

Prepared By and Return To:

GEORGE P. ORD, ESQ.

Murphy Reid, LLP

11300 U.S. Highway One, Suite 401
Palm Beach Gardens, FL 33408

For the issuance of title insurance, file #: 9862.000

PCN: 3420-705-1238-000-7

PCN: 3420-705-1162-000-3

PCN: 3420-705-0008-000-9

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CORPORATE WARRANTY DEED

This Corporate Warranty Deed made this 13th day of March, 2026 by: **WINDMILL POINT I PROPERTY OWNERS' ASSOCIATION, INC., a Florida not for profit corporation, f/k/a WINDMILL POINT PROPERTY OWNERS' ASSOCIATION, INC., A Florida Not for profit corporation**, hereinafter called the Grantor, whose post office address is: P.O. Box 802 Hobe Sound, FL 33475, to: **Remade Church, Inc., a Florida Not For Profit Corporation**, hereinafter called the Grantee, whose post office address is: 2851 SE Peru Street Port Saint Lucie, FL 34984-6212;

Witnesseth, that said grantor, for and in consideration of the sum of Ten Dollars and no/cents (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in St. Lucie County, Florida to-wit:

PARCEL 1:

PCN: 3420-705-0008-000-9

Tract H, PORT ST. LUCIE SECTION FORTY ONE, according to the Plat thereof, recorded in Plat Book 15, Page(s) 35, 35A through 35L, inclusive, of the Public Records of Saint Lucie County, Florida.

PARCEL 2:

PCN: 3420-705-1162-000-3

Lots 7, 8, 9 and 10, Block 2926, PORT ST. LUCIE SECTION FORTY ONE, according to the Plat thereof, recorded in Plat Book 15, Page(s) 35, 35A through 35L, inclusive, of the Public Records of Saint Lucie County, Florida.

PARCEL 3:

PCN: 3420-705-1238-000/7

Lot 20, Block 2928, PORT ST. LUCIE SECTION FORTY ONE, according to the Plat thereof, recorded in Plat Book 15, Page(s) 35, 35A through 35L, inclusive, of the Public Records of Saint Lucie County, Florida.

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property.

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 December 31, 2025.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Mary Shepard

Witness Name: Mary Shepard

Address: 238 SW Kentwood Rd

PSL 34953

[Signature]

Witness Name: JOSUAMC DONALD

Address: 3032 SW MATHIS CT

PSL 34953

WINDMILL POINT I PROPERTY OWNERS' ASSOCIATION, INC., a Florida not for profit corporation f/k/a WINDMILL POINT PROPERTY

OWNERS' ASSOCIATION INC.

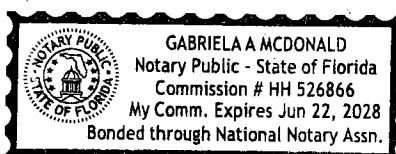
By: Lisa Saffioti, President

ATTEST:

[Signature]
Debra Kelly, Secretary

STATE OF FLORIDA
COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 12th day of March, 2026, by Lisa Saffioti as President of WINDMILL POINT I PROPERTY OWNERS' ASSOCIATION, INC., a Florida not for profit corporation f/k/a Windmill Point Property Owners' Association, Inc., a Florida Non-Profit Corporation, on behalf of the Non-Profit Corporation. He/she is ☐ personally known to me or ☒ has produced FL ID as identification.



Notary

My commission expires: 6/22/2028

RESOLUTION AUTHORIZING SALE OF SUBSTANTIALLY ALL ASSETS OF THE CORPORATION

It is hereby determined by the Board of Directors of Windmill Point 1 Property Owners' Association, Inc. ("the Corporation") that the Corporation is insolvent and a sale of the following described property for cash is deemed advisable by the Board in order to meet the liabilities of the Corporation:

PARCEL 1:

Tract H, , Block 2926, PORT ST. LUCIE SECTION FORTY-ONE, according to the Plat thereof, recorded in Plat Book 15, Page(s) 35, 35A through 35L, inclusive, of the Public Records of Saint Lucie County, Florida.

PARCEL 2:

Lots 7, 8, 9 and 10, Block 2926, PORT ST. LUCIE SECTION FORTY-ONE, according to the Plat thereof, recorded in Plat Book 15, Page(s) 35, 35A through 35L, inclusive, of the Public Records of Saint Lucie County, Florida.

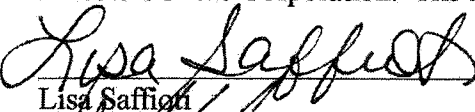
PARCEL 3:

Lot 20, Block 2928, PORT ST. LUCIE SECTION FORTY-ONE, according to the Plat thereof, recorded in Plat Book 15, Page(s) 35, 35A through 35L, inclusive, of the Public Records of Saint Lucie County, Florida.

RESOLVED That the corporation sell the Property to Remade Church, Inc. pursuant to that Commercial Contract between the Corporation and Remade Church, Inc. dated November 21, 2025.

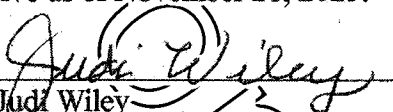
FURTHER RESOLVED That the President, Lisa Saffioti, is authorized to sign the deed and any other instruments necessary to effect the sale.

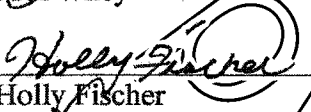
This action is taken and approved without a meeting and has the effect of a meeting vote as permitted by Section 617.0821 Florida Statutes as evidenced by the written consent of all of the Directors of the Corporation. The action taken here is effective as of November 21, 2025.


Lisa Saffioti


Debra Kelly


Kristen Beatty-Stimson


Judi Wiley


Holly Fischer


Avagay Johnson