

Prepared by and return to:

**Lulich & Attorneys**  
1069 Main Street  
Sebastian, FL 32958  
(772) 589-5500  
File Number: 23-763

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## Special Warranty Deed

This Special Warranty Deed made this 7 day of December 2023 between Epic Estates at Vero Beach 1200 LLC, a Texas Limited Liability Company, whose post office address is 708 Horizon St., Flower Mound, TX 75028, grantor, and Flamingo Holdings 3 LLC, a Texas Limited Liability Company, whose post office address is 933 Carter Ct., Flower Mound, TX 75028, 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 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:

**The Southwest Quarter (SW 1/4) of Section 16, Township 33 South, Range 38 East, Indian River County, Florida, less and except: The North 250 feet of the East 250 feet of said Southwest Quarter, and less and except all road and canal right of ways.**

**Parcel Number: 33381600000300000001.0**

**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 claiming by, through or under grantors.

**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:

[Signature]

Witness

Printed Name: VENKATA NEELEE

P.O. Address: 1379 Hinnow Road  
Coppell Tx 75019

[Signature]

Witness

Printed Name: Selwina Bandaru

P.O. Address: 732 Crest Ct  
Plano TX 75078

[Signature]

Witness

Printed Name: Vamsidhar Anantula

P.O. Address: 2221 Shady Hills Dr  
Prosper, Tx - 75078

[Signature]

Witness

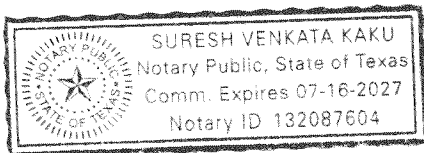
Printed Name: PRASAD AMALI

P.O. Address: 7224 SUGAR MAPLE DR  
IRVING TX-75067

State of TEXAS  
County of DALLAS

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 3 day of DECEMBER, 2023 by Sri Devi Yerramsetty and Praveena Beeram, Managers of Epic Estates at Vero Beach 1200 LLC who  is personally known or  has produced a driver's license as identification.

[Seal]



**Epic Estates at Vero Beach 1200 LLC**, a Texas Limited Liability Company

By: [Signature]  
Sri Devi Yerramsetty, Manager

**Epic Estates at Vero Beach 1200 LLC**, a Texas Limited Liability Company

By: [Signature]  
Praveena Beeram, Manager

[Signature]  
Notary Public  
Print Name: SURESH VENKATA KAKU  
My Commission Expires: 7/16/2027

**RESOLUTION OF A  
LIMITED LIABILITY COMPANY**

**I, Sri Devi Yerramsetty and Praveena Beeram**, the undersigned, being the **Managers of Epic Estates at Vero Beach 1200, a Texas Limited Liability Company**, whose address is 708 Horizon Street, Flower Mound, TX 75028 (hereinafter referred to as the "LLC"), a limited liability company duly organized and existing under and by virtue of the laws of the State of Texas, do hereby certify that at a meeting of said LLC in the State of Texas effective **on the 19<sup>th</sup> of August 2021** at which meeting a quorum was present and voted, the following Resolution was adopted by no less than a majority of the said members of the the LLC:

**NOW, THEREFORE**, be it resolved that the members have approved the purchase and sale from Epic Estates at Vero Beach 1200 LLC to Flamingo Holdings 3 LLC.

**I FURTHER CERTIFY** that such action, pursuant to the foregoing Resolution, is wholly consistent with and not a violation of any provision in the Articles of Incorporation or Operating Agreement or other governing document of the LLC, and that the Members of the LLC has approved the purchase.

**I ALSO FURTHER CERTIFY** that **I, Sri Devi Yerramsetty and Praveena Beeram**, as Managers of Epic Estates at Vero Beach 1200 LLC, am hereby further authorized, as Managers of Epic Estates at Vero Beach 1200 LLC, to execute in the name and on behalf of this LLC as Manager such instruments, including necessary closing agreements, statements, affidavits, and certificates and such authority is provided for in the governing limited liability company documents of the LLC, including the operating agreement of the LLC.

**IN WITNESS WHEREOF**, the undersigned has caused these presents to be executed and delivered effective December 2nd, 2023.

"LLC"

**EPIC ESTATES AT VERO BEACH 1200, LLC, a Texas limited liability company**

By: *Sri Devi Yerramsetty*  
**Sri Devi Yerramsetty, Manager**

By: *Praveena Beeram*  
**Praveena Beeram, Manager**

STATE OF Texas )  
COUNTY OF Dall 25 )

**I HEREBY CERTIFY** that on this December 2nd, 2023, before me, a Notary Public, by means of physical presence or by online notarization, personally appeared **Sri Devi Yerramsetty and Praveena Beeram**, who did acknowledge before me that said person executed the foregoing instrument for the uses and purposes therein set forth. I further state that I have examined the current driver's license of said person and have thus confirmed said person's identity.

*Roxana Radoi*  
**NOTARY PUBLIC, State of TX**  
(Affix Official Seal)

