

Prepared By and Return To:  
Supreme Title Closings, LLC  
2415 S. Babcock St., Suite B  
Melbourne, FL 32901

File No. 17-06-1203

Property Appraiser's Parcel I.D. (folio) Number(s)  
31382300010000000066.0

## WARRANTY DEED

THIS WARRANTY DEED dated December 27, 2017, by Turnkey Property Investment Group, Inc., a Nevada Corporation, whose post office address is 501 N. Orlando Avenue, Suite 313-331, Winter Park, FL 32789, hereinafter called the grantor, to Doreen T. Bertwistle, a single woman, and Susan Gast and Alan R. Gast, wife and husband, as joint tenants with rights of survivorship, whose post office address is 100 Drake Way, Sebastian, FL 32958, hereinafter called 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 \$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 Indian River County, Florida, to wit:

Lot 66, Sebastian River Landing Phase One, according to the map or plat thereof, as recorded in Plat Book 17, Page(s) 79 through 85, inclusive, of the Public Records of Indian River County, Florida.

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

TO HAVE AND TO HOLD the same in 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, 2017.



WARRANTY DEED

(Continued)

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

Signed, sealed and delivered in the presence of:

[Signature]  
(Witness Signature)

AKIEA Overton

[Signature]  
(Witness Signature)

Scott REMAX

Turnkey Property Investment Group, Inc., a Nevada Corporation

BY: [Signature]  
James G. Sampsel, President

501 N. Orlando Avenue, Suite 313-331  
(Address)

Winter Park, FL 32789  
(Address)

STATE OF Florida

COUNTY OF Orange

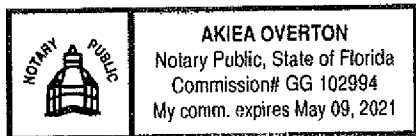
I, AKIEA Overton, a Notary Public of the County and State first above written, do hereby certify that James G. Sampsel, President of Turnkey Property Investment Group, Inc., a Nevada Corporation personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 21<sup>st</sup> day of December, 2017.

[Signature]  
Notary Public

My Commission Expires: 5/9/2021

(SEAL)



**Minutes of the Special Meeting of  
The Board of Directors of  
Turnkey Property Investment Group, Inc.  
A Nevada Corporation**

A Special Meeting of Directors was held at Maitland, Florida on this 30th day of March, 2016 at 9:15 a.m.

Being a quorum of all the directors of the corporation, the following were present:

Scott C. Sampsel

James G. Sampsel

Scott C. Sampsel was appointed Chairman and James G. Sampsel, Jr. was appointed Secretary of the meeting.

The Secretary then presented and read to the meeting a Notice or Waiver of Notice of Meeting, subscribed by all the directors of the corporation, and it was ordered that it be appended to the minutes of the meeting.

The Chairman then stated that the meeting was called for the purpose(s) of considering whether the corporation should authorize the issuance of additional shares of the corporation for cash, services or property.

The Chairman then called for the nominations of the officers. The following individual(s) were nominated to the office following their respective names:

James G Sampsel - President

James G Sampsel Jr. - Vice President

Lani M Sampsel - Treasurer

With no further nominations, the nominations were closed and the director(s) proceeded to vote.

James G Sampsel - President

James G Sampsel Jr. - Vice President

Lani M Sampsel - Treasurer

Upon motion duly made, seconded and carried, the following RESOLUTIONS were adopted:

**RESOLVED:** that the Treasurer or Secretary be, and is hereby authorized, to open a corporate bank account on behalf of the corporation with BANK OF AMERICA, located in WINTER PARK, FL, or any other financial institute he or she deems necessary, now or in the future. A resolution for said purpose shall be adopted and appended to the minutes of this meeting.

**RESOLVED:** that the Treasurer of this corporation is hereby authorized to reimburse any and all individual(s) for any and all costs, overhead, and expenses incurred by them in connection with the corporation. Those reimbursable items include, but are not limited to, expenses incurred for the corporation's organization, the conduct of its business, and the performance of their duties as directors, officers and/or employees. In addition, funds advanced by the directors, officers and/or employees prior to incorporation shall be promptly repaid to them.

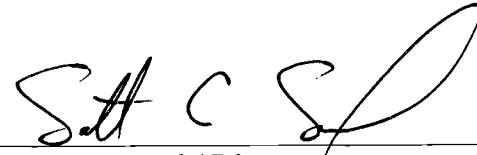
**RESOLVED:** that the corporation's principal address shall be 3225 McLeod Drive, Suite 100, Las Vegas, Nevada 89121. A resolution for said purposes shall adopted and appended to the minutes of this meeting.

**RESOLVED:** that the President, or any other proper officer(s), is hereby authorized to conduct corporate daily business. A resolution for said purposes shall be adopted and appended to the minutes of this meeting.

**RESOLVED:** it was agreed that the corporation shall adopt an accountable plan for reimbursement of business-related travel and entertainment expenses paid by corporate officers or employees while traveling away from home on business of the corporation including any training and for education expenses, and costs related thereto, to the extent allowable by the Internal Revenue Service. A resolution for the said purpose shall be adopted and appended to the minutes of this meeting.

**RESOLVED:** that all the actions taken by the nominee officer and director of this corporation are hereby approved.

DATED, this 30th day of March, 2016

A handwritten signature in black ink, appearing to read "Scott C. Sampsel", written over a horizontal line.

Scott C. Sampsel / Director

A handwritten signature in black ink, appearing to read "James G. Sampsel", written over a horizontal line.

James G. Sampsel / Director

The following resolutions and forms have been adopted and appended to the minutes of the meeting:

- Waiver of Notice of Special Meeting of Directors
- Acceptance of Appointment of Office
- Resolution Authorizing Corporate Bank Account
- Resolution Authorizing Reimbursement of Corporate Purchases
- Resolution Authorizing Travel/Entertainment Reimbursement