

Prepared by and return to:

Kevin M. Barry, Esq.
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2101 Indian River Blvd., Suite 200
Vero Beach, FL 32960
772-231-4440
File Number: **2125-001**

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SPECIAL WARRANTY DEED

This Indenture made this 11th day of **March, 2015**, between **Office of the Senior Pastor and President of the Flowing Streams Church, and His Successors, a Corporation Sole, a Montana religious corporation sole, doing business as Flowing Streams Church and Trunews**, whose post office address is **P.O. Box 690069, Vero Beach, Florida 32969-0069**, Grantor, and **The Florida Bible Institute and Seminary Inc., a Florida non-profit corporation**, whose post office address is **2300 5th Avenue, Suite 131, Vero Beach, Florida 32960**, Grantee:

(Whenever used herein the terms "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, trusts and trustees)

Witnesseth, That said Grantor, for and in consideration of the sum of **TEN and NO/100 (\$10.00) DOLLARS** and other good and valuable consideration to said Grantor in hand paid, the receipt and sufficiency of which are hereby acknowledged, does hereby grant, bargain, sell, transfer, and convey to the said Grantee, and Grantee's heirs, successors, and assigns forever, the following described land, situate, lying and being in **Indian River County, Florida** to-wit:

Units 31, 32, and 33, Building D, of AMERICANA BUSINESS PARK CONDOMINIUM, a Condominium according to the Declaration of Condominium recorded in Official Records Book 1842, Page 2405, and all subsequent amendments thereto, together with its undivided share in the common elements, in the Public Records of Indian River County, Florida.

Parcel Identification Number: 33-38-03-00010-0004-00031/0

Subject to the following:

1. Taxes subsequent to December 31, 2014; and
2. Covenants, conditions, restrictions, easements, and limitations of record, without thereby reimposing the same, and all applicable zoning ordinances;

and said Grantor, subject to the foregoing, does hereby specially warrant the title to said lands, and will defend the same against the lawful claims of all persons claiming by, through, or under the Grantor.

TOGETHER WITH all tenements, hereditaments, and appurtenances benefiting and appertaining to the said property.

**CORPORATE RESOLUTION TO SELL
AND CERTIFICATE OF INCUMBENCY**

I, Richard Wiles, as Secretary of **Office of the Senior Pastor and President of the Flowing Streams Church, and His Successors, a Corporation Sole, a Montana religious corporation sole, doing business as Flowing Streams Church and Trunews** (hereinafter referred to as the "Company"), a corporation duly organized and existing under and by virtue of the laws of the State of Montana, do hereby certify that at a meeting of the Directors of said Company in the State of Florida on the 11th day of March, 2015, at which meeting a quorum was present and voted, the following Resolution was adopted:

WHEREAS, it is in the best interest of the Company to approve the sale of certain real property described below owned by the Company to **The Florida Bible Institute and Seminary Inc., a Florida non-profit corporation** (hereinafter referred to as "Buyer"):

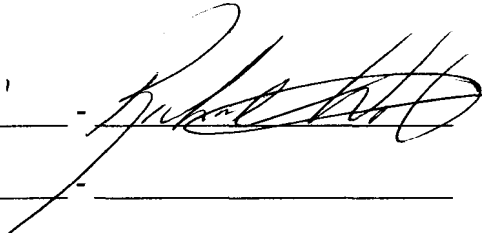
Units 31, 32, and 33, Building D, of AMERICANA BUSINESS PARK CONDOMINIUM, a Condominium according to the Declaration of Condominium recorded in Official Records Book 1842, Page 2405, and all subsequent amendments thereto, together with its undivided share in the common elements, in the Public Records of Indian River County, Florida.

Also known as: **9045 Americana Way, Units 31, 32 & 33, Vero Beach, FL 32966**

NOW, THEREFORE, be it resolved that the duly authorized Officer of this Company be and he is hereby authorized and instructed to do whatever may be necessary and appropriate to confirm and facilitate the sale of the Property to Buyer and that said officer be and he is hereby authorized and directed to execute in the name and on behalf of this Company such instruments, including necessary purchase and sale agreements, deeds, bills of sale, and assignments and affidavits and certificates, as may be necessary or proper to carry into effect this Resolution; and **RICHARD WILES**, as President, is specifically authorized to execute any such documents.

I HEREBY CERTIFY that the meeting of the Board of Directors at which the foregoing Resolution was adopted was regularly called and held in accordance with the Articles and Bylaws of the Corporation, and that said Resolution has not been rescinded or countermanded and is in full force and effect, and further that approval of the foregoing by the members of the Corporation has been obtained in compliance with Montana and Florida Statutes.

I HEREBY FURTHER CERTIFY that the following are the Officers and Directors of the Company:

| | | |
|---|---|--|
| RICHARD WILES - President, Secretary and Treasurer | - |  |
| _____ | - | _____ |
| _____ | - | _____ |
| _____ | - | _____ |

DATED at the City of Vero Beach in the State of Florida, this 11th day of March, 2015.

"Company"

Office of the Senior Pastor and President of the Flowing Streams Church, and His Successors, a Corporation Sole, a Montana religious corporation sole, d/b/a Flowing Streams Church and Trunews

By: [Signature]
(Name: Richard Wiles)
(Title: President)

STATE OF Florida)
) ss:
COUNTY OF Indian River)

I HEREBY CERTIFY that before me, a Notary Public, personally appeared Richard Wiles, as Secretary of **Office of the Senior Pastor and President of the Flowing Streams Church, and His Successors, a Corporation Sole, a Montana religious corporation sole, doing business as Flowing Streams Church and Trunews**, who did acknowledge and swear before me that said person executed the foregoing instrument for the uses and purposes therein set forth on behalf of said corporation. I further state that (check one) I have examined the current driver's license of the aforesaid person or I am familiar with the identity of the aforesaid person and have confirmed said person's identity.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal at the County and State aforesaid this 12th day of March, 2015.

[Signature]
NOTARY PUBLIC, State of Florida
(Name: Sherri Swanson)
(Affix Seal)

My commission expires:

