

Prepared by and Return to:  
Steel City Title  
Madeleine Burroughs  
3999 West First Street (S.R. 46)  
Sanford, Florida 32771  
Our File Number: SCL24-1683  
\$65,000.00

**Special Warranty Deed**

Made this 6 day of December 2024 A.D., By **Karen A. Ledford, a single woman**, whose post office address is: 13625 107th Street, Fellsmere, Florida 32948, hereinafter called the grantor, to **Florida 735, L.L.C., a Delaware limited liability company**, whose post office address is: 726 2nd Street, Suite 2A, Annapolis, Maryland 21403, 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 situate in Indian River County, Florida, viz:

Lot 14, Block N, VERO LAKE ESTATES UNIT H-1, according to plat thereof as recorded in Plat Book 5, Page 92, of the Public Records of Indian River County, Florida.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) nor any members of the household of Grantor(s) reside thereon.

**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 grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2023.

**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:*

Witness Signed Name: [Signature]

Witness Printed Name: LINDSAY WHITE

Witness Address: 1686 W HIBISCUS BLVD  
MELBOURNE FL 32901

Witness Signed Name: [Signature]

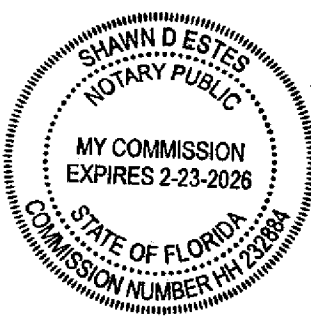
Witness Printed Name: Belynda Gomez

Witness Address: 1686 W Hibiscus Blvd  
Melbourne FL 32901

State of Florida  
County of Brevard

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 6 day of Dec 2024, by **Karen A. Ledford**.

[SEAL]  
Online Notary



[Signature] (Seal)  
**Karen A. Ledford**  
Address: 13625 107th Street  
Fellsmere, Florida 32948

[Signature]  
Signature of Notary Public  
Personally Known  OR  
Produced Identification   
Type of Identification Produced  
N/A