

REC 18.50
DIS 1925.00

Prepared By and Return To:

Riomar Title, LLC - Courthouse Box 69
1717 Indian River Blvd
Vero Beach FL 32960
Order No.: 15-1115

Property Appraiser's Parcel I.D. (folio) Number:
33-39-01-00043-0000-00045.0

WARRANTY DEED

THIS WARRANTY DEED dated August 28, 2015, by Sunshine Furniture Corporation, existing under the laws of Florida, and having its principal place of business at 1295 U S 1, Unit #2, Vero Beach, Florida 32960 (the "Grantor"), to Comus Corp, a Florida corporation, whose post office address is 3111 Cardinal Drive, Vero Beach, Florida, 32963 (the "Grantee").

(Wherever 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)

WITNESSETH: That the grantor, for and in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all the certain land situated in County of Indian River, State of Florida, viz:

Lot 45 and the North one-half of Lot 48, Steele's Resubdivision of Block 4 of Richard E. Bullington's Subdivision of Part of Section 1, Township 33 South, Range 39 East, according to the Plat thereof recorded in Plat Book 3, Page 7, of the Public Records of St. Lucie County, Florida; now lying and being in Indian River County, Florida. TOGETHER WITH that portion of the abandoned alley adjacent to Lot 45 and the North one-half of Lot 48, aforesaid by that certain Ordinance No. 89-09 abandoning alley as recorded in Official Records Book 825, Page 115, of the Public Records of Indian River County, Florida.

Subject to easements, restrictions, reservations and limitations of recorded, if any.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

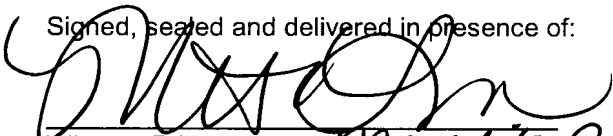
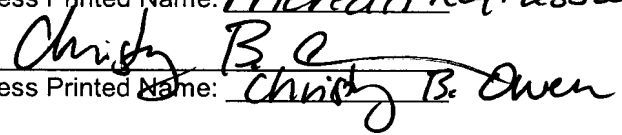
AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to: December 31, 2014.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

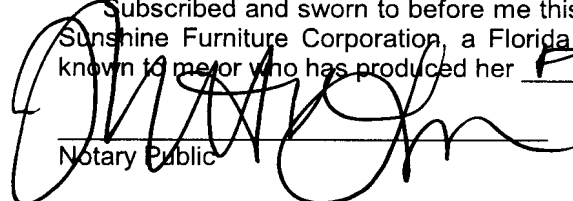
Sunshine Furniture Corporation
BY: _____
Gail Williams, President

Corporate seal

State of Florida
County of Indian River

Signed, sealed and delivered in presence of:

Witness Printed Name: Meredith A. Tessier

Witness Printed Name: Christy B. Owen

Subscribed and sworn to before me this 28th day of August, 2015, by Gail J. Williams, President of Sunshine Furniture Corporation, a Florida corporation, on behalf of the corporation, who is personally known to me or who has produced her PCDL as identification.


Notary Public

MEREDITH A. TESSIER
Commission # FF 093657
Expires February 20, 2018
Bonded Thru Troy Fain Insurance 800-385-7019

CORPORATE RESOLUTION

I, GAIL J. WILLIAMS, President of SUNSHINE FURNITURE CORPORATION, a Florida Corporation ("Corporation"), do hereby certify that the following is a true and correct copy of a Resolution adopted by the Shareholders and Directors of the Corporation at a duly called Joint Meeting of the Shareholders and Directors held on the 26th day of August, 2015, at which a quorum of both Shareholders and Directors were present and voting throughout:

BE IT RESOLVED that SUNSHINE FURNITURE CORPORATION is the owner of the following described real property:


Lot 45 and the North one-half of Lot 48, Steele's Resubdivision of Block 4 of Richard E. Bullington's Subdivision of Part of Section 1, Township 33 South, Range 39 East, according to the Plat thereof recorded in Plat Book 3, Page 7, of the Public Records of St. Lucie County, Florida; now lying and being in Indian River County, Florida. TOGETHER WITH that portion of the abandoned alley adjacent to Lot 45 and the North one-half of Lot 48, aforesaid by that certain Ordinance No. 89-09 abandoning alley as recorded in Official Records Book 825, Page 115, of the Public Records of Indian River County, Florida.

BE IT FURTHER RESOLVED that SUNSHINE FURNITURE CORPORATION has executed a Contract for Sale and Purchase for the sale of the above property to COMUS CORP, which sale and purchase is to take place on August 26, 2015.

BE IT FURTHER RESOLVED that GAIL J. WILLIAMS, as President of SUNSHINE FURNITURE CORPORATION is hereby authorized and directed to execute any and all documents required to close the transaction on behalf of the corporation.

I HEREBY CERTIFY that the above Shareholder's and Director's Resolution was duly and regularly enacted at a Joint Meeting of the Board of Directors and Shareholders called for that purpose and held in accordance with the By-Laws of the Corporation and the Statutes of the State of Florida; that the President of the Corporation has full power and authority to bind the Corporation pursuant thereto; and that the Resolution is in full force and effect and has not been altered, modified, or rescinded.

I have affixed my name as President of this Corporation this 26th day of August, 2015.



Gail J. Williams, President