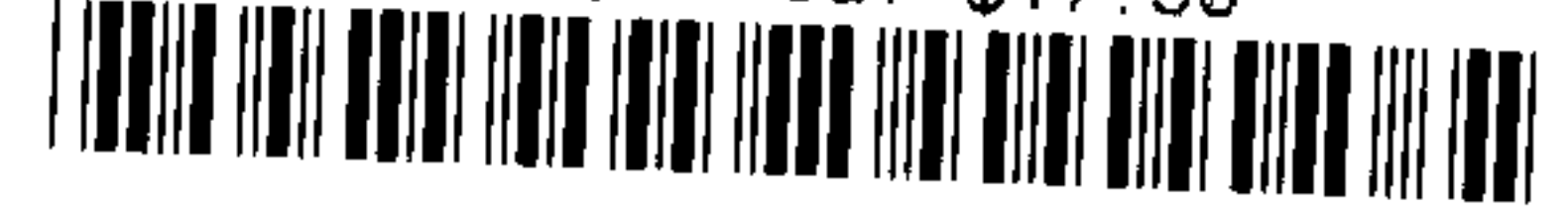


THIS INSTRUMENT PREPARED BY AND RETURN TO:

✓  
N  
Gold Crest Title Services  
19700 Cochran Blvd., Unit B  
Port Charlotte, Florida 33948  
Our File No.: GC19-473

Doc Stamp-Deed: \$17.50



Property Appraisers Parcel Identification (Folio) Number: 0960114308  
The actual purchase price or other valuable consideration paid for the real property or interest conveyed by this instrument is \$2,500.00. Florida Documentary Stamps in the amount of \$17.50 have been paid hereon.

SPACE ABOVE THIS LINE FOR RECORDING DATA

# WARRANTY DEED

THIS WARRANTY DEED, made the 20 day of September, 2019 by AMERICAN ESTATE AND TRUST FBO JOHN O'NEILL IRA, whose post office address is 6900 Westcliff Drive, Suite 603, Las Vegas, NV 89145 herein called the Grantor, to GOGREEN PROPERTY MGMT., LLC, a Delaware Limited Liability Co whose post office address is 3805 Biscayne Drive, Winter Springs, FL 32708, hereinafter called 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 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land situate in SARASOTA County, State of Florida, viz.:

Lot 8, Block 1143, 25th Addition to PORT CHARLOTTE SUBDIVISION, a Subdivision according to the Plat thereof, as recorded in Plat Book 15, Pages 2, 2A thru 2Q, of the Public Records of Sarasota County, Florida.

Subject to easements, restrictions and reservations of record and taxes for the year 2019 and thereafter.

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, and hereby 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, 2018.

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

Signed, sealed and delivered in the presence of:

Sammy Thongay  
Witness #1 Signature

Sammy Thongay  
Witness #1 Printed Name

Wm  
Witness #2 Signature

Wilbert Peña  
Witness #2 Printed Name

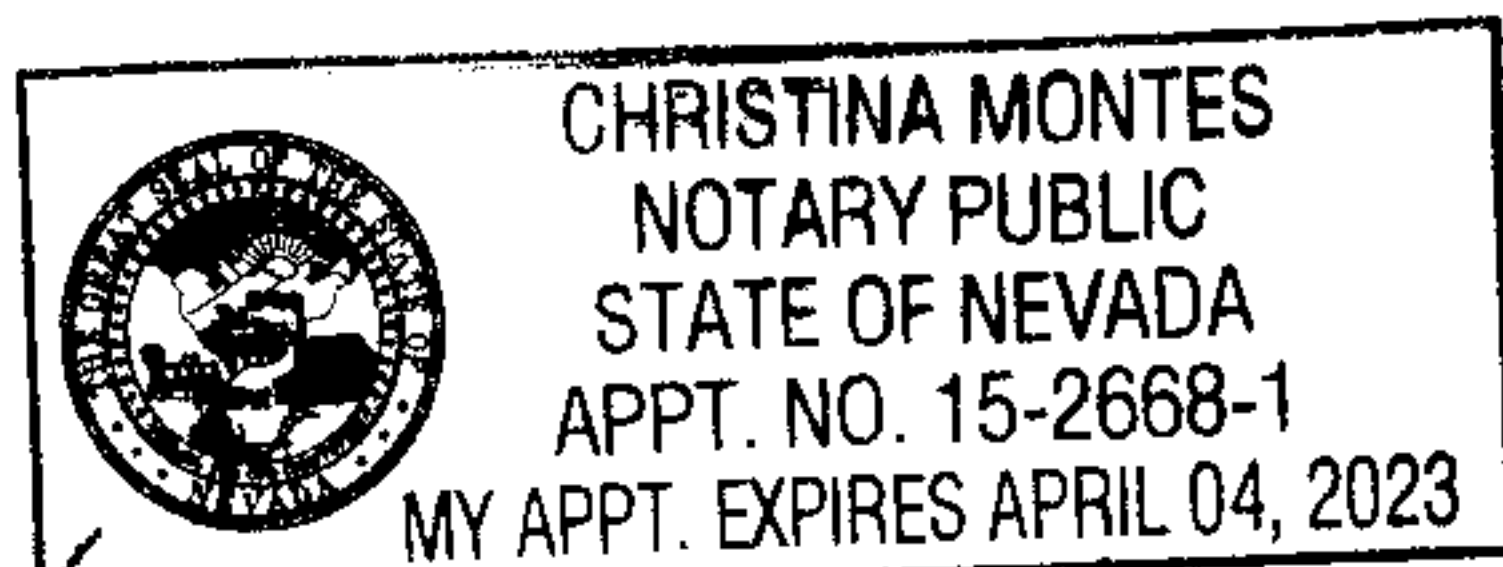
AMERICAN ESTATE AND TRUST  
FBO JOHN O'NEILL IRA

[Signature]  
Authorized Signer

STATE OF NEVADA  
COUNTY OF Clark

The foregoing instrument was acknowledged before me this 20 day of September, 2019 by Brent Hayashida, Authorized Signer for AMERICAN ESTATE AND TRUST FBO JOHN O'NEILL IRA who is personally known to me or has produced \_\_\_\_\_ as identification.

SEAL



My commission expires:

4/4/23

[Signature]

Notary Public

Christina Montes  
Printed Notary Name

**AMERICAN ESTATE & TRUST, LC**

6900 Westcliff Drive, Ste 603  
Las Vegas, NV 89145

**COMPANY RESOLUTION**

The Manager and President of this Limited Liability Company, American Estate & Trust, LC, a Nevada licensed Trust company (the "Company"), is affirming the appointment of Brent Hayashida as Trust Officer of this Company.

BE IT ORDERED AND RESOLVED by the Company that Brent Hayashida, 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.

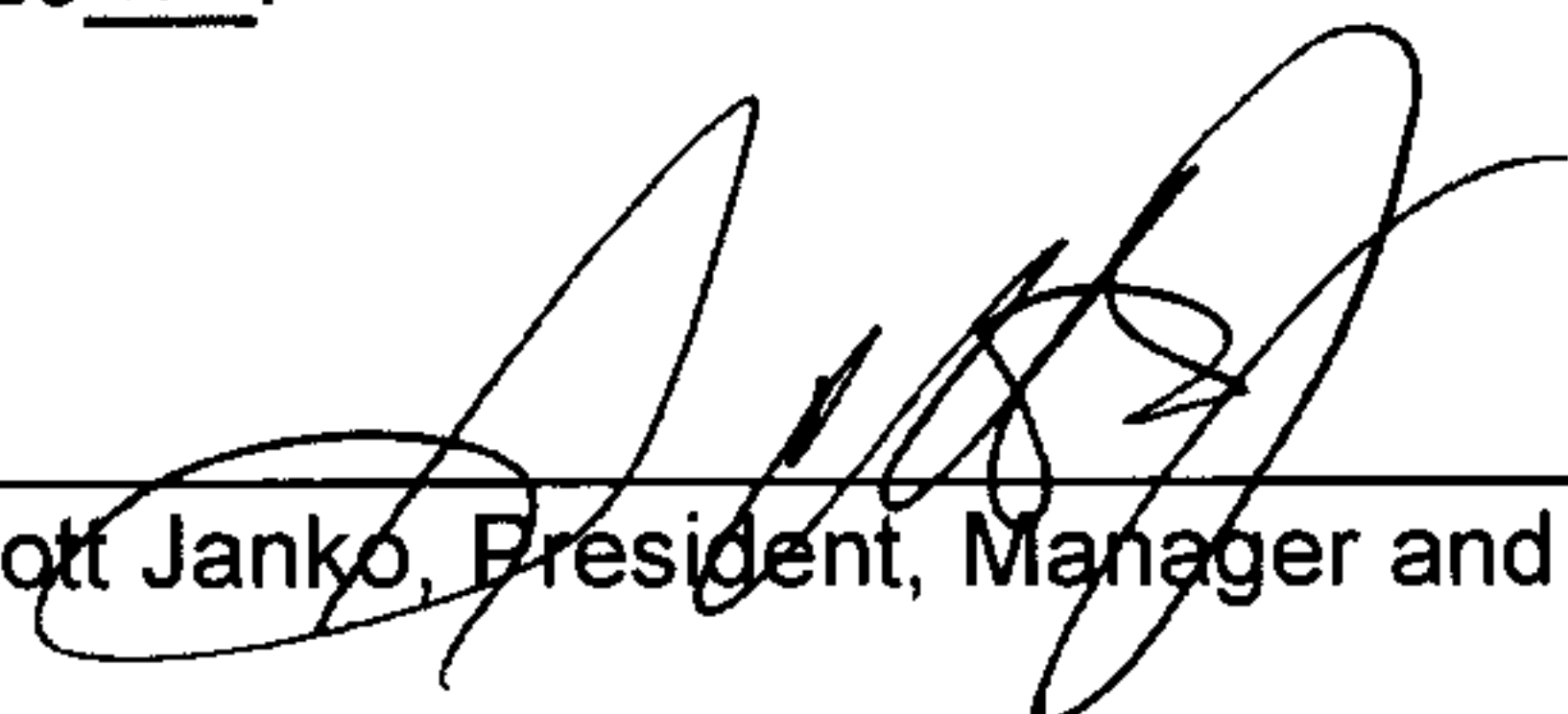
B) To exercise all the above authorizations and powers and to do such other acts which in its sole judgment are needful or desirable for the proper and advantageous control, management and investment or reinvestment of the property held in accounts hereunder, to the same extent and with the same effect 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, Brent Hayashida, as 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 8th day of July, 2019.

  
\_\_\_\_\_  
Scott Janko, President, Manager and Member