

7/8/2026 1:30 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3517163

Prepared by and After
Recording Return to:
Properties Title, LLC
Attn: Maurice Azerad, Esq.
5218 Paylor Ln.
Sarasota, FL 34240

As a necessary incident to the fulfillment
of conditions contained in a title insurance
commitment issued by it.

File No.: 2026-06-4643

Parcel ID Number: 0060150050

Doc Stamp-Deed: \$2,275.00

WARRANTY DEED

This WARRANTY DEED, made July 7, 2026, by **SARAH DIETRICH, A SINGLE WOMAN**, whose address is 358 Canal Street, Crawfordville, FL 32327 (the "Grantor"), to **COASTLINE CHRISTIAN CHURCH, INC.**, whose address is 4111 Webber St, Sarasota, FL 34232 (the "Grantee"):

(Whenever used herein the term "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 **THREE HUNDRED TWENTY FIVE THOUSAND AND 00/100 DOLLARS (\$325,000.00)** 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 situate in **Sarasota County, Florida**, to-wit:

Lot 5, Block C, Webber Heights Subdivision, according to the map or plat thereof, as recorded in Plat Book 8, Page 20, of the Public Records of Sarasota County, Florida.

Subject, however, to all covenants, conditions, restrictions, reservations, limitations, and easements of record, and all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, 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 for all covenants, conditions, restrictions, reservations, limitations, easements of record, if any, and taxes accruing for the current and subsequent years.

In Witness Whereof, the Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:



Signature

Witness Printed Name

Jessica McCauley

Witness #1 Address

40816 11th Ave E

Myakka City FL 34251

Signature

Witness Printed Name

Taylor Thompson

Witness #2 Address

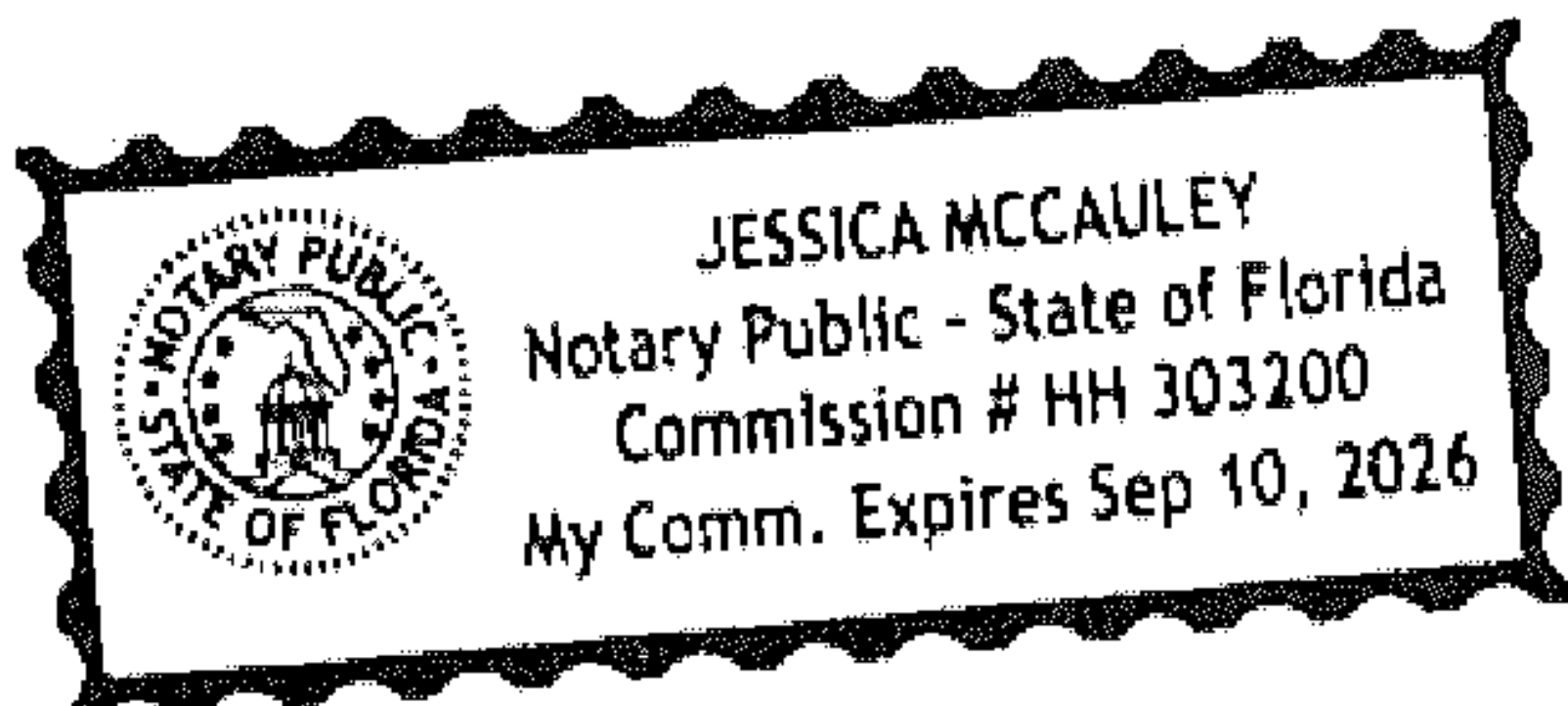
3938 Shady Glen

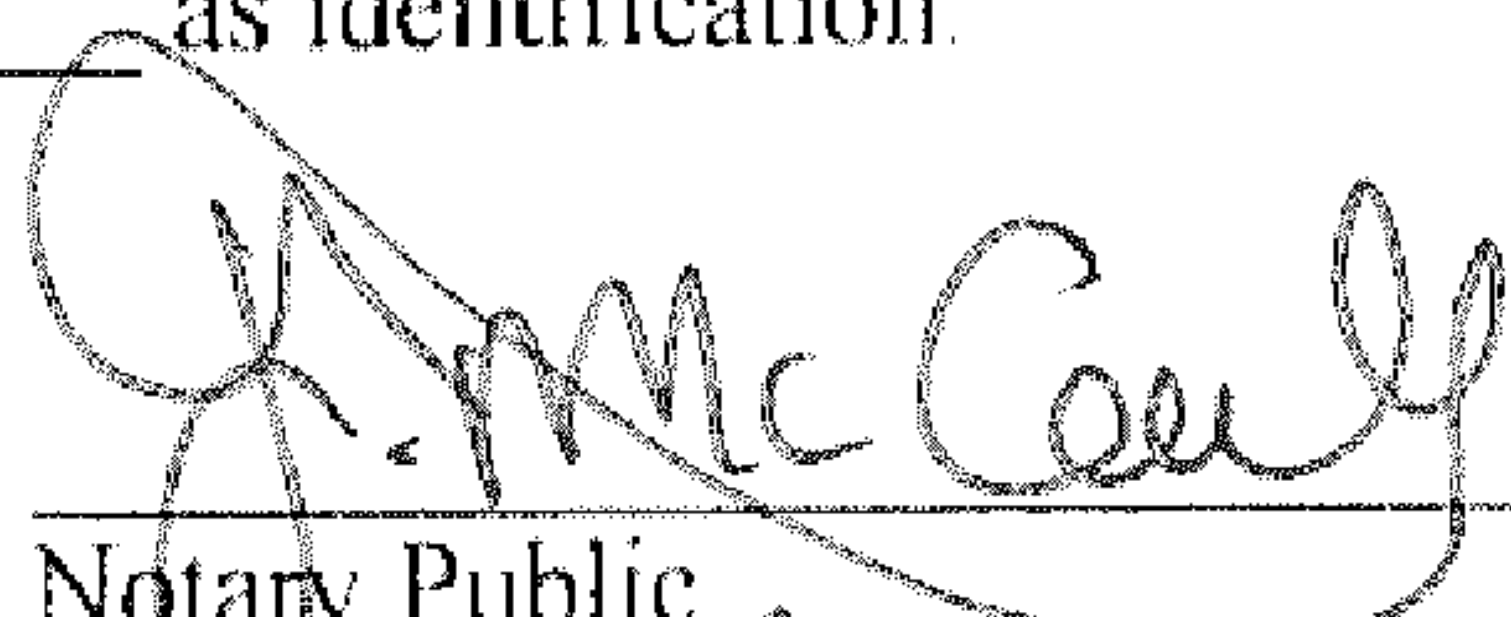
Lane, Sarasota, FL 34241


Sarah Dietrich

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization on 6th day of July, 2026, by Sarah Dietrich, who is/are ☐ personally known to me or who has/have ☒ produced FL ID as identification.




Notary Public

Print Name:

Jessica McCauley

My Commission Expires:

Sept 10, 2026

**ACTION BY UNANIMOUS WRITTEN CONSENT OF
THE BOARD OF DIRECTORS, also referred to as the CHURCH BOARD, OF
COASTLINE CHRISTIAN CHURCH, INC.**

WHEREAS, Coastline Christian Church, Inc., a Florida Not For Profit corporation, organized and existing under the laws of the State of Florida (“CCC”) desires to purchase the real property located in Sarasota County having a physical address of 2638 Webber Place, Sarasota, FL 34232 (“**Property**”); and

WHEREAS, CCC has entered into an “As Is” Residential Contract For Sale And Purchase with an effective June 7, 2026 (“**Contract**”), for the purchase of the Property from Sarah Dietrich; and

WHEREAS, in order to purchase the Property, it is necessary to put in place a new financing facility in the amount of up to \$225,000.00 which will be secured by the real property of CCC (the “**New Financing**”); and

WHEREAS, Christian Financial Resources, Inc. (“**CFR**”) has committed to provide CCC with the New Financing subject to the terms set forth in the written Ministry Partnership Agreement (“**MPA**”) presented by CFR in its letter dated June 10, 2026, a copy of which is attached; and

WHEREAS, pursuant to the terms of the Bylaws, the Board of Directors, also referred to as the Church Board (“**Board**”), is the duly constituted authority of CCC with the sole right and obligation to manage the affairs of CCC, which have been conducted in accordance with the CCC’s Articles of Incorporation and Bylaws.

THE UNDERSIGNED, do hereby certify to CFR, Properties Title, LLC, and Old Republic National Title Insurance Company that we are the sole members of the Board of Coastline Christian Church, Inc., a not for profit corporation organized and existing under the laws of the State of Florida, having its executive offices at 4111 Webber St., Sarasota, FL 34232; that we are the keepers of the records of CCC and its seal, if required by law and its Bylaws; that the following is a true and correct copy of resolutions discussed at one or more meetings of the Board and duly adopted by a majority of the Board present at such meeting(s) and also, without a meeting by unanimous consent in accordance with its Articles of Incorporation, its Bylaws and the laws of said state and the same have not in any way been modified, repealed, or rescinded but remain in full force and effect:

RESOLUTIONS

BE IT RESOLVED that, notwithstanding any contrary or inconsistent terms or provisions within the CCC’s Bylaws, that Michael Swearingen as Lead Pastor/Church Board Member is hereby authorized, empowered, and directed to perform the following acts and deeds in the name of and on behalf of CCC and to bind CCC thereby and thereto:

- (a) To fulfill the terms of the Contract and, in this regard, to execute any and all required documents; and
- (b) To enter into and execute all promissory notes, loan agreements, security agreements and any other loan documents in such a form as may be required by CFR to put the New Financing in place; and
- (c) To pledge and grant a security interest in the real property of CCC as collateral for the New Financing and to take any action on behalf of CCC as may be required by CFR to grant in favor of CFR a First Mortgage against the real property located at 2638 Webber Place,

Sarasota, FL 34232, and a second mortgage (to existing CFR Mortgage) at the real property located at 4111 Webber Street, Sarasota, FL, 34232
Parcel Numbers: 0060-15-0050 and 0060-15-0045

- (d) To modify, supplement or amend such agreements, mortgages, notes or other writings, any such terms or conditions thereof, and any such security; and
- (e) To pledge, assign, mortgage, grant security interests in and otherwise transfer to CFR additional security and collateral for any and all debts and obligations of CCC to CFR, whenever and however arising; and
- (f) To do and perform all other acts and things deemed by said Board necessary, convenient, or proper to carry out any of the contents of these resolutions; hereby ratifying, approving, and confirming all that any Board member or agent has done or may do.

FURTHER RESOLVED: that CFR, Properties Title, LLC, and Old Republic National Title Insurance Company shall be entitled to act in reliance upon the matters herein contained without further inquiry of any kind, notwithstanding anything contained in any other organizational document(s) of CCC or any other agreements or documents; and.

WE FURTHER CERTIFY that neither these resolutions nor any action to be taken previously or hereafter, pursuant hereto have been, are or will be in contravention of any provision of the Articles of Incorporation, bylaws or any agreement, indenture, or other instrument to which CCC is a party, and that if any such contravention should exist, it has been approved, excused, and waived by CCC and all of its Board. No consent by the Congregation or anyone else is required to authorize the actions taken by this Resolution, and the actions authorized hereby are not in contravention of any applicable law or statute. This Resolution may be signed in counterparts and a photocopy shall be sufficient for all purposes. The undersigned have certified and executed this unanimous written consent effective as of the date of full execution below and do hereby approve and consent to the adoption of the foregoing resolutions and do hereby approve and consent to all action contemplated thereby.

Signed by:

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Date 7/2/2026

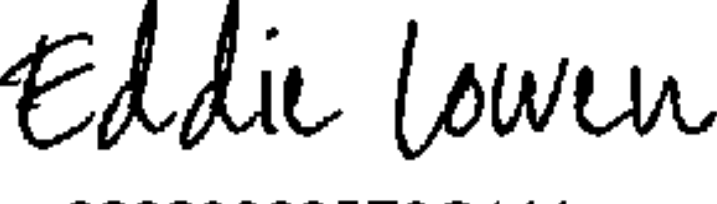
Michael Swearingen, Lead Pastor/Director/Church Board Member

Signed by:

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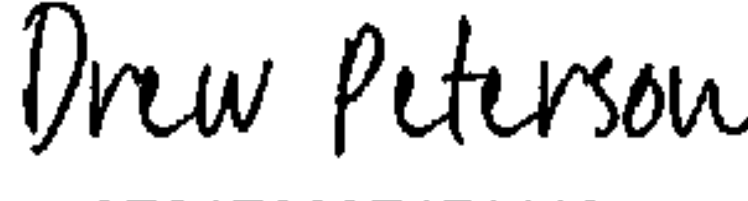
Date 7/6/2026

Jeffrey Swearingen, Secretary/Director/Church Board Member

Signed by:

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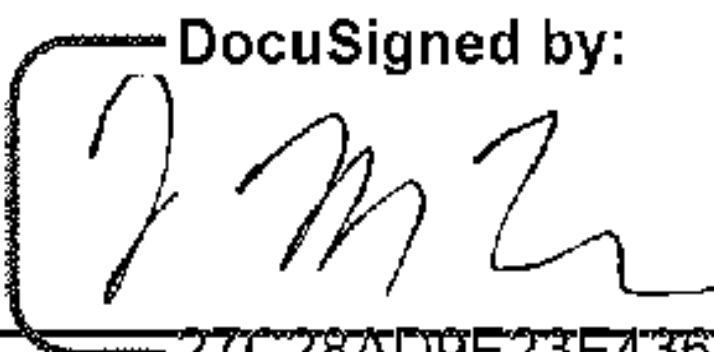
Date 7/2/2026

Eddie Lowen, Chairman/ Director/Church Board Member

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Date 7/3/2026

Drew Peterson, Director/Church Board Member

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Mitch Todd, Director/Church Board Member

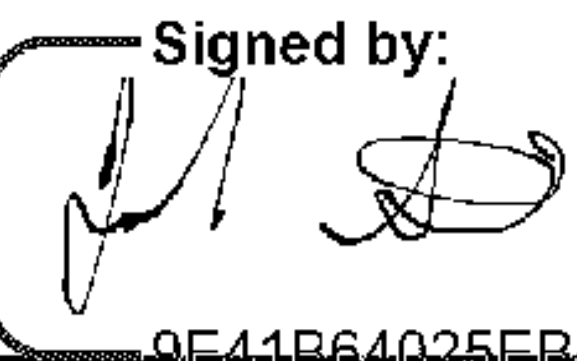
Date 7/2/2026

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Eugene Deporter, Director/Church Board Member

Date 7/3/2026

Signed by:

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John Stas, Director/Church Board Member

Date 7/3/2026

Signed by:

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Brian Cheek, Director/Church Board Member

Date 7/2/2026
