

Rec.:  
Doc. Stamps:  
Total:

35.50  
273.00  
\$308.50

This Document Prepared by and Return to:  
Bruce Barkett, Esq.  
Collins, Brown, Barkett, Garavaglia & Lawn, Chartered  
756 Beachland Blvd.  
Vero Beach, Florida 32963  
Phone: 772/231-4343

Parcel No.: 33 38 03 00010 0004 00035/0

## WARRANTY DEED

THIS Indenture, made this 16<sup>th</sup> day of November, 2017 A.D., between

**OFFICE OF THE SENIOR PASTOR AND PRESIDENT OF THE FLOWING STREAMS CHURCH, AND HIS SUCCESSORS, A CORPORATION SOLE, a Montana religious corporation sole, authorized to do business in the State of Florida, doing business as Flowing Streams Church and Trunews, whose mailing address is P.O. Box No. 690069, Vero Beach, Florida 32969, GRANTOR,**

and

**AZZAM BOKSMATI, a single man, whose mailing address is 455 Greystone Ct., S.W., Vero Beach, Florida 32968, GRANTEE.**

**WITNESSETH** that the GRANTOR, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), 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 **INDIAN RIVER**, State of **FLORIDA**, to wit:

(Where used herein the terms Grantor and Grantee shall be construed as singular or plural as the context requires.)

**Unit No. 35, Building D of AMERICANA BUSINESS PARK CONDOMINIUM, a Condominium, according to The Declaration of Condominium recorded in Official Record Book 1842, Page 2405, and all exhibits and amendments thereof, Public Records of Indian River County, Florida.**

**SUBJECT TO: All restrictions, reservations and easements of record, if any, and taxes subsequent to the year 2017.**

**TOGETHER WITH: All the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.**


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 warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and said land is free of all encumbrances, except taxes accruing subject to December 31, 2017.

## Page 2 of Warranty Deed

Parcel No.: 33 38 03 00010 0004 00035/0

IN WITNESS WHEREOF, the GRANTOR has hereunto set their hand and seal the day and year first above written.

Signed, sealed and delivered in the presence of:


 Office of The Senior Pastor and President of  
 Flowing Streams Church, and his Successors,  
 A Corporation Sole, a Montana religious  
 corporation sole, authorized to do business in the  
 State of Florida, doing business as Flowing Streams Church  
 and Trunews,

BY: Richard Wiles  
 Richard Wiles, Senior Pastor and President  
 Also known as Richard D. Wiles

Chase Anderson  
 Name Printed: Chase Anderson

Jody Belmonte Schlachach  
 Name Printed: JODY BELMONTE SCHLABACH  
 Witnesses

NOTARY ACKNOWLEDGMENT

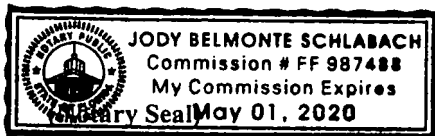
STATE OF: FLORIDA

COUNTY OF: INDIAN RIVER

The foregoing instrument was acknowledged and subscribed before me, the undersigned authority, this 16 day of NOVEMBER 2017, by:

Richard Wiles, also known as Richard D. Wiles, as Senior Pastor and President of Office of The Senior Pastor and President of Flowing Streams Church, and his Successors, A Corporation Sole, a Montana religious corporation sole, authorized to do business in the State of Florida, doing business as Flowing Streams Church and Trunews, on its behalf,

who is/are either ☒ personally known to me or ( ) produced a \_\_\_\_\_ driver's license as identification.



Jody Belmonte Schlachach  
 Name Printed: Jody BELMONTE SCHLABACH  
 Notary Public  
 My Commission Expires on: May 01, 2020

Prepared by/Return to:  
Bruce Barkett, Esq.  
Collins, Brown, Barkett,  
Garavaglia & Lawn, Chartered  
756 Beachland Blvd.  
Vero Beach, FL 32963

CORPORATE RESOLUTION

I, RICHARD WILES, also known as Richard D. Wiles, of the **Office of The Senior Pastor and President of Flowing Streams Church, and his successors, a Corporation sole, a Montana religious Corporation sole, authorized to do business in the State of Florida, doing business as Flowing Streams Church and Trunews**, ("the Corporation"), hereby certify that the following is a true and correct copy of a Resolution adopted by the Corporation on the 16<sup>th</sup> day of November 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. 35, 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 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, has executed a Commercial Contract for Sale and Purchase for the sale of the above property to AZZAM BOKSMATI, a single man, which sale and purchase is to take place on **November 17, 2017** ("the transaction").

BE IT FURTHER RESOLVED that Richard Wiles, also known as Richard D. Wiles, as Senior Pastor and President of the Office of the Senior Pastor and President of the Flowing Streams Church, a Corporation Sole, a Montana religious Corporation sole, authorized to do business in the State of Florida, doing business as Flowing Streams Church and Trunews, is hereby authorized and directed to execute any and all documents required to close the transaction in the name of and on behalf of the Corporation, under its seal or otherwise, and to pay all such fees and expenses which shall in his sole judgment be necessary, proper, or advisable.

I FURTHER CERTIFY that the Richard Wiles, also known as Richard D. Wiles, as Senior Pastor and President of the Corporation, has full power and authority to bind the Corporation pursuant thereto; and that the Resolutions herein are in full force and effect and have not been altered, modified, or rescinded.

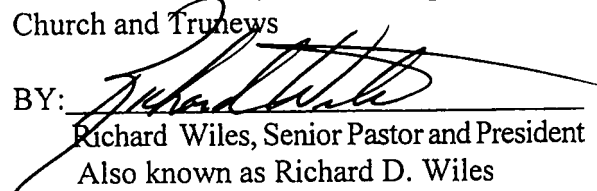
I HEREBY CERTIFY that the foregoing Resolutions are in conformity with the usual course of business of the Corporation. The Corporation is in good standing with the State of Montana and the State of Florida.

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



Office of the Senior Pastor and President of the Flowing Streams Church, and his successors, a Corporation Sole, a Montana religious corporation sole, authorized to do business in the State of Florida, dba: Flowing Streams Church and Trunews

BY:

  
Richard Wiles, Senior Pastor and President  
Also known as Richard D. Wiles