

Prepared By and Return To:

CAH Title, LLC
6350 Techster Blvd., Suite 1
Fort Myers, FL 33966

Order No.: 22-0766

Property Appraiser's Parcel I.D. (folio) Number:
29-37-07-GN-523-7

WARRANTY DEED

THIS WARRANTY DEED dated December 20, 2022, by D&D Custom Homes LLC., a Florida Limited Liability Company, existing under the laws of Florida, and having its principal place of business at 757 Donau Ave NW, Palm Bay, Florida 32907 (the "Grantor"), to CAH-ECFL Land Holdings, LLC, a Florida Limited Liability Company, whose post office address is 6330 Techster Blvd, Fort Myers, Florida, 33966 (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 Ten And No/100 Dollars (\$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 that certain land situated in County of Brevard, State of Florida, viz:

Lot 7, Block 523, Port Malabar Unit Twelve, a subdivision according to the plat thereof as recorded in Plat Book 15, Page 43, of the Public Records of Brevard County, Florida.

A/K/A: 510 Breakwater Street SE, Palm Bay, FL 32909

This property is not the homestead of the Grantor nor is it contiguous to the homestead property of the Grantor.

Subject to easements, restrictions, 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: 12/31/2022.

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

Signed, sealed and delivered in presence of:

Jasmine Davis
Witness Signature

Jasmine Davis
Printed Name of First Witness

Leah Ann McPherson
Witness Signature

Leah Ann McPherson
Printed Name of Second Witness

D&D Custom Homes LLC., a Florida Limited Liability Company

BY: [Signature]
Darnell Dodard
Manager

Grantor Address:
757 Donau Ave NW
Palm Bay, FL 32907

STATE OF FLORIDA

COUNTY OF Brevard

The foregoing instrument was executed and acknowledged before me by means of ✓ Physical Presence or Online Notarization this 15 day of DECEMBER, 2022 by Darnell Dodard as Manager of D&D Custom Homes LLC., a Florida Limited Liability Company., who is personally known to me or who has produced DRIVER LICENSE (type of identification) as identification.

[Signature]
Notary Public

Printed Name: Leah Ann McPherson

Commission # HH026518

My Commission Expires: 8/2/2024



LLC RESOLUTION

RESOLUTION TO THE OPERATING AGREEMENT of D&D Custom Homes, LLC (the "LLC") held at 757 Donau Ave., NW, Palm Bay, FL 32907 on this 15th day of December, 2022.

1. The following members were present, constituting the entire board:
Darnell Dodard
Charles C. Swift
Daniel Dodard
2. All the directors of the LLC being present, formal notice calling the meeting was dispensed with, and the meeting declared to be regularly called.
3. **UPON A MOTION DULY MADE**, seconded and unanimously carried, Darnell Dodard acted as Chairperson of the meeting.
4. The following memorandum was then read and ordered to be inserted in these minutes: "We, the Managers of the LLC consent to this meeting being held at the above time and place and do waive notice and publication of this meeting, and consent to the transaction of such business, as may have come before it, as testified by our signatures below."



Darnell Dodard (Signature)



Charles C. Swift (Signature)



Daniel Dodard (Signature)

5. The Chairperson presented to the meeting and thereupon the following resolutions were offered, seconded and unanimously adopted.

IT WAS RESOLVED THAT:

1. The following individual is appointed and confirmed as signing officer for the LLC for a term of one year or until replaced and is authorized to manage bank accounts that have been established for the benefit of the LLC, sign and endorse checks, drafts, and other

orders of payment for those bank accounts, and is authorized to sign bills of lading, and other documents, as needed and reasonable, for the normal conduct of the business of the LLC:

Darnell Dodard, Manager

2. The following individual is appointed and confirmed as a Manager of the LLC:

Darnell Dodard, Manager

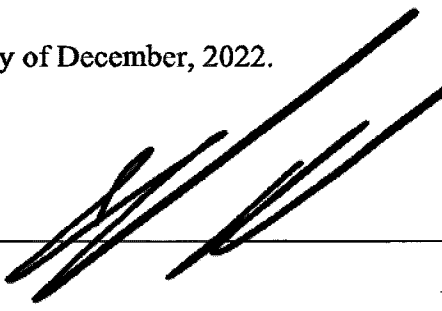
3. The Manager of the LLC is authorized, empowered and directed to sell the following asset for the best price obtainable and under terms and conditions that are deemed reasonable and in the best interest of the LLC:

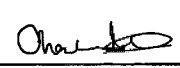
510 Breakwater Street, SE, Palm Bay, FL 32909.

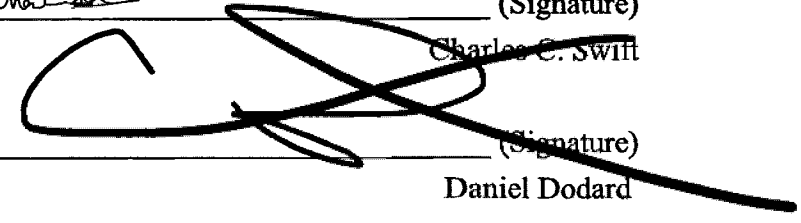
The Manager of the LLC is authorized to take whatever action deemed necessary to ensure the reasonable and proper execution of the agreement of sale for this asset.

4. There being no further business to come before the meeting, the meeting was adjourned.

5. Dated in the State of Florida on the 15th day of December, 2022.


____ (Signature)
Darnell Dodard


____ (Signature)
Charles C. Swift


____ (Signature)
Daniel Dodard