearing and chord distance of N 09 degrees 23'46" W and 14 15 feet, thence along said westerly line the following two (2) courses to wit Northerly, departing said north-right-of-way line and along an arc of said curve, through a central angle 16 degrees 16'05", an arc distance of 14 20 feet to a point-of-tangency, N 01 degrees 15'43" W, parallel with said east line of the Northeast  $\frac{1}{4}$  a distance of 9 04 feet, thence departing said westerly line, N 89 degrees 54'42" E, parallel with and 23 00 feet northerly, by right angle measure, of said north right-of-way line, a distance of 106 98 feet to the Point-of-Beginning



OR BK 7107 PG 2974

Containing 0.06 acres (2,451 square feet) more or less, and being subject to any restrictions, covenants, easements and/or rights-of-way of record

**Description Parcel 102**

A parcel of land lying in the Northeast ¼ of Section 20 and the Northwest ¼ of Section 21, both of Township 25 South, Range 36 East, also being those lands as described in OR Book 5282 Page 0050 of the Public Records of Brevard County, Florida, said subject parcel being more fully described as follows

Commence at the northwest corner of said Northwest ¼ as monumented by a concrete monument stamped "Paxton" as shown on Florida Department of Environmental Protection Certified Corner Record ("C C R ") Document No. 00020078, thence S 01 degrees 15'43"E, along the west line of said Northwest ¼, a distance of 2620.75 feet to a point on the north line of the 100.00 foot wide right-of-way of Barnes Boulevard as recorded in OR Book 0139 Page 0585 of said Public Records, said point lying N 01 degrees 15'43"W and 36.72 feet from the southwest corner of said Northwest ¼ as monumented by a nail and washer in pavement over a concrete monument stamped "Paxton" as shown on C C R Document No. 0027674 and being the Point-of-Beginning of the lands herein described, thence S 89 degrees 54'42"W, along said north right-of-way line, a distance of 26.01 feet to the west line of said lands per OR Book 5282 Page 0050, thence departing said north right-of-way line, N 01 degrees 15'43"W along said west line and parallel with said west line of the Northwest ¼ a distance of 132.00 feet to the north line of said lands per OR Book 5282 Page 0050, thence departing said west line, N 89 degrees 54'42"E, along said north line, a distance of 158.01 feet to the east line of said lands per OR Book 5282 Page 0050, thence S 01 degrees 15'43"E, along said east line and parallel with said west line of the Northwest ¼, a distance of 132.00 feet to said north right-of-way line, thence departing said east line, S 89 degrees 54'42"W, along said north right-of-way line, a distance of 132.00 feet to the Point-of-Beginning

Containing 0.48 acres (20,852 square feet) more or less, and being subject to any restrictions, covenants, easements and/or rights-of-way of record

CFN 2016157690, OR BK 7684 Page 2654, Recorded 08/12/2016 at 10:44 AM, Scott Ellis, Clerk of Courts, Brevard County

Filing # 45102356 E-Filed 08/11/2016 12:14:24 PM

IN THE CIRCUIT COURT OF THE EIGHTEENTH JUDICIAL  
CIRCUIT, IN AND FOR BREVARD COUNTY, FLORIDA

CASE NO.: 05-2013-CA-071538-XXXX-XX

BREVARD COUNTY, FLORIDA,  
a political subdivision of the State of Florida,

Petitioner,

v.

PREMIER INVESTMENTS, INC.; et al.

Respondents/Defendants.

---

**JOINT MOTION AND  
STIPULATED FINAL JUDGMENT FOR PARCEL 102 PREMIER INVESTMENTS, INC**

THIS CAUSE having come on upon joint motion for the entry of a Final Judgment made by the Petitioner, BREVARD COUNTY, FLORIDA, and the Respondent PREMIER INVESTMENTS, INC. set forth hereinbelow; and it appearing to the Court that the parties were authorized to enter into such motion; and the Court finding that the taking is necessary for a public purpose and that the compensation to be paid by the Petitioner is full, just and reasonable for all parties concerned, it is hereby

ORDERED and ADJUDGED that the Respondent, PREMIER INVESTMENTS, INC, does have and recover of and from the Petitioner the sum of One Hundred Seventy Six Thousand Dollars (\$ 176,000.00) for Parcel 102 (less the \$95,0000 previously paid) in full payment for the property taken and for damages resulting to the remainder if less than the entire property was taken and for all other damages of any nature arising from the taking, including full payment of all expert witness fees, costs and attorney's fees. It is further,

OR BK 7684 PG 2655

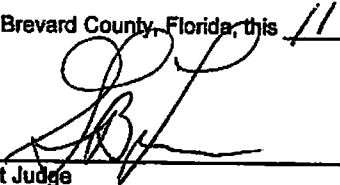
ORDERED that upon entry of this Final Judgment, the Petitioner shall deposit the additional sum of Eighty One Thousand Dollars (\$81,000.00) for Parcel 102 into the Registry of the Court for payment to Respondent, PREMIER INVESTMENTS, INC., Ninety Five Thousand Dollars (\$95,000.00) having been paid previously. In addition, it is

ORDERED and DIRECTED that the Clerk of this Court, from the monies deposited by the Petitioner in this cause, shall immediately pay to the Lowndes, Drosdick, Doster, Kantor & Reed, P.A. Trust Account, on behalf of Respondent, the sum of Eighty One Thousand Dollars (\$81,000.00) and mail such check to Brendan Lynch, Lowndes, Drosdick, Doster, Kantor & Reed, P.A., P.O. Box 2809, Orlando, Florida 32802 for payment to the Respondent. It is further

ORDERED and ADJUDGED that title to the following described property, to-wit:

See Exhibit "A" attached hereto and incorporated herein

which vested in the Petitioner pursuant to the Order of Taking and deposit of money heretofore made, is approved, ratified, and confirmed.

DONE and ORDERED in Chambers in Viera, Brevard County, Florida, this 11  
day of August, 2016.   
Circuit Court Judge

OR BK 7684 PG 2656

Certificate of Service

I HEREBY CERTIFY that a true copy of the foregoing Stipulated Final Judgment has been furnished by U. S. Mail to Brendan Lynch, Lowndes, Drosdick, Doster, Kantor & Reed, P.A., P.O. Box 2809, Orlando, Florida 32802 and Eden Bentley, Deputy County Attorney, 2725 Judge Fran Jamieson Way, Building C, Viera, Florida, 32940, this 11 day of Aug, 2016.

Christa Rhee  
Judicial Assistant

OR BK 7684 PG 2657

**JOINT MOTION**

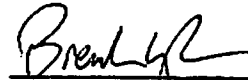
The parties, by and through the undersigned, respectfully move for the entry of the foregoing Stipulated Final Judgment as to Parcel 102 this 9<sup>th</sup> day of August, 2016.

OFFICE OF THE COUNTY ATTORNEY  
2725 Judge Fran Jamieson Way,  
Building C  
Viera, FL 32940  
(321) 633-2090

By: 

Eden Bentley  
Deputy County Attorney  
Florida Bar No. 370908

PREMIER INVESTMENTS, INC.



Brendan Lynch, Attorney for Respondent Premier Investments, Inc.  
Lowndes, Drosdick, Doster, Kantor & Reed, P.A.  
P.O. Box 2809  
Orlando, Florida 32802  
Florida Bar No. 48124

C:\WP51\EMINENT\VALUE.SFJ

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OR BK 7684 PG 2658

**Exhibit "A"****Description: Parcel 102**

A parcel of land lying in the Northeast  $\frac{1}{4}$  of Section 20 and the Northwest  $\frac{1}{4}$  of Section 21, both of Township 25 South, Range 36 East, also being those lands as described in OR Book 5282 Page 0050 of the Public Records of Brevard County, Florida; said subject parcel being more fully described as follows:

Commence at the northwest corner of said Northwest  $\frac{1}{4}$  as monumented by a concrete monument stamped "Paxton" as shown on Florida Department of Environmental Protection Certified Corner Record ("C.C.R.") Document No. 00020078; thence S.01 degrees 15'43"E., along the west line of said Northwest  $\frac{1}{4}$ , a distance of 2620.75 feet to a point on the north line of the 100.00 foot wide right-of-way of Barnes Boulevard as recorded in OR Book 0139 Page 0585 of said Public Records, said point lying N.01 degrees 15'43"W and 36.72 feet from the southwest corner of said Northwest  $\frac{1}{4}$  as monumented by a nail and washer in pavement over a concrete monument stamped "Paxton" as shown on C.C.R. Document No. 0027674 and being the Point-of-Beginning of the lands herein described; thence S.89 degrees 54'42"W., along said north right-of-way line, a distance of 26.01 feet to the west line of said lands per OR Book 5282 Page 0050; thence departing said north right-of-way line, N.01 degrees 15'43"W. along said west line and parallel with said west line of the Northwest  $\frac{1}{4}$  a distance of 132.00 feet to the north line of said lands per OR Book 5282 Page 0050; thence departing said west line, N.89 degrees 54'42" E., along said north line, a distance of 158.01 feet to the east line of said lands per OR Book 5282 Page 0050; thence S.01 degrees 15'43" E., along said east line and parallel with said west line of the Northwest  $\frac{1}{4}$ , a distance of 132.00 feet to said north right-of-way line; thence departing said east line, S.89 degrees 54'42" W., along said north right-of-way line, a distance of 132.00 feet to the Point-of-Beginning.

Containing 0.48 acres (20,852 square feet) more or less, and being subject to any restrictions, covenants, easements and/or rights-of-way of record

C:\WP51\EMINENT\VALUES.F

5

CFN 2014075568, OR BK 7107 Page 274, Recorded 04/16/2014 at 05:00 PM, Scott Ellis, Clerk of Courts, Brevard County

IN THE CIRCUIT COURT OF THE EIGHTEENTH JUDICIAL  
CIRCUIT, IN AND FOR BREVARD COUNTY, FLORIDA

CASE NO.: 05-2013-CA-071538-XXXX-XX

BREVARD COUNTY, FLORIDA,  
a political subdivision of the State of Florida,

Petitioner,

v.

PREMIER INVESTMENTS, INC.; THE CITY OF COCOA, a municipal corporation; THE CITY OF ROCKLEDGE, a Florida municipality; THE FLORIDA DEPARTMENT OF REVENUE; FLORIDA COMMUNITY BANK, NA f/k/a PREMIER AMERICAN BANK, a national association, as ASSIGNEE OF THE FEDERAL DEPOSIT CORPORATION, as Receiver of FIRST NATIONAL BANK OF CENTRAL FLORIDA; LISA CULLEN, Brevard County Tax Collector; and ALL PARTIES CLAIMING INTEREST BY, THROUGH, UNDER OR AGAINST THE NAMED DEFENDANTS; and if any of the Defendants or all Defendants are deceased, THE UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEES, CREDITORS, LIENORS, OR OTHER PARTIES CLAIMING BY, THROUGH, UNDER, OR AGAINST ANY SUCH DECEASED DEFENDANT OR DEFENDANTS IF ALIVE AND IF DEAD THEIR UNKNOWN SPOUSE, HEIRS, DEVISEES, LEGATEES, GRANTEES, CREDITORS, LIENORS, OR OTHER PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST ANY SUCH DECEASED DEFENDANT OR DEFENDANTS.

Respondents/Defendants.

SCOTT ELLIS

FILED IN OFFICE  
VIERA BRANCH 01  
2013 NOV - 8 PM 1:10

NOTICE OF LIS PENDENS

TO: PREMIER INVESTMENTS, INC.; THE CITY OF COCOA, a municipal corporation; THE CITY OF ROCKLEDGE, a Florida municipality; THE FLORIDA DEPARTMENT OF REVENUE; FLORIDA COMMUNITY BANK, NA f/k/a PREMIER AMERICAN BANK, a national association, as ASSIGNEE OF THE FEDERAL DEPOSIT CORPORATION, as Receiver of FIRST NATIONAL BANK OF CENTRAL FLORIDA; LISA CULLEN, Brevard County Tax Collector; and ALL PARTIES CLAIMING INTEREST BY, THROUGH, UNDER OR AGAINST THE NAMED DEFENDANTS; and if any of the Defendants or all Defendants are deceased, THE UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEES, CREDITORS, LIENORS, OR OTHER PARTIES CLAIMING BY, THROUGH, UNDER, OR AGAINST ANY SUCH

Case # 05-2013-CA-071538-XXXX-XX  
Document Page # 7



\*22022266\*

OR BK 7107 PG 275

DECEASED DEFENDANT OR DEFENDANTS IF ALIVE AND IF DEAD THEIR UNKNOWN SPOUSE, HEIRS, DEVISEES, LEGATEES, GRANTEES, CREDITORS, LIENORS, OR OTHER PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST ANY SUCH DECEASED DEFENDANT OR DEFENDANTS,

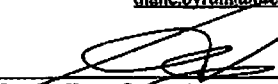
And to all others whom it may concern.

YOU ARE NOTIFIED of the institution of this action by Petitioner, BOARD OF COUNTY COMMISSIONERS OF BREVARD COUNTY, FLORIDA ("County"), against you seeking to secure fee simple interest through the power of Eminent Domain on the property in Brevard County, Florida, described as follows:

SEE EXHIBIT "A"

Dated this 21 day of November, 2013.

OFFICE OF THE COUNTY ATTORNEY  
2725 Judge Fran Jamieson Way  
Viera, Florida 32940  
Telephone: (321) 633-2090  
Facsimile: (321) 633-2096  
Primary email: [eden.bentley@brevardcounty.us](mailto:eden.bentley@brevardcounty.us)  
Secondary email: [scott.knox@brevardcounty.us](mailto:scott.knox@brevardcounty.us)  
[diane.byrum@brevardcounty.us](mailto:diane.byrum@brevardcounty.us)

  
\_\_\_\_\_  
Scott L. Knox, County Attorney  
Florida Bar No. 211291

  
\_\_\_\_\_  
Eden Bentley, Deputy County Attorney  
Florida Bar No. 370908

Attorneys for Petitioner, Brevard County, Florida



OR BK 7107 PG 276

**EXHIBIT "A"****OWNER Premier Investments, Inc.****Description: Parcel 101**

A parcel of land lying in Section 20, Township 25 South, Range 36 East, being the South 23.00 feet, by right angle measure of those lands as described as Tract "A" of OR Book 5548, Page 2360 of the Public Records of Brevard County, Florida, said subject parcel being more fully described as follows:

Commence at the northeast corner of the Northeast  $\frac{1}{4}$  of said Section 20 as monumented by a concrete monument stamped "Paxton" as shown on Florida Department of Environmental Protection Certified Corner Record ("C.C.R.") Document No. 0020078; thence S.01 degrees 15'43"E., along the east line of said Northeast  $\frac{1}{4}$  a distance of 2597.75 feet to point which lies 23.00 feet northerly, by right angle measure, of the north line of the 100.00 foot wide right-of-way of Barnes Boulevard as described in OR Book 0139 Page 0585 of said Public Records, said point also lying N.01 degrees 15'43"W. and 59.72 feet from the southeast corner of said Northeast  $\frac{1}{4}$  as monumented by a nail and washer in pavement over a concrete monument stamped "Paxton" as shown on C.C.R. Document No. 0027674; thence departing said east line, S.89 degrees 54'42" W., parallel with said north right-of-way line, a distance of 26.01 feet to the east line of said Tract "A" and the Point-of-Beginning of the lands herein described; thence S.01 degrees 15'43" E., along said east line and parallel with said east line of the Northeast  $\frac{1}{4}$ , a distance of 23.00 feet to said north right-of-way line; thence S.89 degrees 54'42" W., along said north right-of-way line, a distance of 104.98 feet to the westerly line of said Tract "A" and the arc of a non-tangent 50.00 foot radius curve concave to the east which has a chord bearing and chord distance of N.09 degrees 23'46" W. and 14.15 feet; thence along said westerly line the following two (2) courses to wit: Northerly, departing said north-right-of-way line and along an arc of said curve, through a central angle 16 degrees 16'05", an arc distance of 14.20 feet to a point-of-tangency; N.01 degrees 15'43" W., parallel with said east line of the Northeast  $\frac{1}{4}$  a distance of 9.04 feet; thence departing said westerly line, N.89 degrees 54'42" E., parallel with and 23.00 feet northerly, by right angle measure, of said north right-of-way line, a distance of 106.98 feet to the Point-of-Beginning.

Containing 0.06 acres (2,451 square feet) more or less, and being subject to any restrictions, covenants, easements and/or rights-of-way of record.

**Description: Parcel 102**

A parcel of land lying in the Northeast  $\frac{1}{4}$  of Section 20 and the Northwest  $\frac{1}{4}$  of Section 21, both of Township 25 South, Range 36 East, also being those lands as described in OR Book 5282 Page 0050 of the Public Records of Brevard County, Florida; said subject parcel being more fully described as follows:

OR BK 7107 PG 277

Commence at the northwest corner of said Northwest ¼ as monumented by a concrete monument stamped "Paxton" as shown on Florida Department of Environmental Protection Certified Corner Record ("C.C.R.") Document No. 00020078; thence S.01 degrees 15'43"E., along the west line of said Northwest ¼, a distance of 2620.75 feet to a point on the north line of the 100.00 foot wide right-of-way of Barnes Boulevard as recorded in OR Book 0139 Page 0585 of said Public Records, said point lying N.01 degrees 15'43"W and 36.72 feet from the southwest corner of said Northwest ¼ as monumented by a nail and washer in pavement over a concrete monument stamped "Paxton" as shown on C.C.R. Document No. 0027674 and being the Point-of-Beginning of the lands herein described; thence S.89 degrees 54'42"W., along said north right-of-way line, a distance of 26.01 feet to the west line of said lands per OR Book 5282 Page 0050; thence departing said north right-of-way line, N.01 degrees 15'43"W. along said west line and parallel with said west line of the Northwest ¼ a distance of 132.00 feet to the north line of said lands per OR Book 5282 Page 0050; thence departing said west line, N.89 degrees 54'42" E., along said north line, a distance of 158.01 feet to the east line of said lands per OR Book 5282 Page 0050; thence S.01 degrees 15'43" E., along said east line and parallel with said west line of the Northwest ¼, a distance of 132.00 feet to said north right-of-way line; thence departing said east line, S.89 degrees 54'42" W., along said north right-of-way line, a distance of 132.00 feet to the Point-of-Beginning.

Containing 0.48 acres (20,852 square feet) more or less, and being subject to any restrictions, covenants, easements and/or rights-of-way of record.

OFFICE  
RECS 139 PAGE 585WARRANTY DEED

THIS INDENTURE, made this 10<sup>th</sup> day of October, A. D. 1958, between GEORGE M. GREEN and NOREEN GREEN, his wife, individually, and GEORGE M. GREEN, NOREEN GREEN, and ROEBIE JENSEN, being the sole, surviving directors acting as trustees for the benefit of the stockholders of George M. Green Properties, Inc., a dissolved corporation, parties of the first part, and COUNTY OF BREVARD, STATE OF FLORIDA, party of the second part,

WITNESSETH: That the said parties of the first part, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable considerations, to them in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, have granted, bargained, and sold to the said party of the second part, its successors and assigns, the following described land, situate, lying and being in the County of Brevard, State of Florida, to-wit:

Part of Sections 20, 21, 22, and 23, Township 25 South, Range 36 East, Brevard County, Florida, more particularly described as follows:

All land within 50 ft. at right angles or radially from the following described center-line; from a concrete monument marking the Southeast corner of aforesaid Sec. 20, as a reference, run S. 89 degrees 57 minutes W., 1626.0 ft. to the center-line of Fiske Blvd.; thence N. 0 degrees 29 minutes East, and along the said center-line of Fiske Blvd., 2656.4 ft. to the POINT OF BEGINNING, being the center-line of aforesaid 100 ft. right-of-way; thence S. 89 degrees 31 minutes E., along the said center-line, 5675.83 ft. to a point, the said point being N. 0 degrees 19 minutes 40 seconds W., 2617.4 ft. from an old lightwood post marking the Southeast corner of aforesaid Sec. 21; thence S. 89 degrees 11 minutes E., 1620.24 ft. to the point of curve of a 5 degree 18 minute curve to the right, said point being S. 88 degrees 56 minutes W., 1034.28 ft. from an old post marking the center of said Sec. 22, the said curve having a central angle of 42 degrees 12 minutes,



OFFICE  
RECS 139 PAGE 586

a radius of 1081.05 ft. and a tangent length of 416.52 ft.; thence along the arc of said curve for a distance of 796.22 ft., to a point of reverse, 5 degrees 16 minutes curve, to the left, said reverse curve having a central angle of 42 degrees 12 minutes and a tangent length of 416.53 ft., and a radius of 1081.05 ft.; thence along the arc of said reverse curve, for a distance of 796.22 ft. to the point of tangency; thence S. 89 degrees 11 minutes E., along said tangent, for a distance of 3555.86 ft. to a point in the East line of the West 1/2 of the Southwest 1/4 of aforesaid Sec. 23, the said parcel containing 31 acres, more or less.

And the said parties of the first part do hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their respective hands and seals the day and year first above written.

Signed, sealed, and delivered  
in the presence of:

Idaline Williams  
Edith Jensen

Idaline Williams  
As to George M. Green and Noreen Green.  
Edith Jensen

Idaline Williams  
Edith Jensen  
As to Robbie Jensen

George M. Green (SEAL)  
George M. Green, individually and  
as one of the surviving directors  
of George M. Green Properties, Inc.,  
a dissolved corporation.

Noreen Green (SEAL)  
Noreen Green, individually and as  
one of the surviving directors of  
George M. Green Properties, Inc.,  
a dissolved corporation.

Robbie Jensen (SEAL)  
Robbie Jensen, as one of the surviving  
directors of George M. Green Properties,  
Inc., a dissolved corporation.

REC 139 P.H. 587

STATE OF FLORIDA )  
COUNTY OF BREVARD )

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgment, personally appeared GEORGE M. GREEN and NORMEN GREEN, his wife, individually and as two of the three surviving directors acting as trustees for the benefit of the stockholders of George M. Green Properties, Inc., a dissolved corporation, to me known to be the persons described in and who executed the above and foregoing instrument, and they acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 10<sup>th</sup> day of October, A. D. 1958.

*Benjamin P. Pettigrew*  
Notary Public, State of Florida at Large.

My commission expires: Notary Public, State of Florida at Large  
My Commission Expires Oct. 3, 1961  
Bonded by American Surety Co. of N. Y.

STATE OF FLORIDA )  
COUNTY OF VOLUNIA )

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared ROBBIE JESSEN, as one of the surviving directors acting as trustees for the benefit of the stockholders of George M. Green Properties, Inc., a dissolved corporation, to me known to be the person described in and who executed the above and foregoing instrument, and she acknowledged before me that she executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 10<sup>th</sup> day of October, A. D. 1958.

*Benjamin P. Pettigrew*  
Notary Public, State of Florida at Large.

My commission expires: Notary Public, State of Florida at Large  
My Commission Expires Oct. 3, 1961  
Bonded by American Surety Co. of N. Y.

FILED AND RECORDED  
BREVARD COUNTY, FLA.  
VERIFIED

1958 OCT 13 PM 12 48

175648

*Benjamin P. Pettigrew*  
Notary Public, State of Florida at Large.

1644 641

## EASEMENT

THIS INDENTURE, made this 11 day of June, 1976, between TODD CAMPING ASSOCIATES, INC., a corporation existing under the laws of the State of Florida, party of the First Part and SPORTSMAN CAMPER VILLAGES, INC., a corporation existing under the laws of the State of Florida, party of the Second Part;

800 Barnes Blvd., Rockledge, Florida

## WITNESSETH:

The party of the First Part, for and in consideration of the sum of Ten Dollars and other good and valuable consideration, to it in hand paid by the party of the Second Part, the receipt of which is hereby acknowledged, grants, bargains and sells to the party of the Second Part, its licensees, successors and assigns, a right-of-way and easement for the purpose of ingress and egress over the following described property:

A tract of land in Section 21, Township 25 South, Range 36 East, Brevard County, Florida more particularly described as follows:

Begin at the Northwest corner of Section 21, Township 25 South, Range 36 East and thence run S.01°04'00"E., along the West line of Section 21, a distance of 1,970.28 feet to the Point-of-Beginning, thence run

1. S.01°04'00" E., along the West line of Section 21 a distance of 650.14 feet, thence run
2. East along the right-of-way of Barnes Boulevard a distance of 24 feet, thence run
3. N.01°04'00"W., on a line parallel to and 24 feet by right angle measurement East of the West line a distance of 650.14 feet, thence run
4. West parallel to the right-of-way to Barnes Boulevard a distance of 24 feet to the Point-of-Beginning.

In order that the rights of the parties hereto may be more fully and clearly defined and that the intentions of the parties may be carried out, the Grantor of this Easement, in consideration of the sum of \$1.00 and other valuable consideration to it hand paid, the receipt of which is acknowledged, hereby agrees to maintain the road way of said easement in a reasonable manner, provided however, that if the Grantee of this easement assigns this easement to the owners of the real property located to the West of this easement, the parties shall at that time re-negotiate the obligation for payment for the maintenance of said road way. Further, it is understood by the parties that the Grantor of this easement shall have the right to erect a sign on this easement and that the sign shall not interfere with the Grantee's property line to the East of the easement.

IN WITNESS WHEREOF, the undersigned, severally, hereunder set hand and seal the day and year first above written.

(CORPORATE SEAL)

TODD CAMPING ASSOCIATES, INC.

ATTEST: X William S. Ford  
Secretary

By: X Marie S. Ford  
President

Signed, sealed and delivered in the presence of:

W. S. Ford  
Mary Ann Madden



071760

JUN 11 1976

881644 - 642

STATE OF ~~FLORIDA~~ **N. CAROLINA**  
COUNTY OF ~~BREVARD~~ **CUMBERLAND**

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared **MARIE E. TODD AND WILLIAM E. TODD**

well known to me to be the President and **SECRETARY** respectively of the corporation named as grantor in the foregoing easement, and that they severally acknowledged executing the same in the presence of two subscribing witnesses freely and voluntarily under authority duly vested in them by said corporation and that the seal affixed thereto is the true corporate seal of said corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 8th day of July, 1976.

*Linda A. Hart*   
Notary Public - State of ~~Florida~~ **N.C.**  
My Commission expires: 2-12-79

THIS INSTRUMENT WAS PREPARED BY:  
Edward L. Stahley  
GOSHORN, STANLEY, WABORS,  
MILLER & McCLELLAND, P.A.  
P.O. Box 1446  
Cocoa, Florida 32922

CONSENT OF MORTGAGEE

The Sun Bank of Cocoa, N.A., a national banking corporation, the holder of that certain mortgage executed by Todd Camping Association, Inc. to Sportsman Camper Village, Inc. and recorded in Official Records Book 1644, Page 630, Public Records of Brevard County, Florida hereby consents to the granting of the above easement and joins in same.

Signed and sealed this 26th day of July, 1976.

ATTEST:

*[Signature]*   
Secretary

(CORPORATE SEAL)

SUN BANK OF COCOA, N.A.

*Arch Reynolds*   
Sr. V. President

STATE OF FLORIDA  
COUNTY OF BREVARD

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared **Arch Reynolds and Terry L. Hipp**

well known to me to be the **Senior Vice President** and **V.P. & Cashier** respectively of the corporation named above, and that they severally acknowledged executing the same in the presence of two subscribing witnesses freely and voluntarily under authority duly vested in them by said corporation and that the seal affixed thereto is the true corporate seal of said corporation.

WITNESS my hand and official seal this 26th day of July, 1976.

*Linda A. Hart*   
Notary Public - State of Florida  
My Commission expires: 2-12-79

Todd Recreational Camping Site

Barnes Blvd., R

CITY OF COCOA UTILITIES DEPARTMENT  
COCOA, FLORIDA

Gentlemen:

For other valuable considerations and the payment to us by you of \$ 1.00 which we have received, we and those holding through us, grant and give to you and your successors the right to build and maintain a water distribution line, and the necessary appurtenances for such lines; also, the right to cut, trim and keep clear only such trees, brush and undergrowth that might endanger the proper construction, operation and maintenance of said lines, on our property, described as follows:

SEE ATTACHED "EXHIBIT A"

RECEIVED 13.00  
PAID TO THE CITY OF COCOA  
FOR THE PURPOSES OF THE  
CITY OF COCOA UTILITIES DEPARTMENT  
COCOA, FLORIDA  
JAN 10 1986

WITNESSES:

X Benjamin Hinson  
X Beatrice Evelyn Brown

Marie E. Todd  
Marie E. Todd, President  
William S. Todd  
William S. Todd, Secretary

STATE OF FLORIDA  
COUNTY OF BREVARD

Before me personally appeared Marie E. Todd and William S. Todd who to me well known and known to me to be the person (s) described in and who executed the foregoing instrument and acknowledged to and before me that Marie E. Todd executed said instrument in the capacity and for the purpose therein expressed.

WITNESS my hand and official seal, this 6<sup>th</sup> day of FEBRUARY, A.D. 1986.

THIS INSTRUMENT PREPARED BY:

Margaret H. Doyle  
Notary Public  
State of Florida at Large

Nanette D. Grigsby  
Name

600 School Street Cocoa, Florida 32922  
Address

My commission expires Notary Public, State of Florida at Large  
My Commission Expires October 31, 1988

"For Minimum Consideration"

CITY OF COCOA  
600 SCHOOL STREET  
COCOA, FLORIDA 32922

OFF. REC.

2672

PAGE

0312



## \*EXHIBIT A\*

A tract of land in Section 21, Township 25 South, Range 36 East, Brevard County, Florida more particularly described as follows:

Begin at the Northwest corner of Section 21, Township 25 South, Range 36 East, and thence run

1. S.01°04'00"E., along the West line of Section 21 a distance of 2620.42 feet, to the N. right-of-way of Barnes Blvd., thence run
2. East along the right-of-way of Barnes Blvd. a distance of 24.00 ft., thence run
3. N01°04'00"W., parallel to the first course, a distance of 650.14 ft., thence run
4. S.89°52'04"E., on a line parallel to and 650 feet by right angle measurement, North of the North right-of-way of Barnes Blvd. a distance of 306 feet, thence run
5. N.01°04'00"W., on a line parallel to and 330 feet, by right angle measurement East of the West line of Section 21 a distance of 1971.93 feet to a point on the North line of Section 21, thence run
6. Along the North line of Section 21, S.89°50'50"W., a distance of 330 feet to the Northwest corner of Section 21 and the Point-of-Beginning.

AND IN ADDITION THERETO that certain right of easement for the purpose of constructing and maintaining a sewer line as reflected in Easement from SPORTSMAN CAMPER VILLAGE, INC. to TODD CAMPING ASSOCIATES, INC. which is recorded in Official Records Book 1644, Page 630 Public Records of Brevard County, Florida.

071758  
REC. 27

OFF. REC.

2672

PAGE:

0313

## EXHIBIT "A"

PARCEL 3:

A parcel of land lying in Section 20, Township 25 South, Range 36 East, Tallahassee Meridian, Brevard County, Florida, being more fully described as follows:

Commence at the Northeast corner of said Section 20; thence S. 01° 04' 00"E., along the East line of said Section 20, a distance of 1970.42 feet to the Point-of-Beginning; thence continue S. 01° 04' 00"E., along said East line, a distance of 650.00 feet to a point on the Northerly right-of-way line of Barnes Boulevard (a 100.00 foot road right-of-way as presently exist); thence N. 89° 52' 04"W., along said Northerly right-of-way line, a distance of 25.01 feet; thence N. 01° 04' 00"W., parallel with said East line, a distance of 650.00 feet; thence S. 89° 52' 04"E., parallel with said Northerly right-of-way line, a distance of 26.01 feet to the Point-of-Beginning.

Containing 0.38 acres, more or less, being subject to a 10.00 foot wide utilities easement over and across the Westerly 10.00 feet of the above described parcel, and a 10.00 foot wide maintenance easement over and across the South 10.00 feet of the North 521.0 feet of the above described property, and any rights-of-ways of record.

PARCEL 2:

A parcel of land lying in Section 20, Township 25 South, Range 36 East, Tallahassee Meridian, Brevard County, Florida, being more fully described as follows:

Commence at the Northeast corner of said Section 20; thence S. 01° 04' 00"E., along the East line of said Section 20, a distance of 400.00 feet to the point-of-beginning; thence continue S. 01° 04' 00"E., along said East line, a distance of 1570.42 feet to a point lying 650.00 feet North of the Northerly right-of-way line of Barnes Boulevard (a 100.00 foot road right-of-way as presently exists) as measured along said East line; thence N. 89° 52' 04"W., parallel with said Northerly right-of-way line, a distance of 165.0 feet; thence N. 01° 04' 00"W., parallel with said East line, a distance of 1148.41 feet; thence N. 89° 25' 50"E., a distance of 32.30 feet; thence N. 0° 04' 14"E., a distance of 420.00 feet; thence N. 89° 25' 50"E., a distance of 124.36 feet to the point-of-beginning.

Containing 5.59 acres, more or less, being subject to a 5.00 foot wide drainage easement over and across the Southerly 5.00 feet of the above described parcel and any other easements and/or rights-of-ways of record.

OFF: REC.

2672

PAGE:

0314

## **APPENDIX B-3**

**O&E, File Number: 25-1021-C**

**(Content Begins on Following Page)**

**O&E Report**

2302 Raven Ridge Road, Minneola, Florida 34715  
Phone 407-415-0171  
[title.newrevelations@gmail.com](mailto:title.newrevelations@gmail.com)

**Date Sent: 01/13/2025**

**File Number: 25-1021-C**

**County: Brevard**

---

**Searched From: 04/26/2006**

**Through Effective Date: 1/27/2025**

---

**Tax Year: 2024**

**Account Number: 2510579**

**Parcel Identification Number: 25-36-21-00-251**

**Gross Tax Amount: \$0.00**

**Assessed Value: \$327,030.00**

**Status of Tax Year Payment: N/A \$0.00**

---

**Tax Year: 2024**

**Account Number: 2510585**

**Parcel Identification Number: 25-36-21-00-278**

**Gross Tax Amount: \$0.00**

**Assessed Value: \$156,430.00**

**Status of Tax Year Payment: N/A \$0.00**

---

**Owner of Record:**

**Brevard County Board of County Commissioners, also known as Brevard County, Florida, a political  
subdivision of the State of Florida**

## **O&E Report**

**Vested by:**

1. Deed recorded in Official Records Book 5282, Page 50.
2. Stipulated Order of Taking recorded in Official Records Book 7107, Page 2970.
3. Stipulated Order of Taking recorded in Official Records Book 7684, Page 2654.

and

1. Deed recorded in Official Records Book 5636, Page 1796.

**Legal Description from Survey:**

**LEGAL DESCRIPTION: PARCEL E (BY SURVEYOR):**

A PARCEL OF LAND BEING A PORTION OF LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 5282, PAGE 51, AND OFFICIAL RECORDS BOOK 5636, PAGE 1796, BOTH OF THE BREVARD COUNTY, FLORIDA PUBLIC RECORDS AND LYING IN THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 25 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE WEST 1/4 CORNER OF SECTION 21; THENCE N. 01°16'20" W., ALONG THE WEST LINE OF SAID NORTHWEST 1/4 OF SECTION 21, A DISTANCE OF 59.73 FEET TO A POINT ON THE EASTERLY EXTENSION OF THE NORTH LINE OF LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 7445, PAGE 803, EXHIBIT B OF SAID PUBLIC RECORDS; THENCE N. 89°54'43" E., ALONG SAID EASTERLY EXTENSION, A DISTANCE OF 137.42 FEET TO A POINT ON THE ARC OF A 30.00 FOOT RADIUS CIRCULAR CURVE CONCAVE NORTHERLY AND THE POINT-OF-BEGINNING; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00" A DISTANCE OF 47.12 FEET TO THE POINT-OF-TANGENCY, SAID CURVE HAVING A CHORD BEARING OF N. 45°05'17" W., AND A CHORD DISTANCE OF 42.43 FEET; THENCE N. 00°05'17" W., A DISTANCE OF 41.97 FEET TO THE POINT-OF-CURVATURE OF A 37.00 FOOT CIRCULAR CURVE CONCAVE SOUTHEASTERLY; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00" A DISTANCE OF 58.12 FEET TO THE POINT-OF-TANGENCY, SAID CURVE HAVING A CHORD BEARING OF N. 44°54'43" E., AND A CHORD DISTANCE OF 52.33 FEET, SAID POINT ALSO BEING ON THE WESTERLY EXTENSION OF THE NORTH LINE OF OFFICIAL RECORDS BOOK 3350, PAGE 2517, OF SAID PUBLIC RECORDS; THENCE N. 89°54'43" E., ALONG SAID WESTERLY EXTENSION, A DISTANCE OF 123.34 FEET TO THE NORTHWEST CORNER OF LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 3350, PAGE 2517, OF THE PUBLIC

### **O&E Report**

RECORDS OF BREVARD COUNTY, FLORIDA; THENCE S. 01°15'42" E., ALONG THE WEST LINE OF SAID LANDS AND THE EAST LINE OF LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 5636, PAGE 1796, A DISTANCE OF 109.00 FEET TO THE AFORESAID EASTERLY EXTENSION OF THE NORTH LINE OF LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 7445, PAGE 803; THENCE S. 89°54'43" W., ALONG SAID EASTERLY EXTENSION, A DISTANCE OF 132.58 FEET TO THE POINT-OF-BEGINNING.

**Legal Description on Tax Roll:**

PT OF W 330 FT OF NW 1/4 AS DES IN ORB 1870 PG 180 EX ORB 1644 PG 628,1881 PG 18

and

PART OF SW 1/4 OF NW 1/4 & PART OF SE 1/4 OF SE 1/4 OF NE 1/4 OF SEC 20 AS DESC IN ORB 3463 PG 134 PAR 19 IN SEC 20

---

**Mortgage Information:**

**Open Mortgage:**

None

---

**Judgment/Lien Information:**

None

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**Condo/Homeowners Association:**

None

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**Informational:**

1. Lis Pendens recorded in Official Records Book 7107, Page 274.

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## **O&E Report**

### **Easements and Exceptions:**

1. Right-of-Way Deed recorded in Official Records Book 139, Page 585.
2. Easement recorded in Official Records Book 1644, Page 630.
3. Easement recorded in Official Records Book 1634, Page 831.
4. Easement recorded in Official Records Book 2360, Page 430.
5. Easement recorded in Official Records Book 2672, Page 312.

---

*The above-captioned property has been searched only by the above description and by no other description or name. This report purposely omits restrictions, easements, subdivision agreements and any reference to mortgages, judgments and/or liens which appear to be satisfied of record or have expired pursuant to Florida Statutes.*

*This report does not reflect those documents, if any, which may have been recorded prior (other than an assumed mortgage) or subsequent to the time period covered herein and which may disclose the possible existence of encumbrances, liens, rights, interests or other matters which may affect the subject property.*

*This report is not title insurance. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified by name in the property information report as the recipient(s) of the property information report.*

*This Company expressly disclaims any liability for loss or damage resulting from reliance on this certificate in excess of the fee paid to Craig Karlson.*

Craig Karlson

Prepared for:



3200 N. Wickham Road, Suite 7  
Melbourne, FL 32935  
(321) 242-1690 – p  
(321) 242-1628 – f

ATTN: Karen DeLeo



**Dana Blickley, CFA, Brevard County Property Appraiser**  
Titusville • Viera • Melbourne • Palm Bay

(321) 264-6700  
www.BCPAO.us  
Disclaimer

**REAL PROPERTY DETAILS**  
Account 2510579 - Roll Year 2024

Owners	BREVARD COUNTY
Mailing Address	345 WENNER WAY C/O ASSET MANAGEMENT COCOA FL 32926
Site Address	800 BARNES BLVD ROCKLEDGE FL 32955
Parcel ID	25-36-21-00-251
Taxing District	23E0 - ROCKLEDGE
Exemptions	EXCO - COUNTY OWNED PROPERTY
Property Use	8020 - COUNTY OWNED LAND - VACANT
Total Acres	1.95
Site Code	0382 - BARNES BLVD
Plat Book/Page	0000/0000
Subdivision	--
Land Description	PT OF W 330 FT OF NW 1/4 AS DES IN ORB 1870 PG 180 EX ORB 1644 PG 628,1881 PG 18



**VALUE SUMMARY**

Category	2024	2023	2022
Market Value	\$327,030	\$327,030	\$327,030
Agricultural Land Value	\$0	\$0	\$0
Assessed Value Non-School	\$327,030	\$327,030	\$327,030
Assessed Value School	\$327,030	\$327,030	\$327,030
Homestead Exemption	\$0	\$0	\$0
Additional Homestead	\$0	\$0	\$0
Other Exemptions	\$327,030	\$327,030	\$327,030
Taxable Value Non-School	\$0	\$0	\$0
Taxable Value School	\$0	\$0	\$0

**SALES / TRANSFERS**

Date	Price	Type	Instrument
04/12/2006	\$825,000	WD	5636/1796
04/12/2006	--	QC	5636/1793
04/26/1995	\$17,500	QC	3589/1481
02/28/1978	\$100,000	PT	1856/0007
06/27/1973	--	QC	1360/0444

No Data Found



**LISA CULLEN, CFC****BREVARD COUNTY TAX COLLECTOR****NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS**

2024 PAID REAL ESTATE

TAX ACCOUNT NUMBER	ESCROW CD	MILLAGE CODE
2510579		23E0

Pay your taxes online at [www.brevardtc.com](http://www.brevardtc.com)

BREVARD COUNTY  
345 WENNER WAY  
C/O ASSET MANAGEMENT  
COCOA, FL 32926-0000

GOVERNMENT OWNED

800 BARNES BLVD

PT OF W 330 FT OF NW 1/4 AS DES IN  
ORB 1870 PG 180 EX ORB 1644 PG  
628,1881 PG 18

AD VALOREM TAXES					
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION	TAXABLE VALUE	TAXES LEVIED
COUNTY GENERAL FUND	2.9207	327,030	327,030	0	0.00
BREVARD LIBRARY DISTRICT	0.3306	327,030	327,030	0	0.00
BREVARD MOSQUITO CONTROL	0.1367	327,030	327,030	0	0.00
RECREATION DISTRICT 4- MAINT	0.5036	327,030	327,030	0	0.00
TI-CD AIRPORT AUTHORITY	0.0000	327,030	327,030	0	0.00
SCHOOL- BY STATE LAW	3.0630	327,030	327,030	0	0.00
SCHOOL- BY LOCAL BOARD	0.7480	327,030	327,030	0	0.00
BPS VOTED TEACHER PAY	1.0000	327,030	327,030	0	0.00
SCHOOL- CAPITAL OUTLAY	1.5000	327,030	327,030	0	0.00
CITY OF ROCKLEDGE	5.3900	327,030	327,030	0	0.00
ST JOHN'S RIVER WATER MGMT DST	0.1793	327,030	327,030	0	0.00
FLA INLAND NAVIGATION DIST	0.0288	327,030	327,030	0	0.00
ENV END LD/WR TR LTD	0.0467	327,030	327,030	0	0.00
ENV END LD/WR TR LTD(DBTP)	0.0078	327,030	327,030	0	0.00
TOTAL MILLAGE					15.9452
AD VALOREM TAXES					\$0.00
NON-AD VALOREM ASSESSMENTS					
LEVYING AUTHORITY					AMOUNT
PAY ONLY ONE AMOUNT IN BOXES BELOW					NON-AD VALOREM ASSESSMENTS
					\$0.00
If Paid By	Nov 30, 2024				
Please Pay	\$0.00				

**LISA CULLEN, CFC****BREVARD COUNTY TAX COLLECTOR****NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS**

2024 PAID REAL ESTATE

TAX ACCOUNT NUMBER	ESCROW CD	MILLAGE CODE
2510579		23E0

Pay your taxes online at [www.brevardtc.com](http://www.brevardtc.com)

RETURN WITH  
PAYMENT  
BREVARD COUNTY  
345 WENNER WAY  
C/O ASSET MANAGEMENT  
COCOA, FL 32926-0000

GOVERNMENT OWNED

PAYING ONLINE VIA  
E-CHECK IS FREE



"PAY ONLINE, NOT IN LINE"

PLEASE PAY IN U.S. FUNDS THROUGH U.S. BANK TO BREVARD COUNTY TAX COLLECTOR, PO BOX 2500, TITUSVILLE, FL 32781-2500

If Paid By	Nov 30, 2024				
Please Pay	\$0.00				



**Dana Blickley, CFA, Brevard County Property Appraiser**  
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Disclaimer

**REAL PROPERTY DETAILS**  
Account 2510585 - Roll Year 2024

Owners	BREVARD COUNTY
Mailing Address	345 WENNER WAY C/O ASSET MANAGEMENT COCOA FL 32926
Site Address	810 BARNES BLVD ROCKLEDGE FL 32955
Parcel ID	25-36-21-00-278
Taxing District	23E0 - ROCKLEDGE
Exemptions	EXCO - COUNTY OWNED PROPERTY
Property Use	8020 - COUNTY OWNED LAND - VACANT
Total Acres	0.48
Site Code	0382 - BARNES BLVD
Plat Book/Page	0000/0000
Subdivision	--
Land Description	PART OF SW 1/4 OF NW 1/4 & PART OF SE 1/4 OF SE 1/4 OF NE 1/4 OF SEC 20 AS DESC IN ORB 3463 PG 134 PAR 19 IN SEC 20



**VALUE SUMMARY**

Category	2024	2023	2022
Market Value	\$156,430	\$156,430	\$156,430
Agricultural Land Value	\$0	\$0	\$0
Assessed Value Non-School	\$156,430	\$156,430	\$156,430
Assessed Value School	\$156,430	\$156,430	\$156,430
Homestead Exemption	\$0	\$0	\$0
Additional Homestead	\$0	\$0	\$0
Other Exemptions	\$156,430	\$156,430	\$156,430
Taxable Value Non-School	\$0	\$0	\$0
Taxable Value School	\$0	\$0	\$0

**SALES / TRANSFERS**

Date	Price	Type	Instrument
01/07/2014	--	CA	7107/2970
10/29/2013	--	QC	7078/2270
04/27/2004	\$385,000	WD	5282/0050
03/30/1998	\$460,000	WD	3820/2754
03/30/1995	\$600,000	WD	3463/0134
07/01/1987	\$1,250,000	PT	2818/0136
07/01/1987	--	PT	2818/0145
12/01/1976	\$37,000	--	1694/0826

No Data Found

**LISA CULLEN, CFC**  
**BREVARD COUNTY TAX COLLECTOR**
**NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS**  
 2024 PAID REAL ESTATE

TAX ACCOUNT NUMBER	ESCROW/CD	MILLAGE CODE
2510585		23ED

Pay your taxes online at [www.brevardtc.com](http://www.brevardtc.com)
 BREVARD COUNTY  
 345 WENNER WAY  
 C/O ASSET MANAGEMENT  
 COCOA, FL 32926-0000

GOVERNMENT OWNED

810 BARNES BLVD

 PART OF SW 1/4 OF NW 1/4 & PART OF  
 SE 1/4 OF SE 1/4 OF NE 1/4 OF SEC 20  
 AS DESC  
 See Additional Legal on Tax Roll

AD VALOREM TAXES					
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION	TAXABLE VALUE	TAXES LEVIED
COUNTY GENERAL FUND	2.9207	156,430	156,430	0	0.00
BREVARD LIBRARY DISTRICT	0.3306	156,430	156,430	0	0.00
BREVARD MOSQUITO CONTROL	0.1367	156,430	156,430	0	0.00
RECREATION DISTRICT 4- MAINT	0.5036	156,430	156,430	0	0.00
TI-CD AIRPORT AUTHORITY	0.0000	156,430	156,430	0	0.00
SCHOOL - BY STATE LAW	3.0630	156,430	156,430	0	0.00
SCHOOL - BY LOCAL BOARD	0.7480	156,430	156,430	0	0.00
BPS VOTED TEACHER PAY	1.0000	156,430	156,430	0	0.00
SCHOOL - CAPITAL OUTLAY	1.6000	156,430	156,430	0	0.00
CITY OF ROCKLEDGE	5.3800	156,430	156,430	0	0.00
STJOHNS RIVER WATER MGMT DST	0.1793	156,430	156,430	0	0.00
FLA INLAND NAVIGATION DIST	0.0288	156,430	156,430	0	0.00
ENV END LD/AV TR LTD	0.0467	156,430	156,430	0	0.00
ENV END LD/AV TR LTD(DBTP)	0.0078	156,430	156,430	0	0.00
TOTAL MILLAGE		15.9462	AD VALOREM TAXES		\$0.00
NON-AD VALOREM ASSESSMENTS					
LEVYING AUTHORITY					AMOUNT
PAY ONLY ONE AMOUNT IN BOXES BELOW					NON-AD VALOREM ASSESSMENTS
					\$0.00
If Paid By	Nov 30, 2024				
Please Pay	\$0.00				

**LISA CULLEN, CFC**  
**BREVARD COUNTY TAX COLLECTOR**
**NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS**  
 2024 PAID REAL ESTATE

TAX ACCOUNT NUMBER	ESCROW/CD	MILLAGE CODE
2510585		23ED

Pay your taxes online at [www.brevardtc.com](http://www.brevardtc.com)
 RETURN  
 WITH  
 PAYMENT  
 BREVARD COUNTY  
 345 WENNER WAY  
 C/O ASSET MANAGEMENT  
 COCOA, FL 32926-0000

GOVERNMENT OWNED

 PAYING ONLINE VIA  
 E-CHECK IS FREE


"PAY ONLINE, NOT IN LINE"

PLEASE PAY IN U.S. FUNDS THROUGH U.S. BANK TO BREVARD COUNTY TAX COLLECTOR, PO BOX 2500, TITUSVILLE, FL 32781-2500

If Paid By	Nov 30, 2024				
Please Pay	\$0.00				

## Prepared by and record and return to:

WATSON, SOILEAU, DELEO,  
BURGETT & PICKLES, P.A.  
3490 North U.S. Highway 1  
Cocoa, FL 32926  
(321) 631-1550  
JOHN L. SOILEAU  
02-2239  
REC: 10.50  
DOC: 2695.00

CFN 2004138853 05-05-2004 12:12 pm  
OR Book/Page: 5282 / 0050

Scott Ellis

Clerk Of Courts, Brevard County

#Pgs: 2 #Names: 2 Serv: 0.00  
Trust: 1.50 Rec: 9.00 Escrow: 0.00  
Vtg: 0.00 nt Tax: 0.00

WARRANTY DEED

GRANTOR: UNITED AMERICAN PETRO INC., a Florida corporation

GRANTEE: PREMIER INVESTMENTS, INC., a Florida corporation

GRANTEE'S MAILING ADDRESS: 3200 South Conway Road  
Orlando, Florida 32812DATE: April 27<sup>th</sup>, 2004

LEGAL DESCRIPTION OF PROPERTY LOCATED IN BREVARD COUNTY, FLORIDA:

SEE ATTACHED LEGAL DESCRIPTION HERETO AND MADE A PART HEREOF.

EXHIBIT "A"

The grantor, for and in consideration of the sum of TEN DOLLARS, and other good and valuable considerations to the grantor in hand paid by the grantee, the receipt of which is acknowledged, has granted, bargained and sold to the grantee, and the grantee's heirs and assigns forever the land described above. The grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

This conveyance is subject to restrictions and matters appearing on the plat or otherwise common to the subdivision; public utility easements of record and taxes for the year 2002 which are not yet due and payable.

Execution of deed witnessed by: GRANTOR:

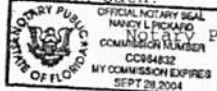
Print Name: MAHESH R. SHAH  
Print Name: MAHESH R. SHAH

UNITED AMERICAN PETRO INC., a Florida corporation

By: MAHESH R. SHAH, as President  
402-A High Point Drive  
Cocoa, Florida 32922

ACKNOWLEDGMENTSTATE OF FLORIDA  
COUNTY OF BREVARD

The foregoing instrument was acknowledged before me this 27<sup>th</sup> day of April, 2004, by MAHESH R. SHAH, as President of UNITED AMERICAN PETRO INC., a Florida corporation, on behalf of the corporation, who is personally known to me or who has produced personally known to me as identification and who did not take an oath.



Public:

Name: Nancy L. Pickard  
State of Florida at Large (SEAL)  
My Commission Expires:

Appraiser's Identification Number: 25362100278



CFN 2004138853

JR Book/Page: 5282 / 0051

**EXHIBIT "A"**  
**DESCRIPTION OF REAL PROPERTY**

A parcel of land lying in Sections 20 and 21, Township 25 South, Range 36 East, Brevard County, Florida, being more particularly described as follows:

Commence at the Northwest corner of said Section 21; thence run South 01°04'00" East along the West line of said Section 21, a distance of 2,620.67 feet to a point on the North right-of-way line of Barnes Boulevard, said point being the Point of Beginning; thence run South 89°53'57" East along said North right-of-way line a distance of 132.00 feet; thence run North 01°04'00" West parallel with the West line of said Section 21 a distance of 132.00 feet; thence run North 89°53'57" West, parallel with said North right-of-way line, a distance of 132.00 feet to a point on the West line of said Section 21; then continue North 89°53'57" West a distance of 26.01 feet; thence run South 01°04'00" East, parallel with the West line of said Section 21 a distance of 132.00 feet to a point that lies on said North right-of-way line of Barnes Boulevard; thence run South 89°53'57" East along said North right-of-way line 26.01 feet to the Point of Beginning.

CFN 2014076627, OR BK 7107 Page 2970, Recorded 04/18/2014 at 08:47 AM, Scott Ellis, Clerk of Courts, Brevard County

IN THE CIRCUIT COURT OF THE EIGHTEENTH JUDICIAL  
CIRCUIT, IN AND FOR BREVARD COUNTY, FLORIDA

e-recording

CASE NO 05-2013-CA-071538-XXXX-XX

BREVARD COUNTY, FLORIDA,  
a political subdivision of the State of Florida,

Petitioner,

v

PREMIER INVESTMENTS, INC, THE CITY OF COCOA, a municipal corporation, THE CITY OF ROCKLEDGE, a Florida municipality, THE FLORIDA DEPARTMENT OF REVENUE, FLORIDA COMMUNITY BANK, NA f/k/a PREMIER AMERICAN BANK, a national association, as ASSIGNEE OF THE FEDERAL DEPOSIT CORPORATION, as Receiver of FIRST NATIONAL BANK OF CENTRAL FLORIDA, LISA CULLEN, Brevard County Tax Collector, and ALL PARTIES CLAIMING INTEREST BY, THROUGH, UNDER OR AGAINST THE NAMED DEFENDANTS, and if any of the Defendants or all Defendants are deceased, THE UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEES, CREDITORS, LIENORS, OR OTHER PARTIES CLAIMING BY, THROUGH, UNDER, OR AGAINST ANY SUCH DECEASED DEFENDANT OR DEFENDANTS IF ALIVE AND IF DEAD THEIR UNKNOWN SPOUSE, HEIRS, DEVISEES, LEGATEES, GRANTEES, CREDITORS, LIENORS, OR OTHER PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST ANY SUCH DECEASED DEFENDANT OR DEFENDANTS,

Respondents/Defendants

STIPULATED ORDER OF  
TAKING

This matter came before the Court on the stipulation of the parties and it appearing that proper notice was first given to Respondent, Premier Investments, Inc and all persons having or claiming any equity, lien, title, or other interest in or to the real property described as Parcels 101

# 4111686 v1

Case # 05-2013-CA-071538-XXXX-XX  
Document Page # 29



\*22267600\*

2014 JAN -8 AM 9:01  
FILED IN TVL-01  
CLERK OF CIR CT  
BREVARD CO FL  
SCOTT ELLIS

OR BK 7107 PG 2971

and 102 in the Petition, and that the Petitioner has applied to this Court for an Order of Taking, and the Court being otherwise fully advised in the premises, upon consideration, it is hereby

**ORDERED AND ADJUDGED**

1 That the Court has jurisdiction of the subject matter and the parties to this cause

2 That the pleadings in this cause are sufficient, and that the Petitioner is properly exercising its delegated authority

3 That the estimate of value filed in this cause by the Petitioner was made in good faith, and based upon a valid appraisal

4 That the Petitioner is entitled to possession of the properties described in Exhibit "A", prior to the entry of a Final Judgment, upon payment into the Registry of this Court, the deposit hereafter specified, and that the said deposit of money will fully secure the persons lawfully entitled to compensation, as will be determined ultimately by Final Judgment of this Court, and which said sum of money to be deposited is in no instance less than the value of each parcel of said land, as fixed by the estimate of value as set by the Petitioner, that the title to the property shall be in the name of Brevard County, Florida, a political subdivision of the State of Florida

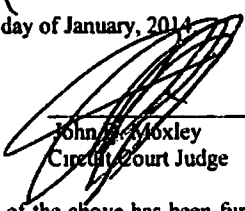
5 PROVIDED FURTHER, that the said sum of money in the total amount of One Hundred Sixteen Thousand Dollars (\$116,000), Petitioner's good faith estimate of value, which shall be deposited in the Registry of this Court on or before January 27, 2014, which shall be within twenty (20) days from the date of Order Upon making such deposit, the Petitioner shall notify in writing, all attorneys of record, and those Respondents not represented by counsel, that the deposit has been made, and Petitioner shall be entitled to possession of the fee simple interest that the Petitioner is claiming in the property described in the Petition without further notice or order of this Court

OR BK 7107 PG 2972

6 The Petitioner shall construct the road improvements in substantial conformance with the construction plans prepared by Bussen-Mayer Engineering Group entitled Barnes Blvd, Fiske Boulevard to Murrell Road, Job Number 330401

7 If Petitioner shall default in the depositing of said sum of money within the time provided, this Order shall be void and of no further force or effect

DONE AND ORDERED in Chambers at the Harry T & Harnette V Moore Justice Center, Viera, Brevard County, Florida, this 7th day of January, 2014

  
John M. Moxley  
Circuit Court Judge

I hereby certify that a conformed copy of the above has been furnished by U S Mail to the individuals listed on the attached service list, this \_\_\_\_ day of \_\_\_\_\_, 2014

\_\_\_\_\_  
Judicial Assistant



OR BK 7107 PG 2973

**EXHIBIT "A"**

**OWNER Premier Investments, Inc**  
**Description Parcel 101**

A parcel of land lying in Section 20, Township 25 South, Range 36 East, being the South 23 00 feet, by right angle measure of those lands as described as Tract "A" of OR Book 5548, Page 2360 of the Public Records of Brevard County, Florida, said subject parcel being more fully described as follows

Commence at the northeast corner of the Northeast  $\frac{1}{4}$  of said Section 20 as monumented by a concrete monument stamped "Paxton" as shown on Florida Department of Environmental Protection Certified Corner Record ("C C R ") Document No 0020078, thence S 01 degrees 15'43"E , along the east line of said Northeast  $\frac{1}{4}$  a distance of 2597 75 feet to point which lies 23 00 feet northerly, by right angle measure, of the north line of the 100 00 foot wide right-of-way of Barnes Boulevard as described in OR Book 0139 Page 0585 of said Public Records, said point also lying N 01 degrees 15'43"W and 59 72 feet from the southeast corner of said Northeast  $\frac{1}{4}$  as monumented by a nail and washer in pavement over a concrete monument stamped "Paxton" as shown on C C R Document No 0027674, thence departing said east line, S 89 degrees 54'42" W , parallel with said north right-of-way line, a distance of 26 01 feet to the east line of said Tract "A" and the Point-of-Beginning of the lands herein described, thence S 01 degrees 15'43" E , along said east line and parallel with said east line of the Northeast  $\frac{1}{4}$ , a distance of 23 00 feet to said north right-of-way line, thence S 89 degrees 54'42" W , along said north right-of-way line, a distance of 104 98 feet to the westerly line of said Tract "A" and the arc of a non-tangent 50 00 foot radius curve concave to the east which has a chord bearing and chord distance of N 09 degrees 23'46" W and 14 15 feet, thence along said westerly line the following two (2) courses to wit Northerly, departing said north-right-of-way line and along an arc of said curve, through a central angle 16 degrees 16'05", an arc distance of 14 20 feet to a point-of-tangency, N 01 degrees 15'43" W , parallel with said east line of the Northeast  $\frac{1}{4}$  a distance of 9 04 feet, thence departing said westerly line, N 89 degrees 54'42" E , parallel with and 23 00 feet northerly, by right angle measure, of said north right-of-way line, a distance of 106 98 feet to the Point-of-Beginning

OR BK 7107 PG 2974

Containing 0.06 acres (2,451 square feet) more or less, and being subject to any restrictions, covenants, easements and/or rights-of-way of record

**Description Parcel 102**

A parcel of land lying in the Northeast ¼ of Section 20 and the Northwest ¼ of Section 21, both of Township 25 South, Range 36 East, also being those lands as described in OR Book 5282 Page 0050 of the Public Records of Brevard County, Florida, said subject parcel being more fully described as follows

Commence at the northwest corner of said Northwest ¼ as monumented by a concrete monument stamped "Paxton" as shown on Florida Department of Environmental Protection Certified Corner Record ("C C R ") Document No 00020078, thence S 01 degrees 15'43"E , along the west line of said Northwest ¼, a distance of 2620.75 feet to a point on the north line of the 100.00 foot wide right-of-way of Barnes Boulevard as recorded in OR Book 0139 Page 0585 of said Public Records, said point lying N 01 degrees 15'43"W and 36.72 feet from the southwest corner of said Northwest ¼ as monumented by a nail and washer in pavement over a concrete monument stamped "Paxton" as shown on C C R Document No 0027674 and being the Point-of-Beginning of the lands herein described, thence S 89 degrees 54'42"W , along said north right-of-way line, a distance of 26.01 feet to the west line of said lands per OR Book 5282 Page 0050, thence departing said north right-of-way line, N 01 degrees 15'43"W along said west line and parallel with said west line of the Northwest ¼ a distance of 132.00 feet to the north line of said lands per OR Book 5282 Page 0050, thence departing said west line, N 89 degrees 54'42" E , along said north line, a distance of 158.01 feet to the east line of said lands per OR Book 5282 Page 0050, thence S 01 degrees 15'43" E , along said east line and parallel with said west line of the Northwest ¼, a distance of 132.00 feet to said north right-of-way line, thence departing said east line, S 89 degrees 54'42" W, along said north right-of-way line, a distance of 132.00 feet to the Point-of-Beginning

Containing 0.48 acres (20,852 square feet) more or less, and being subject to any restrictions, covenants, easements and/or rights-of-way of record

CFN 2016157690, OR BK 7684 Page 2654, Recorded 08/12/2016 at 10:44 AM, Scott Ellis, Clerk of Courts, Brevard County

Filing # 45102356 E-Filed 08/11/2016 12:14:24 PM

IN THE CIRCUIT COURT OF THE EIGHTEENTH JUDICIAL  
CIRCUIT, IN AND FOR BREVARD COUNTY, FLORIDA

CASE NO.: 05-2013-CA-071538-XXXX-XX

BREVARD COUNTY, FLORIDA,  
a political subdivision of the State of Florida,

Petitioner,

v.

PREMIER INVESTMENTS, INC.; et al.

Respondents/Defendants.

---

**JOINT MOTION AND  
STIPULATED FINAL JUDGMENT FOR PARCEL 102 PREMIER INVESTMENTS, INC**

THIS CAUSE having come on upon joint motion for the entry of a Final Judgment made by the Petitioner, BREVARD COUNTY, FLORIDA, and the Respondent PREMIER INVESTMENTS, INC. set forth hereinbelow; and it appearing to the Court that the parties were authorized to enter into such motion; and the Court finding that the taking is necessary for a public purpose and that the compensation to be paid by the Petitioner is full, just and reasonable for all parties concerned, it is hereby

ORDERED and ADJUDGED that the Respondent, PREMIER INVESTMENTS, INC, does have and recover of and from the Petitioner the sum of One Hundred Seventy Six Thousand Dollars (\$ 176,000.00) for Parcel 102 (less the \$95,0000 previously paid) in full payment for the property taken and for damages resulting to the remainder if less than the entire property was taken and for all other damages of any nature arising from the taking, including full payment of all expert witness fees, costs and attorney's fees. It is further,

OR BK 7684 PG 2655

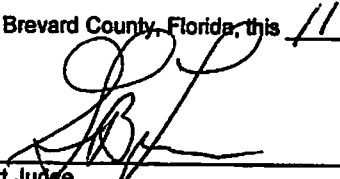
ORDERED that upon entry of this Final Judgment, the Petitioner shall deposit the additional sum of Eighty One Thousand Dollars (\$81,000.00) for Parcel 102 into the Registry of the Court for payment to Respondent, PREMIER INVESTMENTS, INC., Ninety Five Thousand Dollars (\$95,000.00) having been paid previously. In addition, it is

ORDERED and DIRECTED that the Clerk of this Court, from the monies deposited by the Petitioner in this cause, shall immediately pay to the Lowndes, Drosdick, Doster, Kantor & Reed, P.A. Trust Account, on behalf of Respondent, the sum of Eighty One Thousand Dollars (\$81,000.00) and mail such check to Brendan Lynch, Lowndes, Drosdick, Doster, Kantor & Reed, P.A., P.O. Box 2809, Orlando, Florida 32802 for payment to the Respondent. It is further

ORDERED and ADJUDGED that title to the following described property, to-wit:

See Exhibit "A" attached hereto and incorporated herein

which vested in the Petitioner pursuant to the Order of Taking and deposit of money heretofore made, is approved, ratified, and confirmed.

DONE and ORDERED in Chambers in Viera, Brevard County, Florida, this 11  
day of August, 2016.   
\_\_\_\_\_  
Circuit Court Judge

OR BK 7684 PG 2656

Certificate of Service

I HEREBY CERTIFY that a true copy of the foregoing Stipulated Final Judgment has been furnished by U. S. Mail to Brendan Lynch, Lowndes, Drosdick, Doster, Kantor & Read, P.A., P.O. Box 2809, Orlando, Florida 32802 and Eden Bentley, Deputy County Attorney, 2725 Judge Fran Jamieson Way, Building C, Viera, Florida, 32940, this 11 day of Aug, 2016.


Christa Pless  
Judicial Assistant

OR BK 7684 PG 2657

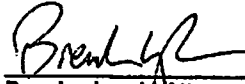
**JOINT MOTION**

The parties, by and through the undersigned, respectfully move for the entry of the foregoing Stipulated Final Judgment as to Parcel 102 this 9<sup>th</sup> day of August, 2016.

OFFICE OF THE COUNTY ATTORNEY  
2725 Judge Fran Jamieson Way,  
Building C  
Viera, FL 32940  
(321) 633-2080

By:   
Eden Bentley  
Deputy County Attorney  
Florida Bar No. 370908

PREMIER INVESTMENTS, INC.

  
Brendan Lynch, Attorney for Respondent Premier Investments, Inc.  
Lowndes, Drosdick, Doster, Kantor & Reed, P.A.  
P.O. Box 2809  
Orlando, Florida 32802  
Florida Bar No. 48124

C:\WP51\EMINENT\VALUES.FJ

4

OR BK 7684 PG 2658

## Exhibit "A"

**Description: Parcel 102**

A parcel of land lying in the Northeast  $\frac{1}{4}$  of Section 20 and the Northwest  $\frac{1}{4}$  of Section 21, both of Township 25 South, Range 36 East, also being those lands as described in OR Book 5282 Page 0050 of the Public Records of Brevard County, Florida; said subject parcel being more fully described as follows:

Commence at the northwest corner of said Northwest  $\frac{1}{4}$  as monumented by a concrete monument stamped "Paxton" as shown on Florida Department of Environmental Protection Certified Corner Record ("C.C.R.") Document No. 00020078; thence S.01 degrees 15'43"E., along the west line of said Northwest  $\frac{1}{4}$ , a distance of 2620.75 feet to a point on the north line of the 100.00 foot wide right-of-way of Barnes Boulevard as recorded in OR Book 0139 Page 0585 of said Public Records, said point lying N.01 degrees 15'43"W and 36.72 feet from the southwest corner of said Northwest  $\frac{1}{4}$  as monumented by a nail and washer in pavement over a concrete monument stamped "Paxton" as shown on C.C.R. Document No. 0027674 and being the Point-of-Beginning of the lands herein described; thence S.89 degrees 54'42"W., along said north right-of-way line, a distance of 26.01 feet to the west line of said lands per OR Book 5282 Page 0050; thence departing said north right-of-way line, N.01 degrees 15'43"W. along said west line and parallel with said west line of the Northwest  $\frac{1}{4}$  a distance of 132.00 feet to the north line of said lands per OR Book 5282 Page 0050; thence departing said west line, N.89 degrees 54'42" E., along said north line, a distance of 158.01 feet to the east line of said lands per OR Book 5282 Page 0050; thence S.01 degrees 15'43" E., along said east line and parallel with said west line of the Northwest  $\frac{1}{4}$ , a distance of 132.00 feet to said north right-of-way line; thence departing said east line, S.89 degrees 54'42" W., along said north right-of-way line, a distance of 132.00 feet to the Point-of-Beginning.

Containing 0.48 acres (20,852 square feet) more or less, and being subject to any restrictions, covenants, easements and/or rights-of-way of record

C:\WP51\EMINENT\VALUES\F

5

PREPARED BY AND RETURN TO:  
 Scott Krasny, Esquire  
 304 S. Harbor City Boulevard  
 Suite 201  
 Melbourne, FL 32901



CFN 2006121958 04-26-2006 09:27 am  
 OR Book/Page: 5636 / 1796

Parcel I.D. No. 25-36-21-00-00251.0-0000.00

**WARRANTY DEED**

THIS INDENTURE, made this 12<sup>th</sup> day of April, 2006, between **ROBERT J. WOODHOUSE, V**, a married man, of the County of Allendale, State of South Carolina, Grantor, and **BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS also known as BREVARD COUNTY, FLORIDA**, a political subdivision of **THE STATE OF FLORIDA**, whose post office address is Brevard County, Transportation Engineering Department, 2725 Judge Fran Jamieson Way, Building A, Viera, Florida 32940, of the County of Brevard, State of Florida, Grantee.

**WITNESSETH:**

That the Grantor, for and in consideration of the sum of Ten and no/100 Dollars (\$10.00), and other good and valuable considerations to the Grantor in hand paid by the Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Brevard County, Florida, to wit:

**SEE ATTACHED EXHIBIT "A".**

SUBJECT TO taxes for the year 2006 and subsequent years.

SUBJECT TO restrictions, easements, and covenants of record, if any.

and the Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

Grantor hereby warrants and represents that neither he nor any member of his family resides upon said property and that said property is not homestead property as defined under Florida Constitution 1968, Article X, Section 4.

"Grantor" and "grantee" are used for singular or plural, as context requires.

IN WITNESS WHEREOF, Grantor has hereunto set his hand and seal the day and year first above written.

Signed, sealed and delivered  
 in the presence of:

*Sonia Trimble*  
 Print Name: Sonia Trimble

*Robert J. Woodhouse V*  
 ROBERT J. WOODHOUSE, V

*Rachelle A. Matteucci*  
 Print Name: Rachelle A. Matteucci

Grantor's Address:  
 297 Mount Pleasant Church Rd.  
 Fairfax, SC 29827

STATE OF FLORIDA  
 COUNTY OF BREVARD

The foregoing instrument was acknowledged before me this 12<sup>th</sup> day of April, 2006, by **ROBERT J. WOODHOUSE, V**, [ ] who is personally known to me or [ ] who produced FL Drivers License as identification and who did take an oath.

My Commission Expires

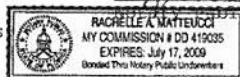




EXHIBIT "A"

COMMENCE AT THE NW CORNER OF SAID SECTION 21 AND RUN S01°04'00" E, ALONG THE WEST LINE OF SAID SECTION 21, A DISTANCE OF 2240.28 FEET; THENCE S89°52'04" E, A DISTANCE OF 24.01 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUE S89°52'04"E, A DISTANCE OF 305.99 FEET; THENCE S01°04'00"E, PARALLEL WITH THE AFORESAID WEST LINE OF SECTION 21, A DISTANCE OF 248.20 FEET; THENCE N89°52'04"W, A DISTANCE OF 60.0 FEET; THENCE S01°04'00"E, A DISTANCE OF 132.0 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF BARNES BOULEVARD; THENCE N89°52'04"W, ALONG SAID N RIGHT-OF-WAY LINE, A DISTANCE OF 138.0 FEET; THENCE N01°04'00"W, PARALLEL WITH SAID WEST LINE, A DISTANCE OF 132.0 FEET; THENCE N89°52'04"W, A DISTANCE OF 107.99 FEET TO A POINT 24.01 FEET EAST, BY RIGHT ANGLE MEASURE OF THE AFORESAID WEST LINE OF SECTION 21; THENCE N01°04'00"W, PARALLEL WITH AND 24.01 FEET EAST, BY RIGHT ANGLE MEASURE, OF SAID WEST LINE, A DISTANCE OF 248.20 FEET TO THE POINT OF BEGINNING.



CFN 2008121968

OR Book/Page: 5636 / 1797

CFN 2014075568, OR BK 7107 Page 274, Recorded 04/16/2014 at 05:00 PM, Scott Ellis, Clerk of Courts, Brevard County

IN THE CIRCUIT COURT OF THE EIGHTEENTH JUDICIAL  
CIRCUIT, IN AND FOR BREVARD COUNTY, FLORIDA

CASE NO.: 05-2013-CA-071538-XXXX-XX

BREVARD COUNTY, FLORIDA,  
a political subdivision of the State of Florida,

Petitioner,

v.

PREMIER INVESTMENTS, INC.; THE CITY OF COCOA, a municipal corporation; THE CITY OF ROCKLEDGE, a Florida municipality; THE FLORIDA DEPARTMENT OF REVENUE; FLORIDA COMMUNITY BANK, NA d/b/a PREMIER AMERICAN BANK, a national association, as ASSIGNEE OF THE FEDERAL DEPOSIT CORPORATION, as Receiver of FIRST NATIONAL BANK OF CENTRAL FLORIDA; LISA CULLEN, Brevard County Tax Collector; and ALL PARTIES CLAIMING INTEREST BY, THROUGH, UNDER OR AGAINST THE NAMED DEFENDANTS; and if any of the Defendants or all Defendants are deceased, THE UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEES, CREDITORS, LIENORS, OR OTHER PARTIES CLAIMING BY, THROUGH, UNDER, OR AGAINST ANY SUCH DECEASED DEFENDANT OR DEFENDANTS IF ALIVE AND IF DEAD THEIR UNKNOWN SPOUSE, HEIRS, DEVISEES, LEGATEES, GRANTEES, CREDITORS, LIENORS, OR OTHER PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST ANY SUCH DECEASED DEFENDANT OR DEFENDANTS.

Respondents/Defendants.

SCOTT ELLIS

FILED IN OFFICE  
VIERA BRANCH 01  
2013 NOV - 8 PM 1:10

NOTICE OF LIS PENDENS

TO: PREMIER INVESTMENTS, INC.; THE CITY OF COCOA, a municipal corporation; THE CITY OF ROCKLEDGE, a Florida municipality; THE FLORIDA DEPARTMENT OF REVENUE; FLORIDA COMMUNITY BANK, NA d/b/a PREMIER AMERICAN BANK, a national association, as ASSIGNEE OF THE FEDERAL DEPOSIT CORPORATION, as Receiver of FIRST NATIONAL BANK OF CENTRAL FLORIDA; LISA CULLEN, Brevard County Tax Collector; and ALL PARTIES CLAIMING INTEREST BY, THROUGH, UNDER OR AGAINST THE NAMED DEFENDANTS; and if any of the Defendants or all Defendants are deceased, THE UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEES, CREDITORS, LIENORS, OR OTHER PARTIES CLAIMING BY, THROUGH, UNDER, OR AGAINST ANY SUCH

Case # 05-2013-CA-071538-XXXX-XX  
Document Page # 7



\*22022266\*

OR BK 7107 PG 275

DECEASED DEFENDANT OR DEFENDANTS IF ALIVE AND IF DEAD THEIR UNKNOWN SPOUSE, HEIRS, DEVISEES, LEGATEES, GRANTEES, CREDITORS, LIENORS, OR OTHER PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST ANY SUCH DECEASED DEFENDANT OR DEFENDANTS,


And to all others whom it may concern.

YOU ARE NOTIFIED of the institution of this action by Petitioner, BOARD OF COUNTY COMMISSIONERS OF BREVARD COUNTY, FLORIDA ("County"), against you seeking to secure fee simple interest through the power of Eminent Domain on the property in Brevard County, Florida, described as follows:

SEE EXHIBIT "A"

Dated this 24 day of November, 2013.

OFFICE OF THE COUNTY ATTORNEY  
2725 Judge Fran Jamieson Way  
Viera, Florida 32940  
Telephone: (321) 633-2090  
Facsimile: (321) 633-2096  
Primary email: [eden.bentley@brevardcounty.us](mailto:eden.bentley@brevardcounty.us)  
Secondary email: [scott.knox@brevardcounty.us](mailto:scott.knox@brevardcounty.us)  
[diane.byrum@brevardcounty.us](mailto:diane.byrum@brevardcounty.us)

  
\_\_\_\_\_  
Scott L. Knox, County Attorney  
Florida Bar No. 211291

  
\_\_\_\_\_  
Eden Bentley, Deputy County Attorney  
Florida Bar No. 370908

Attorneys for Petitioner, Brevard County, Florida

OR BK 7107 PG 276

**EXHIBIT "A"****OWNER** Premier Investments, Inc.**Description: Parcel 101**

A parcel of land lying in Section 20, Township 25 South, Range 36 East, being the South 23.00 feet, by right angle measure of those lands as described as Tract "A" of OR Book 5548, Page 2360 of the Public Records of Brevard County, Florida, said subject parcel being more fully described as follows:

Commence at the northeast corner of the Northeast  $\frac{1}{4}$  of said Section 20 as monumented by a concrete monument stamped "Paxton" as shown on Florida Department of Environmental Protection Certified Corner Record ("C.C.R.") Document No. 0020078; thence S.01 degrees 15'43"E., along the east line of said Northeast  $\frac{1}{4}$  a distance of 2597.75 feet to point which lies 23.00 feet northerly, by right angle measure, of the north line of the 100.00 foot wide right-of-way of Barnes Boulevard as described in OR Book 0139 Page 0585 of said Public Records, said point also lying N.01 degrees 15'43"W. and 59.72 feet from the southeast corner of said Northeast  $\frac{1}{4}$  as monumented by a nail and washer in pavement over a concrete monument stamped "Paxton" as shown on C.C.R. Document No. 0027674; thence departing said east line, S.89 degrees 54'42" W., parallel with said north right-of-way line, a distance of 26.01 feet to the east line of said Tract "A" and the Point-of-Beginning of the lands herein described; thence S.01 degrees 15'43" E., along said east line and parallel with said east line of the Northeast  $\frac{1}{4}$ , a distance of 23.00 feet to said north right-of-way line; thence S.89 degrees 54'42" W., along said north right-of-way line, a distance of 104.98 feet to the westerly line of said Tract "A" and the arc of a non-tangent 50.00 foot radius curve concave to the east which has a chord bearing and chord distance of N.09 degrees 23'46" W. and 14.15 feet; thence along said westerly line the following two (2) courses to wit: Northerly, departing said north-right-of-way line and along an arc of said curve, through a central angle 16 degrees 16'05", an arc distance of 14.20 feet to a point-of-tangency; N.01 degrees 15'43" W., parallel with said east line of the Northeast  $\frac{1}{4}$  a distance of 9.04 feet; thence departing said westerly line, N.89 degrees 54'42" E., parallel with and 23.00 feet northerly, by right angle measure, of said north right-of-way line, a distance of 106.98 feet to the Point-of-Beginning.

Containing 0.06 acres (2,451 square feet) more or less, and being subject to any restrictions, covenants, easements and/or rights-of-way of record.

**Description: Parcel 102**

A parcel of land lying in the Northeast  $\frac{1}{4}$  of Section 20 and the Northwest  $\frac{1}{4}$  of Section 21, both of Township 25 South, Range 36 East, also being those lands as described in OR Book 5282 Page 0050 of the Public Records of Brevard County, Florida; said subject parcel being more fully described as follows:

OR BK 7107 PG 277

Commence at the northwest corner of said Northwest  $\frac{1}{4}$  as monumented by a concrete monument stamped "Paxton" as shown on Florida Department of Environmental Protection Certified Corner Record ("C.C.R.") Document No. 00020078; thence S.01 degrees 15'43"E., along the west line of said Northwest  $\frac{1}{4}$ , a distance of 2620.75 feet to a point on the north line of the 100.00 foot wide right-of-way of Barnes Boulevard as recorded in OR Book 0139 Page 0585 of said Public Records, said point lying N.01 degrees 15'43"W and 36.72 feet from the southwest corner of said Northwest  $\frac{1}{4}$  as monumented by a nail and washer in pavement over a concrete monument stamped "Paxton" as shown on C.C.R. Document No. 0027674 and being the Point-of-Beginning of the lands herein described; thence S.89 degrees 54'42"W., along said north right-of-way line, a distance of 26.01 feet to the west line of said lands per OR Book 5282 Page 0050; thence departing said north right-of-way line, N.01 degrees 15'43"W. along said west line and parallel with said west line of the Northwest  $\frac{1}{4}$  a distance of 132.00 feet to the north line of said lands per OR Book 5282 Page 0050; thence departing said west line, N.89 degrees 54'42" E., along said north line, a distance of 158.01 feet to the east line of said lands per OR Book 5282 Page 0050; thence S.01 degrees 15'43" E., along said east line and parallel with said west line of the Northwest  $\frac{1}{4}$ , a distance of 132.00 feet to said north right-of-way line; thence departing said east line, S.89 degrees 54'42" W., along said north right-of-way line, a distance of 132.00 feet to the Point-of-Beginning.

Containing 0.48 acres (20,852 square feet) more or less, and being subject to any restrictions, covenants, easements and/or rights-of-way of record.

OFFICE  
RECS 139 PAGE 585WARRANTY DEED

THIS INDENTURE, made this 10<sup>th</sup> day of October, A. D. 1958, between GEORGE M. GREEN and NOREEN GREEN, his wife, individually, and GEORGE M. GREEN, NOREEN GREEN, and ROBBIE JENSEN, being the sole, surviving directors acting as trustees for the benefit of the stockholders of George M. Green Properties, Inc., a dissolved corporation, parties of the first part, and COUNTY OF BREVARD, STATE OF FLORIDA, party of the second part,

WITNESSETH: That the said parties of the first part, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable considerations, to them in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, have granted, bargained, and sold to the said party of the second part, its successors and assigns, the following described land, situate, lying and being in the County of Brevard, State of Florida, to-wit:

Part of Sections 20, 21, 22, and 23, Township 25 South, Range 36 East, Brevard County, Florida, more particularly described as follows:

All land within 50 ft. at right angles or radially from the following described center-line; from a concrete monument marking the Southeast corner of aforesaid Sec. 20, as a reference, run S. 89 degrees 57 minutes W., 1426.0 ft. to the center-line of Fiske Blvd.; thence N. 0 degrees 29 minutes East, and along the said center-line of Fiske Blvd., 2656.4 ft. to the POINT OF BEGINNING, being the center-line of aforesaid 100 ft. right-of-way; thence S. 89 degrees 31 minutes E., along the said center-line, 5675.83 ft. to a point, the said point being N. 0 degrees 19 minutes 40 seconds W., 2617.4 ft. from an old lightwood post marking the Southeast corner of aforesaid Sec. 21; thence S. 89 degrees 11 minutes E., 1620.24 ft. to the point of curve of a 5 degree 18 minute curve to the right, said point being S. 88 degrees 56 minutes W., 1034.28 ft. from an old post marking the center of said Sec. 22, the said curve having a central angle of 42 degrees 12 minutes,



REC 139 PAGE 586

a radius of 1081.05 ft. and a tangent length of 416.52 ft.; thence along the arc of said curve for a distance of 796.22 ft., to a point of reverse, 5 degrees 18-minutes curve, to the left, said reverse curve having a central angle of 42 degrees 12 minutes and a tangent length of 416.53 ft., and a radius of 1081.05 ft.; thence along the arc of said reverse curve, for a distance of 796.22 ft. to the point of tangency; thence S. 89 degrees 11 minutes E., along said tangent, for a distance of 3555.86 ft. to a point in the East line of the West 1/2 of the Southwest 1/4 of aforesaid Sec. 23, the said parcel containing 31 acres, more or less.

And the said parties of the first part do hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their respective hands and seals the day and year first above written.

Signed, sealed, and delivered in the presence of:

Idaline Williams  
Edith Dunger

George M. Green (SEAL)  
George M. Green, individually and as one of the surviving directors of George M. Green Properties, Inc., a dissolved corporation.

Idaline Williams  
As to George M. Green and Norman Green.  
Edith Dunger

Norman Green (SEAL)  
Norman Green, individually and as one of the surviving directors of George M. Green Properties, Inc., a dissolved corporation.

Idaline Williams  
Edith Dunger  
As to Robbie Jensen

Robbie Jensen (SEAL)  
Robbie Jensen, as one of the surviving directors of George M. Green Properties, Inc., a dissolved corporation.

REC-139 587

STATE OF FLORIDA }  
COUNTY OF BREVARD }

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgment, personally appeared GEORGE M. GREEN and NORMEN GREEN, his wife, individually and as two of the three surviving directors acting as trustees for the benefit of the stockholders of George M. Green Properties, Inc., a dissolved corporation, to me known to be the persons described in and who executed the above and foregoing instrument, and they acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 10<sup>th</sup> day of October, A. D. 1958.

*William P. Pettigrew*  
Notary Public, State of Florida at large.

My commission expires: Notary Public, State of Florida at large  
My Commission Expires Oct. 3, 1961  
Bonded by American Surety Co. of N. Y.

STATE OF FLORIDA }  
COUNTY OF VOLUNIA }

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared ROBBIE JESSEN, as one of the surviving directors acting as trustees for the benefit of the stockholders of George M. Green Properties, Inc., a dissolved corporation, to me known to be the person described in and who executed the above and foregoing instrument, and she acknowledged before me that she executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 10<sup>th</sup> day of October, A. D. 1958.

*William P. Pettigrew*  
Notary Public, State of Florida at large.

My commission expires: Notary Public, State of Florida at large  
My Commission Expires Oct. 3, 1961  
Bonded by American Surety Co. of N. Y.

FILED AND RECORDED  
BREVARD COUNTY, FLA.  
VERIFIED

1958 OCT 13 PM 12 48

175648

*[Signature]*  
Notary Public





1644 630

RECORDED AND VERIFIED  
 07/17/56  
 071756

**EASEMENT**

THIS INDENTURE, made this 11<sup>th</sup> day of June, 1976, between SPORTSMAN CAMPER VILLAGE, INC., a corporation existing under the laws of the State of Florida, Grantor, and TODD CAMPING ASSOCIATES, INC., a corporation existing under the laws of the State of Florida, Grantee:

820 Barnes Blvd., Rockledge, Florida  
 W I T N E S S E T H:

The Grantor, for and in consideration of the sum of Ten Dollars and other good and valuable consideration, to it in hand paid by the Grantee, the receipt of which is hereby acknowledged, grants, bargains, and sells to the Grantee, its licensees, successors and assigns, a ten foot wide Sanitary Sewer Easement lying five feet, on both sides of the following described centerline:

Begin at the Northeast corner of Lift Station property as described in O.R. Book 1273, Page 80, of the Public Records of Brevard County, Florida, and run N.89°52'04"W., on the North line of said property a distance of 48.0 feet to the Point-of-Beginning of this description; thence run N.18°33'00"W., a distance of 90.0 feet to the center of an existing manhole, designated Manhole "B"; thence run N.1°04'00"W., to a point on the South line of the property conveyed this date from Sportsman Camper Village, Inc., to Todd Camping Associates, Inc., said point being 650 feet, by right angle measurement North of the North right-of-way of Barnes Boulevard.

RECORDED  
 07/17/56  
 071756

In order that the rights of the parties hereto may be more fully and clearly defined and that the intentions of the parties may be carried out, the parties agree that the Grantee shall be responsible for construction and maintenance of the tie-in of the sewer line described above to Manhole "B" and the Grantee shall be responsible for all utility charges for water and wastes originating from the property of the Grantee. The parties shall be equally responsible for the maintenance of the sewer line from Manhole "B" to the Lift Station of the City of Rockledge.

The Grantor and any party acquiring title from or through the Grantor shall have the right to re-locate said sewer line at the expense of the parties re-locating said sewer line. Any such re-location shall be accomplished in a manner as to not interrupt the sewer service of the Grantee or its assigns.

IN WITNESS WHEREOF, the undersigned, severally, hereunder set hand and seal the day and year first above written.

(CORPORATE SEAL)

SPORTSMAN CAMPER VILLAGE, INC.

By: Margaret R. Brady  
 President

ATTEST: Robert A. Davis  
 Secretary

Signed, sealed and delivered  
 in the presence of

Robert A. Davis  
Margaret R. Brady

030363  
 STATE OF FLORIDA  
 DOCUMENTARY STAMP TAX  
 00.30

1644 631

STATE OF ~~FLORIDA~~ **NORTH CAROLINA**  
COUNTY OF ~~BREVARD~~ **MACON**

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared

well known to me to be the President and respectively of the corporation named above in the foregoing Easement, and that they severally acknowledged executing same in the presence of two subscribing witnesses freely and voluntarily under authority duly vested in them by said corporation and that the seal affixed thereto is the true corporate seal of said corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 9th day of July, 1976.

*Elaine J. Duane*  
Notary Public - State of Florida  
My Commission expires: 9-30-78 MC

#### CONSENT OF MORTGAGEE

The Sun Bank of Cocoa, N.A., a national banking corporation, the holder of that certain mortgage executed by Sportsman Camper Village, Inc. to the Sun Bank of Cocoa, N.A. and recorded in Official Records Book 1365, Page 20, Public Records of Brevard County, Florida and as modified by modifications appearing in O.R. Book 1478, Page 351; O.R. Book 1485, Page 344, and O.R. Book 1562, Page 159, Public Records of Brevard County, Florida hereby consents to the granting of the above easement and joins in the same.

Signed and sealed this 26th day of July, 1976.

ATTEST:

*Arch Reynolds*  
SUN BANK OF COCOA, N.A.

STATE OF FLORIDA  
COUNTY OF BREVARD

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Arch Reynolds and Terry L. Hipp

well known to me to be the Sr. V. Pres. and Vice Pres. & Cashier respectively of the corporation named above, and that they severally acknowledged executing same freely and voluntarily under authority duly vested in them by said corporation and that the seal affixed thereto is the true corporate seal of said corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 26th day of July, 1976.

*Charles M. Patton*  
Notary Public - State of Florida  
My Commission expires: VI

#### CONSENT OF MORTGAGEE

R. W. Grady and Margaret Ann Grady, his wife, the holders of four certain mortgages executed by Sportsman Camper Village, Inc. to R. W. Grady and Margaret Ann Grady, his wife, and recorded in O.R. Book 1497, Page 41; O.R. Book 1574, Page 988; O.R. Book 1584, Page 229; and O.R. Book 1479, Page 206, Public Records of Brevard County, Florida hereby consent to the granting of the above easement and join in same.

Signed and sealed this 9th day of July, 1976.

Signed, sealed and delivered in the presence of:

*Ray Coleman*  
Ray Coleman

*R. W. Grady* (SEAL)  
*Margaret Ann Grady* (SEAL)  
R. W. Grady  
Margaret Ann Grady

STATE OF  
COUNTY OF

IN 1644 no 632

The foregoing Consent of Mortgagee was acknowledged before me  
by R. W. Grady and Margaret Ann Grady, his wife, this 24th day of  
July, 1976.

Edmund J. Duma  
Notary Public  
My Commission expires: 7-31-78

THIS INSTRUMENT WAS PREPARED BY:  
Edward L. Stahley  
GOSHORN, STANLEY, NABORS,  
MILLER & McCLELLAND, P.A.  
P.O. Box 1446  
Cocoa, Florida 32922

Signed, sealed and delivered in the presence of:

James E. Bell  
Edward L. Stahley

STATE OF FLORIDA  
COUNTY OF BREVARD

I HEREBY CERTIFY that on this day, before me, an officer duly  
authorized in the State and County aforesaid to take acknowledgments,  
personally appeared ROBERT D. DAVIS well known to me to be the  
Secretary of the corporation named as grantor in the foregoing Easement  
and that he acknowledged executing the same in the presence of two  
subscribing witnesses freely and voluntarily under authority duly  
vested in him by said corporation and that the seal affixed thereto is  
the true corporate seal of said corporation.

WITNESS my hand and official seal in the County and State last  
aforesaid this 11th day of June, 1976.

Edward L. Stahley  
Notary Public - State of Florida  
at Large  
My Commission expires: 7-77

FLORIDA POWER & LIGHT COMPANY  
BOX 1090, OCOEE, FLORIDA 32922

The undersigned, owner (s) of the premises described below, in consideration of the payment of \$1.00 and other good and valuable consideration, the adequacy and receipt of which is hereby acknowledged, grant and give to Florida Power & Light Company, its licensees, agents, successors, and assigns, an easement forever for the construction, operation and maintenance of overhead and underground electric utility facilities (including wires, poles, guys, cables, conduits and appurtenant equipment) to be installed from time to time; with the right to reconstruct, improve, add to, enlarge, change the size of and remove such facilities or any of them, on the property described as follows:

The East 6 feet of the West 132 feet of the South 132 feet of the North 2,620.42 feet of Section 21, Township 25 South, Range 36 East lying in Brevard County, Florida.

REG. FEE \$ 4.00 DED. PAYMENT AS  
DOC. ST. \$ 45 INDICATED TOP PAGE  
INT. TAX \$ \_\_\_\_\_  
SER. CHG. \$ \_\_\_\_\_  
REFUND \$ \_\_\_\_\_  
Date of Payment 10/10/10

together with the right to permit any other person, firm or corporation to attach wires to any facilities hereunder and lay cable and conduit within the right of way and to operate the same for communications purposes with the right of ingress and egress to said premises at all times, to clear the land and keep it cleared of all trees, undergrowth or other obstructions within the easement area; to trim and cut and keep trimmed and cut all dead, weak, leaning or dangerous trees or limbs outside of the easement area which might interfere with or fall upon the lines or systems of communications or power transmission or distribution, and further grants, to the fullest extent the undersigned has the power to grant, if at all, the rights hereinabove granted on the land heretofore described, over, along and under the roads, streets or highways adjoining or through said property.

IN WITNESS WHEREOF, the undersigned has signed and sealed this agreement as Moshe 12, 1942.

Signed, sealed and delivered  
in the presence of:

Yammy Payne  
Neoma 11/11  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Annie E. Todd Pres. (SEAL)  
William S. Todd Sec. (SEAL)  
 \_\_\_\_\_ (SEAL)  
 \_\_\_\_\_ (SEAL)

**STATE OF FLORIDA AND COUNTY OF Brevard**

The foregoing instrument was acknowledged before me this 12th day of March, 1962

by Marie E. Todd and William S. Todd

respectively the \_\_\_\_\_ President and \_\_\_\_\_ Secretary of Todd Camping, INC. and \_\_\_\_\_, a \_\_\_\_\_ Florida corporation, on behalf of the corporation.

NOTARY PUBLIC, STATE OF FLORIDA  
MY COMMISSION EXPIRES: Notary Public, State of Florida  
My Commission Expires: May 12, 2010

**STATE OF FLORIDA AND COUNTY OF**

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

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**NOTARY PUBLIC, STATE OF FLORIDA**  
**MY COMMISSION EXPIRES:**

Todd Recreational Camping Site

Barnes Blvd., R

CITY OF COCOA UTILITIES DEPARTMENT  
COCOA, FLORIDA

Gentlemen:

For other valuable considerations and the payment to us by you of \$ 1.00 which we have received, we and those holding through us, grant and give to you and your successors the right to build and maintain a water distribution line, and the necessary appurtenances for such lines; also, the right to cut, trim and keep clear only such trees, brush and undergrowth that might endanger the proper construction, operation and maintenance of said lines, on our property, described as follows:

SEE ATTACHED "EXHIBIT A"

RECEIVED 13.00  
PAID TO THE CITY OF COCOA  
FOR THE UTILITIES DEPARTMENT  
JAN 10 1986  
Audited

WITNESSES:

X Benjamin H. Brown  
X Beatrice Evelyn Brown

Marie E. Todd  
Marie E. Todd, President  
William S. Todd  
William S. Todd, Secretary

STATE OF FLORIDA  
COUNTY OF BREVARD

Before me personally appeared Marie E. Todd and William S. Todd and Camille A. Brown to me well known and known to me to be the person (s) described in and who executed the foregoing instrument and acknowledged to and before me that Marie E. Todd executed said instrument in the capacity and for the purpose therein expressed.

WITNESS my hand and official seal, this 6<sup>th</sup> day of February, A.D. 1986.

THIS INSTRUMENT PREPARED BY:

Margaret H. Doyle  
Notary Public  
State of Florida at Large

Nanette D. Grigsby  
Name

600 School Street Cocoa, Florida 32922  
Address

My commission expires My Commission Expires October 30, 1989  
Notary Public, State of Florida at Large

"For Minimum Consideration"

CITY OF COCOA  
600 SCHOOL STREET  
COCOA, FLORIDA 32922

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## "EXHIBIT A"

Case  
 101-2000  
 A tract of land in Section 21, Township 25 South, Range 36 East, Brevard County, Florida more particularly described as follows:  
 Begin at the Northwest corner of Section 21, Township 25 South, Range 36 East, and thence run  
 1. S.01°04'00"E., along the West line of Section 21 a distance of 2620.42 feet, to the N. right-of-way of Barnes Blvd., thence run  
 2. East along the right-of-way of Barnes Blvd. a distance of 24.00 ft., thence run  
 3. N01°04'00"W., parallel to the first course, a distance of 650.14 ft., thence run  
 4. S.89°52'04"E., on a line parallel to and 650 feet by right angle measurement, North of the North right-of-way of Barnes Blvd. a distance of 306 feet, thence run  
 5. N.01°04'00"W., on a line parallel to and 330 feet, by right angle measurement East of the West line of Section 21 a distance of 1971.93 feet to a point on the North line of Section 21, thence run  
 6. Along the North line of Section 21, S.69°50'50"W., a distance of 330 feet to the Northwest corner of Section 21 and the Point-of-Beginning.

AND IN ADDITION THERETO that certain right of easement for the purpose of constructing and maintaining a sewer line as reflected in Easement from SPORTSMAN CAMPER VILLAGE, INC. to TODD CAMPING ASSOCIATES, INC. which is recorded in Official Records Book 1644, Page 630 Public Records of Brevard County, Florida.

071758

FILED JUL 27

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## EXHIBIT "A"

PARCEL 3:

A parcel of land lying in Section 20, Township 25 South, Range 36 East, Tallahassee Meridian, Brevard County, Florida, being more fully described as follows:

Commence at the Northeast corner of said Section 20; thence S. 01° 04' 00"E., along the East line of said Section 20, a distance of 1970.42 feet to the Point-of-Beginning; thence continue S. 01° 04' 00"E., along said East line, a distance of 650.00 feet to a point on the Northerly right-of-way line of Barnes Boulevard (a 100.00 foot road right-of-way as presently exist); thence N. 89° 52' 04"W., along said Northerly right-of-way line, a distance of 25.01 feet; thence N. 01° 04' 00"W., parallel with said East line, a distance of 650.00 feet; thence S. 89° 52' 04"E., parallel with said Northerly right-of-way line, a distance of 26.01 feet to the Point-of-Beginning.

Containing 0.38 acres, more or less, being subject to a 10.00 foot wide utilities easement over and across the Westerly 10.00 feet of the above described parcel, and a 10.00 foot wide maintenance easement over and across the South 10.00 feet of the North 521.0 feet of the above described property, and any rights-of-ways of record.

PARCEL 2:

A parcel of land lying in Section 20, Township 25 South, Range 36 East, Tallahassee Meridian, Brevard County, Florida, being more fully described as follows:

Commence at the Northeast corner of said Section 20; thence S. 01° 04' 00"E., along the East line of said Section 20, a distance of 400.00 feet to the point-of-beginning; thence continue S. 01° 04' 06"E., along said East line, a distance of 1570.42 feet to a point lying 650.00 feet North of the Northerly right-of-way line of Barnes Boulevard (a 100.00 foot road right-of-way as presently exists) as measured along said East line; thence N. 89° 52' 04"W., parallel with said Northerly right-of-way line, a distance of 165.0 feet; thence N. 01° 04' 00"W., parallel with said East line, a distance of 1148.41 feet; thence N. 89° 25' 50"E., a distance of 32.30 feet; thence N. 0° 04' 14"E., a distance of 420.00 feet; thence N. 89° 25' 50"E., a distance of 124.36 feet to the point-of-beginning.

Containing 5.59 acres, more or less, being subject to a 5.00 foot wide drainage easement over and across the Southerly 5.00 feet of the above described parcel and any other easements and/or rights-of-ways of record.

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