

This Document Prepared By and Return to:

Jack B. Spira
Spira & Beadle, P.A.
5205 Babcock Street NE
Palm Bay, Florida 32905

Parcel ID Number: 23-35-01-25-B

[Space Above This Line For Recording Data]

Warranty Deed

This Indenture, Made this 30th day of June, 2026 A.D., **Between** United States Law Enforcement Foundation, Inc. f/k/a National Association of Chiefs of Police, Inc., with mailing address of 6350 Horizon Drive, Titusville, FL 32780 Grantor and Knight, LLC, a Florida limited liability company, with mailing address of 701 Columbia Blvd., Titusville, FL 32780, Grantee.

Witnesseth that the GRANTOR for and in consideration of the sum of TEN DOLLARS (\$10), and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate, lying and being in the County of Brevard, State of Florida to wit:

LEGAL DESCRIPTION:

TRACT B, VECTORSPEACE ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 35 AT PAGE(S) 43-47 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

TOGETHER WITH:

A 1.50 ACRE PARCEL OF LAND BEING PART OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 8202, PAGE 1894 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, COMMENCE AT THE NORTHEAST CORNER OF SAID OFFICIAL RECORDS BOOK 8202, PAGE 1894, SAID POINT ALSO BEING THE NORTHWEST CORNER OF TRACT B, ACCORDING TO THE PLAT OF VECTORSPEACE, A SUBDIVISION AS RECORDED IN PLAT BOOK 35, PAGES 43 THROUGH 47, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE S. 00°13'20" W. ALONG THE WEST LINE OF SAID TRACT B, ALSO BEING THE EAST LINE OF THE AFORESAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 8202, PAGE 1894, A DISTANCE OF 545.00 FEET TO THE SOUTHWEST CORNER OF SAID TRACT B ALSO LYING ON THE NORTH RIGHT OF WAY OF HORIZON DRIVE PER AFORESAID PLAT OF VECTORSPEACE; THENCE N. 89°46'40"W. ALONG SAID RIGHT OF WAY, A DISTANCE OF 121.82 FEET; THENCE

N. 00°30'44" E. A DISTANCE OF 545.01 FEET TO A POINT ON THE NORTH LINE OF THE LANDS DESCRIBED IN AFORESAID OFFICIAL RECORDS BOOK 8202, PAGE 1894, SAID POINT ALSO LYING ON THE SOUTH RIGHT OF WAY OF STATE ROAD 405 PER AFORESAID PLAT OF VECTORSAPCE; THENCE S. 89°46'40" E. ALONG SAID RIGHT OF WAY, A DISTANCE OF 119.06 FEET TO THE POINT OF BEGINNING.

**THE ABOVE LANDS ALSO BEING DESCRIBED AS FOLLOWS:
FOR A POINT OF BEGINNING, COMMENCE AT THE NORTHWEST CORNER OF TRACT B, VECTORSAPCE ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 35 AT PAGES 43 THROUGH 47 OF THE PUBLIC RECORDS OF BREVARD COUNTY FLORIDA; THENCE ALONG SAID TRACT B THE FOLLOWING (7) COURSES AND DISTANCES; (1) S. 89°46'40" E., A DISTANCE OF 455.11 FEET; (2) S. 00°13'20" E., A DISTANCE OF 425.00 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT, (3) THENCE ALONG SAID CURVE HAVING A DELTA OF 90°00'00", A RADIUS OF 25.00 FEET, A DISTANCE OF 39.27 FEET TO THE POINT OF TANGENCY; (4) N. 89°46'40" W., A DISTANCE OF 81.79 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT, (5) THENCE ALONG SAID CURVE HAVING A DELTA OF 35°54'15", A RADIUS OF 290.00 FEET A DISTANCE OF 181.73 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT; (6) THENCE ALONG SAID CURVE HAVING A DELTA OF 35°54'15", A RADIUS OF 210.00 FEET, A DISTANCE OF 131.60 FEET TO THE POINT OF TANGENCY; (7) N. 89°46'40" W., A DISTANCE OF 55.10 FEET TO THE SOUTHWEST CORNER OF SAID TRACT B, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 8202, PAGE 1894 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE CONTINUE N. 89°46'40" W., ALONG THE SOUTH LINE OF SAID OFFICIAL RECORDS BOOK 8202, PAGE 1894, A DISTANCE OF 121.82 FEET; THENCE N. 00°30'44" E., A DISTANCE OF 545.01 FEET TO A POINT LYING ON THE NORTH LINE OF SAID OFFICIAL RECORDS BOOK 8202, PAGE 1894; THENCE S. 89°46'40" E. ALONG SAID NORTH LINE, A DISTANCE OF 119.06 FEET TO THE POINT OF BEGINNING.**

Subject to:

1. Taxes for the year 2026 and subsequent thereto.
2. Easements, Restrictions and Limitations of Record.
3. Zoning and other regulatory ordinances, if any.

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

In Witness Whereof, the Grantor has hereunto set its hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

United States Law Enforcement Foundation, Inc. f/k/a National Association of Chiefs of Police, Inc.

[Handwritten signature of Jack B. Spira]

Jack B. Spira
P.O. Address: 5205 Babcock Street, Palm Bay, FL 32905
Witness #1

By: *[Handwritten signature of Barry Shepherd]*
Barry Shepherd, Executive Director

[Handwritten signature of Carla Graham]

Carla Graham
P.O. Address: 5205 Babcock Street, Palm Bay, FL 32905
Witness #2

STATE OF FLORIDA
COUNTY OF BREVARD

The foregoing instrument was acknowledged before me by means physical presence or online notarization, this 30th day of June, 2026, by Barry Shepherd as Executive Director of United States Law Enforcement Foundation, Inc. f/k/a National Association of Chiefs of Police, Inc., who is personally known to me or produced Fonda D.L. as identification.

[Handwritten signature of Carla E. Graham]

NOTARY PUBLIC
Print Name: Carla E. Graham
Commission Expires: 3-17-2029

