

PREPARED BY & RETURN TO

Name Renee Wiebelt, Renee@theclosingplace.com

the
Closing
PLACE INC

Address 2194 Highway A1A, Ste 105
Indian Harbour Beach, FL 32937
File No TCP-2301026RW

Parcel No 29-36-01-25-1062-21

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This **WARRANTY DEED**, made the 28th day of March, 2023, by AMERICAN ESTATE & TRUST F/B/O EVA DEBOLT, IRA, hereinafter called the Grantor, to ARTURO BARCELLONA CUSTOM HOMES, LLC, a Florida Limited Liability Company, having its principal place of business at 6526 Old Brick Rd, Ste 120-261, Windermere, FL 34786, hereinafter called the Grantee

WITNESSETH That the Grantor, for and in consideration of the sum of \$10 00 and other valuable consideration, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee all that certain land situate in County of Brevard, State of Florida, viz
*aka American Estate & Trust, Inc.

Lot 21, Block 1062, Port Malabar Unit Nineteen, according to the map or plat thereof, as recorded in Plat Book 15, Page(s) 120 through 128, inclusive, of the Public Records of Brevard County, Florida.

SEE EXHIBIT A

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining

THE ABOVE-DESCRIBED PROPERTY IS NOT THE CONSTITUTIONAL HOMESTEAD OF THE GRANTOR, NOR IS IT CONTIGUOUS TO SUCH.

SUBJECT TO TAXES FOR THE YEAR 2023 AND SUBSEQUENT YEARS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY

TO HAVE AND TO HOLD the same in fee simple forever

And the Grantor hereby covenants with the 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 and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever Grantor further warrants that said land is free of all encumbrances, except as noted herein and except taxes accruing subsequent to December 31, 2022

IN WITNESS WHEREOF, the said Grantor has caused these presents to be executed in its name and its corporate seal to be hereunto affixed by its proper officers thereunto duly authorized, the day and year first above written

Signed, sealed and delivered in the presence of

Michael Spaur
Witness #1 Signature
Printed Name Michael Spaur

David C. Hill
Witness #2 Signature
Printed Name David C. Hill

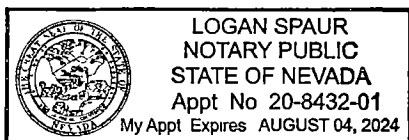
AMERICAN ESTATE & TRUST F/B/O EVA DEBOLT, IRA

By *Cindy Zendejas*
Name Cindy Zendejas
Title Authorized person
6900 Westcliff Dr, Ste 603, Las Vegas, NV 89145

Nevada LS
STATE OF ~~FLORIDA~~ NEVADA
COUNTY OF ~~BREVARD~~ CLARK LS

The foregoing instrument was acknowledged before me, ☒ physical presence or ☐ online notarization, this 28 day of March, 2023, by Cindy Zendejas (name), Trust Officer (title) of AMERICAN ESTATE & TRUST F/B/O EVA DEBOLT, IRA, , on behalf of the corporation He (she) is personally known to me or has produced _____ as identification

Logan Spaur
Signature of Notary
Printed Name Logan Spaur
My commission expires 8-4-24



(Seal)

Exhibit A
AMERICAN ESTATE & TRUST, INC.
6900 Westcliff Drive, Ste 603
Las Vegas, NV 89145

COMPANY RESOLUTION

The President of this Corporation, American Estate & Trust, Inc., a Nevada licensed Trust company (the "Company"), is affirming the appointment of Cindy Zendejas as Trust Officer of this Company.

BE IT ORDERED AND RESOLVED by the Company that Cindy Zendejas of Las Vegas, Nevada, is hereby appointed to the position of Trust Officer and such appointment is hereby affirmed. Said Trust Officer is empowered and authorized to perform the duties and exercise the powers which include, but are not limited to, the following:

I. To engage in the administration and management of any and all IRA accounts, including, but not limited to, any and all IRA accounts, for which this Company is a Trustee and/or custodian (the "Trusts"); and,

II. To have all the authorizations and powers of the Trustee that are granted in the account Agreements; which include, but are not limited to, the following:

A) To execute transfers of account assets from other custodian, to execute letters of acceptance on behalf of the company.

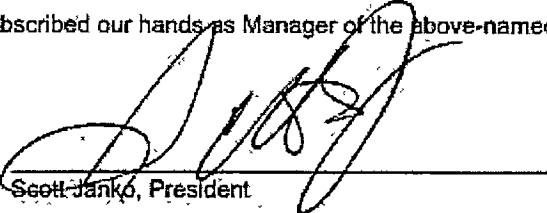
B) To exercise all the above authorizations and powers and to do such other acts which in its sole judgment are needful or desirable for the proper and advantageous control, management and investment or reinvestment of the property held in accounts hereunder, to the same extent and with the same effect as might legally be done by an individual in absolute ownership and control of said property.

III. RESOLVED FURTHER, that in addition to the above authorizations and powers, Trust Officer for the Company, shall be, and hereby is, expressly authorized and empowered to execute, acknowledge and deliver whatsoever instruments and documents which are necessary or appropriate to lawfully carry out the purposes of the Trusts.

IV. RESOLVED FURTHER, that the term of this appointment is permanent until changed in writing.

V. RESOLVED FURTHER, that the Managers of the Company shall immediately proceed to carry on the business for which the action taken hereby was approved.

IN WITNESS WHEREOF, we have hereunto subscribed our hands as Manager of the above-named Company, as of the 21th day of April, 2022.



Scott Janko, President