

TITLE SEARCH SUMMARY

Brevard Title & Abstract Co.

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

Parcel ID: 29-37-05-00-00142.0-0000

Legal Description: Lot 142, Block 5, Palm Bay Unit 37, as recorded in Plat Book 29, Page 37, Public Records of Brevard County, FL

Current Owner: Sunshine Palms Holdings LLC

Search Date: February 15, 2026

Effective Date: February 14, 2026 at 8:00 AM

File Number: BTA-2026-004821

CHAIN OF TITLE (Last 3 Transfers)

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

LIENS & ENCUMBRANCES

#	Type	Holder/Party	Details	Status
1	Mortgage	First Southern Bank	Original: \$1,200,000 (2018-03-15) OR Book 8234, Page 1590 Est. Current Payoff: \$980,000	Active
2	Municipal Lien	City of Palm Bay	Code enforcement lien: \$1,850 Landscape violation (2024) OR Book 9456, Page 334	MUST RESOLVE
3	HOA Lien	N/A	Property is not within an HOA community	Clear

EASEMENTS

FPL Utility Easement: 10-foot easement along the east boundary of the property for Florida Power & Light overhead and underground electrical service. Standard utility easement that does not affect the use, occupancy, or development potential of the property.

TAX STATUS

2025 Property Taxes: \$18,750.00 - PAID IN FULL (receipt verified). No outstanding tax certificates found. No delinquent taxes for any prior year.

JUDGMENTS & LIENS SEARCH

A judgment and lien search was conducted against Sunshine Palms Holdings LLC in the records of Brevard County, Florida. **No judgments, federal tax liens, or state tax liens were found** against the current owner entity.

TITLE OPINION & RECOMMENDATION

TITLE STATUS	INSURABLE WITH CONDITIONS
Condition 1:	Resolution of City of Palm Bay code enforcement lien (\$1,850) - OR Book 9456, Page 334. Lien must be satisfied at closing.
Condition 2:	Mortgage payoff from First Southern Bank must be obtained and applied at closing.
Title Insurance:	Commitment for title insurance can be issued upon confirmation that the above conditions will be met at or prior to closing.

Brevard Title & Abstract Co. | 123 Main Street, Titusville, FL 32796 | (321) 555-0199 | This title search summary is for informational purposes only and does not constitute a title insurance commitment.