

TITLE SEARCH SUMMARY REPORT

Brevard Title & Abstract Co.

Prepared by: Brevard Title & Abstract Co.

Date: February 15, 2026

Property: 2750 Malabar Road SE, Palm Bay, FL 32907

Legal Description

Lot 142, Block 5, Palm Bay Unit 37, as recorded in Plat Book 29, Page 37, of the Public Records of Brevard County, Florida.

Current Owner

Sunshine Palms Holdings LLC

Chain of Title (Last 3 Transfers)

#	Date	Grantee	Instrument	Recording
1	2018-03-15	Sunshine Palms Holdings LLC	Warranty Deed	OR Book 8234, Page 1567
2	2012-06-20	Brevard Multifamily Partners LLC	Warranty Deed	OR Book 7122, Page 893
3	2003-09-10	First Florida Development Corp	Warranty Deed	OR Book 5890, Page 2104

Liens and Encumbrances

1. Mortgage Lien

Lender	First Southern Bank
Original Amount	\$1,200,000
Originated	March 15, 2018
Recorded	OR Book 8234, Page 1590
Current Est. Payoff	\$980,000
Status	Active

2. Municipal Lien

Authority	City of Palm Bay
Description	Code enforcement lien for landscape violation

Amount	\$1,850
Recorded	2024, OR Book 9456, Page 334
Status	MUST BE RESOLVED PRIOR TO CLOSING

3. HOA: None — property is not within an HOA community.

Easements

- FPL utility easement along the east boundary of the property (standard utility easement, does not affect use or development of property).

Tax Status

- 2025 taxes: **PAID IN FULL**
- No outstanding tax certificates
- No delinquent taxes

Judgments and Liens Search

- No judgments found against Sunshine Palms Holdings LLC
- No federal tax liens
- No state tax liens

Recommendation

Title is insurable upon resolution of the City of Palm Bay code enforcement lien (\$1,850). All other encumbrances are standard and do not impede transfer.

Certification

"This title search is based on an examination of the public records of Brevard County, Florida, and is intended for informational purposes. This report does not constitute title insurance. A full title commitment will be issued upon request."

Sarah Mitchell

Title Examiner

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