

PREPARED BY AND RETURN TO:
Michael D. Chiumento, III, Esquire
Chiumento Law, PLLC
145 City Place, Suite 301
Palm Coast, FL 32164
Attn: Kelly DeVore

Property Appraisers Parcel
Identification Numbers
341030-0000-01010-0060;

WARRANTY DEED

THIS INDENTURE, Made this 4th day of March, 2022, **LifeCoast Church, Inc., a Florida Not For Profit Corporation**, whose mailing address is P.O. Box 352499, Palm Coast, FL 32135-2499, hereinafter called the Grantor, to **BYRNDOG PCP, LLC, a Florida limited liability company**, whose mailing address is 180 Brookhaven Court S., Palm Coast, FL 32164, hereinafter called the 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 One Million Three Hundred Twenty-Five Thousand and 00/100 Dollars \$1,325,000.00 and other good and valuable consideration to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee, all that certain land situate in Flagler County, Florida, to-wit:

See attached Exhibit "A"

TOGETHER with all the tenements, hereditament and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

SUBJECT TO taxes for the year 2022 and subsequent years; Assessments or Owner Association, Covenants, Restrictions, Easements, Reservations and Limitations of Record, if any.

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that 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, 2021.

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

Signed, sealed and delivered in
the presence of:

[Signature]
Witness Name: Kelly Devore

[Signature]
Witness Name: JOHN W. HORAN

LifeCoast Church, Inc., a Florida Not For Profit Corporation

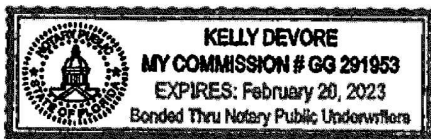
By: [Signature]
Michael B. Wehde, President

(Corporate Seal)

State of Florida
County of Flagler

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 4th day of March, 2022 by Michael B. Wehde, President of LifeCoast Church, Inc., a Florida Not For Profit Corporation, on behalf of the corporation. He/she ☐ is personally known to me or ☒ has produced a driver's license as identification.

[Notary Seal]



[Signature]
Notary Public

Printed Name: _____

My Commission
Expires: _____

EXHIBIT "A"

PARCEL ALSO KNOWN AS PALM COAST HOLDINGS, INC., TRACT 21

A PARCEL OF LAND LOCATED IN PORTIONS OF GOVERNMENT SECTION 34, TOWNSHIP 10 SOUTH, RANGE 30 EAST, AND GOVERNMENT SECTIONS 3 AND 10, TOWNSHIP 11 SOUTH, RANGE 30 EAST, FLAGLER COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 3 FOR A POINT OF REFERENCE; THENCE ALONG THE NORTH LINE OF SAID SECTION 3, N89°27'03"E FOR A DISTANCE OF 732.21 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE DEPARTING SAID NORTH LINE N13°03'04"W FOR A DISTANCE OF 27.37 FEET; THENCE N65°03'21"E FOR A DISTANCE OF 3982.58 FEET; THENCE S39°23'05"E FOR A DISTANCE OF 545.17 FEET; THENCE S50°36'55"W FOR A DISTANCE OF 2082.75 FEET; THENCE S39°23'05"E FOR A DISTANCE OF 606.62 FEET; THENCE S20°16'51"E FOR A DISTANCE OF 2401.22 FEET; THENCE S69°43'09"W FOR A DISTANCE OF 500.00 FEET; THENCE S12°47'58"E FOR A DISTANCE OF 3299.71 FEET; THENCE S67°12'21"W FOR A DISTANCE OF 2367.23 FEET; THENCE N13°03'04"W FOR A DISTANCE OF 7253.37 FEET TO THE AFOREMENTIONED POINT OF BEGINNING OF THIS DESCRIPTION

CERTIFICATE OF CORPORATE RESOLUTION

We, **MICHAEL B. WEHDE, RYAN ANTOS**, as President and Treasurer, respectively of **LIFECOAST CHURCH, INC., a Florida not-for-profit corporation**, duly organized, validly existing and in good standing under the laws of the State of Florida (the "**Corporation**"), do hereby certify that the Trustees of the Church, the Officers and Directors of the Corporation, at a meeting duly held on the 30th day of June, 2022 adopted the following resolutions and said resolution have not been modified or rescinded as of the date hereof, and the said Trustees of the Church confirm said resolutions by their execution below:

RESOLVED the President, **MICHAEL B. WEHDE** of the Corporation is hereby authorized and empowered, on behalf of the Corporation, to execute and deliver all documents, including contracts, warranty deeds, assignments, closing statements, easements, affidavits, and any other documents necessary or desirable to transfer and sell the real property known as Tract 21, Palm Coast Park, Palm Coast, Florida and further described on the property described in Exhibit "A", to **BYRNDOG PCP, LLC, a Florida limited liability company** (the "**Buyer**") in accordance with the terms of that certain Vacant Land Contract dated November 4, 2021, and any and all amendments, assignments and addendums between the parties.

BE IT FURTHER RESOLVED, that this Resolution shall continue in force, and the signature of the designated person of said corporation shall be conclusive evidence of his/her authority to act on behalf of and in the name of said Corporation, as provided herein, or any similar subsequent Certificate, until notice to the contrary is duly served upon the Buyer.

BE IT FURTHER RESOLVED, that this sale constitutes the sale of all or substantially all assets of the Corporation in the normal and regular course of business and Corporation has complied with Sec. 607.1201 or Sec. 607.1202, Florida Statutes.

I further certify that the foregoing Resolutions remain in full force and effect, have not been rescinded or modified and conform with the Articles of Incorporation and Bylaws of the Corporation, and may be relied upon by the Buyer.

4, 2022. **IN WITNESS WHEREOF**, I have hereunto set my hand and affixed the corporate seal on May 4, 2022.

DocuSigned by:
Michael Wehde
6BB1C58EE78D4E4...

Name: **MICHAEL B. WEHDE**

Title: **President and Trustee**

DocuSigned by:
Ryan Antos
D98E077D41744FD...

Name: **RYAN ANTOS**

Title: **Treasurer and Trustee**

DocuSigned by:
John Butler
6427323EE8524CE...

Name: **JOHN BUTLER**

Title: **Trustee**

DocuSigned by:
David Blackwell
1F1233047F1A5A...

Name: **DAVID BLACKWELL**

Title: **Trustee**

DocuSign Envelope ID: 3E6603CE-B852-42E2-9B5A-C58C3AD68B0A

DocuSigned by:

Nancy Larive

DD5AC18DBB1847D...

Name: **NANCY LARIVE**

Title: **Trustee**

DocuSigned by:

Jim Landacre

A15BA66976F84C2...

Name: **JIM LANDACRE**

Title: **Trustee**

Unofficial Copy

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