

Prepared by and return to:

Bruce Barkett, Esq.

Attorney at Law

Collins, Brown, Barkett, Garavaglia & Lawn, Chartered

756 Beachland Boulevard

Vero Beach, FL 32963

772-231-4343

File Number: 17-312.001

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Warranty Deed

This Warranty Deed made this 14th day of August, 2017 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, also known as Flowing Streams whose post office address is P. O. Box 690069, Vero Beach, FL 32969, grantor, and Joseph E. Deluca, a married man whose post office address is 1465 79th Avenue, Vero Beach, FL 32966, 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 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Indian River County, Florida to-wit:

Unit No. 34, Building D of AMERICANA BUSINESS PARK CONDOMINIUM, a Condominium, according to The Declaration of Condominium recorded in O.R. Book 1842, Page 2405, and all exhibits and amendments thereof, Public Records of Indian River County, Florida.

Parcel Identification Number: 33-38-03-00010-0004-00034/0

Subject to taxes for 2017 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise 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, 2016.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Office of the Senior Pastor and President of the Flowing Streams Church, a Corporation Sole, a Montana religious Corporation sole, doing business as Flowing Streams Church and Trunews

Jody Belmonte Schlabach
Witness Name: Jody Belmonte Schlabach

By: Richard D. Wiles
Richard D. Wiles, Senior Pastor and President

Chase Anderson
Witness Name: Chase Anderson

State of Florida
County of Indian River

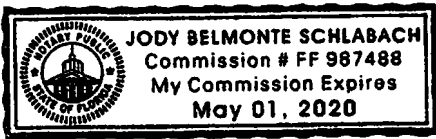
The foregoing instrument was acknowledged before me this 16th day of August, 2017 by Richard D. Wiles of Office of the Senior Pastor and President of the Flowing Streams Church, a Corporation Sole, a Montana religious Corporation sole, doing business as Flowing Streams Church and Trunews, on behalf of the corporation. He is personally known to me or has produced a driver's license as identification.

[Notary Seal]

Jody Belmonte Schlabach
Notary Public

Printed Name: Jody Belmonte Schlabach

My Commission Expires: May 01, 2020



This instrument prepared by:
Bruce Barkett, Esq.
Collins, Brown, Barkett,
Garavaglia & Lawn, Chartered
756 Beachland Blvd.
Vero Beach, FL 32963

CORPORATE RESOLUTION

I, RICHARD D. WILES, of the Office of The Senior Pastor and President of FLOWING STREAMS CHURCH, a Corporation sole, a Montana religious Corporation sole, doing business as FLOWING STREAMS CHURCH AND TRUNEWS, also known as FLOWING STREAMS, a Montana Corporation ("Corporation"), does hereby certify that the following is a true and correct copy of a Resolution adopted by the Corporation on the 16th day of August 2017.

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

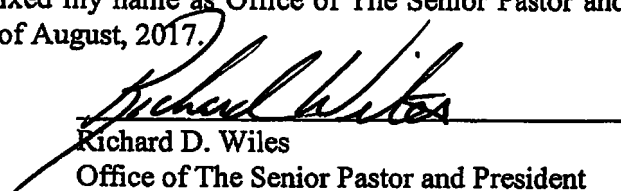
Unit No. 34, Building D of AMERICANA BUSINESS PARK CONDOMINIUM, a Condominium, according to The Declaration of Condominium recorded in O.R. Book 1842, Page 2405, and all exhibits and amendments thereof, Public Records of Indian River County, Florida.

BE IT FURTHER RESOLVED that 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 has executed a Commercial Contract for Sale and Purchase for the sale of the above property to JOSEPH E. DELUCA, which sale and purchase is to take place on August 17, 2017.

BE IT FURTHER RESOLVED that RICHARD D. WILES, as the Office of The Senior Pastor and President of the FLOWING STREAMS CHURCH AND TRUNEWS, is hereby authorized and directed to execute any and all documents required to close the transaction on behalf of the corporation.

I FURTHER CERTIFY that the Office of The Senior Pastor and 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.

IN WITNESS WHEREOF, I have affixed my name as Office of The Senior Pastor and President of this Corporation this 16th day of August, 2017.


Richard D. Wiles
Office of The Senior Pastor and President