

Record and Return to:
Southern Title Holding Company, LLC
2335 Beville Road
Daytona Beach, FL 32119

Prepared by:
Andrea M. Jaeger C.L.C.
Southern Title Holding Company, LLC
400 Seabreeze Blvd
Daytona Beach, FL 32118

File Number: **SB211596**

Warranty Deed

This Warranty Deed made this 11th day of August, 2021, between The Soave Real Estate Group Inc., a Michigan corporation, whose post office address is 3400 East Lafayette, Detroit MI 48207, grantor, to Thomas J. Steinmetz, a single man, whose post office address is 24 Uthorne Place Palm Coast FL ~~32174~~ ³²¹⁶⁴ 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 the Flagler County, Florida, to-wit:

LOT 22, OF BLOCK 36, SUBDIVISION PLAT LAGUNA FOREST, SECTION 64, SEMINOLE WOODS AT PALM COAST, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN MAP BOOK 18, PAGES 36 THROUGH 43, INCLUSIVE, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

Corporate Resolution is attached as Exhibit "A" hereto and made a part hereof

The property is not the homestead of the Grantor and the subject property is not contiguous to the homestead of the Grantor(s).

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, 2020.

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:

Witness Signature

Witness Name: JB McClellan

Witness Signature

Witness Name: Ed Fairrow

The Soave Real Estate Group Inc., a Michigan corporation

By Nicolai J. Schultz, Authorized Officer

State of Michigan
County of WAYNE

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization, this 11th day of August, 2021, by Nicolai J. Schultz, Authorized Officer of the Soave Real Estate Group Inc., a Michigan corporation, who (X) is personally known to me or (X) has produced Driver(s) License as identification.

L. Clements
Notary Public
Printed Name: L. Clements
My Commission Expires: 03-19-2027

L. CLEMENTS
Notary Public, State of Michigan
County of Macomb
My Commission Expires Mar. 19, 2027
Acting in the County of Wayne

Exhibit "A"

**THE SOAVE REALS ESTATE GROUP, INC.
SHAREHOLDER RESOLUTIONS**

THE UNDERSIGNED, being the duly elected and currently acting Secretary of The Soave Real Estate Group, Inc., a Michigan corporation (the "Company"), hereby certifies that on June 12, 2021, the sole shareholder of the Company did duly adopt and ratify in accordance with the Company's Articles of Incorporation, the following Resolutions and that the following Resolutions are in full force and effect as of the date hereof:

RESOLVED, that the Company enter into one or more purchase agreements (collectively, the "Agreements" and individually, each an "Agreement"), as seller, with one or more purchasers for the sale of those 17 vacant lots situated in Flagler County, Florida, all as more particularly described on Exhibit A attached hereto (the "Lots").

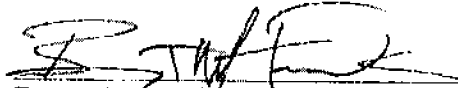
FURTHER RESOLVED, that the Company sell the Lots upon those terms and conditions set forth in the Agreements, or upon such terms and conditions as the following officers of the sole member, or any of them, shall deem appropriate under the circumstances: Nicolai J. Schultz ("Schultz"), Richard T. Brockhaus ("Brockhaus") or Bryant M. Frank ("Frank").

FURTHER RESOLVED, that Schultz, Brockhaus or Frank, or any of them, or any other individual or individuals designated by any of them (the "Designated Persons") be and hereby are authorized, directed and empowered for and on behalf of the Company to do and perform all acts and things and to make, negotiate, execute and deliver any and all agreements, assignments, instruments, documents, closing statements and/or certificates (the "Sale Documents") to the order of, for the benefit of or with any purchaser and/or any other person or property as Schultz, Brockhaus or Frank or the Designated Persons or any of them may in their sole discretion deem advisable, necessary, expedient, convenient or proper for the purpose of consummating the sale of any Lots by the Company.

FURTHER RESOLVED, that the Sale Documents may contain those provisions, terms, conditions, covenants, warranties and representations as Schultz, Brockhaus or Frank or the Designated Persons or any of them may, in their sole discretion, deem advisable or may be necessary, expedient or convenient as to give effect to the purposes of these Resolutions. The signature of Schultz, Brockhaus or Frank or any Designated Person on any of the Sale Documents shall be conclusive as to the approval thereof (and of all the terms and provisions therein) on behalf of the Company.

FURTHER RESOLVED, that the foregoing Resolutions are in conformity with the Articles of Incorporation of the Company and are within its powers. The authority given hereunder shall be deemed, to the extent necessary in order to carry these Resolutions into effect, retroactive. In that event, acts performed prior to the

adoption of these Resolutions but which are necessary or convenient for the carrying of these Resolutions into effect, are hereby ratified, adopted and affirmed. The authority conferred by these Resolutions shall continue in full force and effect until actual written notice of revocation of these Resolutions shall have been received by the appropriate party.


Bryant M. Frank, Secretary

Dated: June 12, 2021

Unofficial Copy

EXHIBIT A

Lot #	Tax ID Address	Section	Block	Lot	
3	07-11-31-7058-00650-0070	58	65	7	12 Selma Trail
4	07-11-31-7058-00750-0030	58	75	3	11 Second Path
5	07-11-31-7058-00760-0090	58	76	9	64 Secretary Trail
6	07-11-31-7059-00150-0020	59	15	2	34 Sea Serpent Trail W
11	07-11-31-7059-00270-0170	59	27	17	9 Sea Front Trail
12	07-11-31-7059-00410-0010	59	41	1	35 Seaman Trail (fka 28 Seaman
13	07-11-31-7059-00410-0020	59	41	2	26 Seaman Trail North
14	07-11-31-7059-00410-0120	59	41	12	6 Seaman Trail North
15	07-11-31-7059-00440-0060	59	44	6	25 Seaman Trail North
16	07-11-31-7059-00440-0070	59	44	7	34 Seaman Trail (fka 27 Seaman
17	07-11-31-7059-00550-0030	59	55	3	7 Smith Trail
18	07-11-31-7059-00590-0040	59	59	4	24 Smith Trail
20	07-11-31-7059-00980-0040	59	98	4	18 Sea Board Court
21	07-11-31-7060-00190-0060	60	19	6	4 Slipper Flower Path W
26	07-11-31-7060-00270-0090	60	27	9	37 Sloganeer Trail
28	07-11-31-7064-00360-0210	64	36	21	32 Laguna Forest Trail
29	07-11-31-7064-00360-0220	64	36	22	30 Laguna Forest Trail