

46

This instrument prepared by:  
Frank McMillan, Attorney at Law  
351 South State Road 434  
Altamonte Springs, FL 32714

Parcel No. R02427-000

**SPECIAL WARRANTY DEED**

THIS INDENTURE, made as of the 31<sup>st</sup> day of October, 2017 between  
**Florida Conference Association of Seventh-day Adventists**, a Florida non-profit corporation with offices at: 351  
South State Road 434, Altamonte Springs, FL 32714, hereinafter referred to as **GRANTOR**,

and

**Connect Church of Lake City, Inc.**, a Florida non-profit corporation, whose address is 181 NW Burk Avenue,  
Lake City, FL 32024, hereinafter referred to as **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 and partnerships.)

WITNESSETH: That the Grantor, for and in consideration of the sum of -----TEN and no/100 (\$10.00) ---  
DOLLARS, and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt  
whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto  
the Grantee all that certain land, situate, lying and being in Columbia County, Florida, to wit:

A part of the NW 1/4 of the SW 1/4 of Section 32, Township 3 South, Range 16 East, Columbia County,  
Florida being more particularly described as follows: Commence at the SW corner of said NW 1/4 of  
SW 1/4 and run thence N89°33'19"E, 25.00 feet to the Easterly Right of Way line of a county graded  
road (Fortress Road); thence run N 05°46'58"E, along said Easterly Right of Way line, 531.38 feet to  
the Point of Beginning; thence run S89°38'49"E, 453.65 feet; thence run N02°27'49"E, 397.66 feet,  
thence run S89°27'53"W, 431.20 feet to aforementioned Easterly Right of Way line; thence run  
S05°46'58"W, along said Easterly Right of Way, 392.47 feet to the Point of Beginning.

**THIS CONVEYANCE IS MADE SUBJECT TO:** Covenants, restrictions and easements of record, if any;  
however this reference shall not operate to reimpose the same; and further subject to taxes accruing subsequent to  
December 31, 2016;

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

TO HAVE AND HOLD the same in fee simple forever.

AND Grantor does hereby fully warrant the title to said land, and will defend the same against lawful  
claims of all persons whomsoever, claiming by, through or under the Grantor.

Special Warranty Deed  
Florida Conference Association of Seventh-day Adventists to  
Connect Church of Lake City, Inc.  
Page 2

Grantor further acknowledges that this conveyance is not a conveyance of all or substantially all of the corporate assets of the Grantor; that the corporation is currently in existence; and that the officers signing on behalf of the corporation are authorized to execute this deed on behalf of and to bind the Corporation.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal as of the day and year first above written.

Signed, sealed and delivered  
in the presence of:

Florida Conference Association of  
Seventh-day Adventists,  
a Florida corporation

Deann M. Harker  
Print Name: Deann M. Harker  
Frank McMillan  
Corporate Seal

By: William T. Cochran V.P.  
William T. Cochran  
Its Vice President  
Attest: Philip J. Bond  
Philip J. Bond  
Its Secretary  
351 South State Road 434  
Altamonte Springs, FL 32714

STATE OF FLORIDA  
COUNTY OF SEMINOLE

The foregoing instrument was acknowledged before me this 26<sup>th</sup> day of October, 2017 by William T. Cochran and Philip J. Bond, Vice President and Secretary respectively of Florida Conference Association of Seventh-day Adventists, on behalf of the corporation. They are personally known to me.

Frank McMillan  
Frank McMillan  
Notary Public  
My Commission Expires:



This instrument prepared by:  
Frank McMillan, Attorney at Law  
351 South State Road 434  
Altamonte Springs, FL 32714

Parcel No. R02427-000

#### SPECIAL WARRANTY DEED

THIS INDENTURE, made as of the 31<sup>st</sup> day of October, 2017 between  
Florida Conference Association of Seventh-day Adventists, a Florida non-profit corporation with offices at: 351  
South State Road 434, Altamonte Springs, FL 32714, hereinafter referred to as GRANTOR,

and

Connect Church of Lake City, Inc., a Florida non-profit corporation, whose address is 181 NW Burk Avenue,  
Lake City, FL 32024, hereinafter referred to as 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 and partnerships.)

WITNESSETH: That the Grantor, for and in consideration of the sum of -----TEN and no/100 (\$10.00) --  
-----DOLLARS, and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt  
whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto  
the Grantee all that certain land, situate, lying and being in Columbia County, Florida, to wit:

A part of the NW 1/4 of the SW 1/4 of Section 32, Township 3 South, Range 16 East, Columbia County,  
Florida being more particularly described as follows: Commence at the SW corner of said NW 1/4 of  
SW 1/4 and run thence N89°33'19"E, 25.00 feet to the Easterly Right of Way line of a county graded  
road (Fortress Road); thence run N 05°46'58"E, along said Easterly Right of Way line, 531.38 feet to  
the Point of Beginning; thence run S89°38'49"E, 453.65 feet; thence run N02°27'49"E, 397.66 feet,  
thence run S89°27'53"W, 431.20 feet to aforementioned Easterly Right of Way line; thence run  
S05°46'58"W, along said Easterly Right of Way, 392.47 feet to the Point of Beginning.

THIS CONVEYANCE IS MADE SUBJECT TO: Covenants, restrictions and easements of record, if any;  
however this reference shall not operate to reimpose the same; and further subject to taxes accruing subsequent to  
December 31, 2016;

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

TO HAVE AND HOLD the same in fee simple forever.

AND Grantor does hereby fully warrant the title to said land, and will defend the same against lawful  
claims of all persons whomsoever, claiming by, through or under the Grantor.

#### CERTIFICATE OF RESOLUTION

I, Christopher Parkerson, as Secretary of Connect Church of Lake City, Inc., a corporation not for profit (the "Church"), do hereby certify that the following is a true and correct copy of a Resolution adopted by the Board of Directors of said corporation at a duly called meeting of the Board on the 31<sup>st</sup> day of October, 2017 at which a quorum was present.

"Upon motion duly made and seconded, VOTED to approve the purchase from Florida Conference Association of Seventh-day Adventists the following described real property:

Property generally referred to as 771 SW Thomas Terrace, Lake City, Florida (the "Property") more particularly described as:

A part of the NW 1/4 of the SW 1/4 of Section 32, Township 3 South, Range 16 East, Columbia County, Florida being more particularly described as follows: Commence at the SW corner of said NW 1/4 of SW 1/4 and run thence N89°33'19"E, 25.00 feet to the Easterly Right of Way line of a county graded road (Fortress Road); thence run N 05°46'58"E, along said Easterly Right of Way line, 531.38 feet to the Point of Beginning; thence run S89°38'49"E, 453.65 feet; thence run N02°27'49"E, 397.66 feet; thence run S89°27'53"W, 431.20 feet to aforementioned Easterly Right of Way line; thence run S05°46'58"W, along said Easterly Right of Way, 392.47 feet to the Point of Beginning.

at a price of \$85,000 and to obtain a loan from and grant a mortgage to Ameris Bank in the principal amount of \$65,000 on the Property,

and that Raymond Keen as President and Christopher Parkerson as Secretary of the corporation are authorized to execute a Note and Mortgage in favor of Ameris Bank and to execute such other documents as may be required to close this transaction."

I do further certify that the corporation does not currently have any bylaws and that the members of the Church, as members of the corporation, have authority to act on behalf of the corporation and that the members of the Church have authorized the Board of Directors and officers to take the action set forth above.

I do further certify that, while maintaining its inherent right to sovereignty in the conduct of its own affairs as set forth in its Articles of Incorporation, the Church is affiliated with Florida District Council of the Assemblies of God, Inc. (the "District") and this transaction has been approved by the

#### CERTIFICATE OF RESOLUTION

I, Christopher Parkerson, as Secretary of Connect Church of Lake City, Inc., a corporation not for profit (the "Church"), do hereby certify that the following is a true and correct copy of a Resolution adopted by the Board of Directors of said corporation at a duly called meeting of the Board on the 31<sup>st</sup> day of October, 2017 at which a quorum was present.

"Upon motion duly made and seconded, VOTED to approve the purchase from Florida Conference Association of Seventh-day Adventists the following described real property:

Property generally referred to as 771 SW Thomas Terrace, Lake City, Florida (the "Property") more particularly described as:

A part of the NW 1/4 of the SW 1/4 of Section 32, Township 3 South, Range 16 East, Columbia County, Florida being more particularly described as follows: Commence at the SW corner of said NW 1/4 of SW 1/4 and run thence N89°33'19"E, 25.00 feet to the Easterly Right of Way line of a county graded road (Fortress Road); thence run N 05°46'58"E, along said Easterly Right of Way line, 531.38 feet to the Point of Beginning; thence run S89°38'49"E, 453.65 feet; thence run N02°27'49"E, 397.66 feet, thence run S89°27'53"W, 431.20 feet to aforementioned Easterly Right of Way line; thence run S05°46'58"W, along said Easterly Right of Way, 392.47 feet to the Point of Beginning.

at a price of \$85,000 and to obtain a loan from and grant a mortgage to Ameris Bank in the principal amount of \$65,000 on the Property,

and that Raymond Keen as President and Christopher Parkerson as Secretary of the corporation are authorized to execute a Note and Mortgage in favor of Ameris Bank and to execute such other documents as may be required to close this transaction."

I do further certify that the corporation does not currently have any bylaws and that the members of the Church, as members of the corporation, have authority to act on behalf of the corporation and that the members of the Church have authorized the Board of Directors and officers to take the action set forth above.

I do further certify that, while maintaining its inherent right to sovereignty in the conduct of its own affairs as set forth in its Articles of Incorporation, the Church is affiliated with Florida District Council of the Assemblies of God, Inc. (the "District") and this transaction has been approved by the

District pursuant to the minutes of the Executive Committee of the District on September 7, 2017, a copy of which is attached hereto.

In Witness Whereof, I have set my hand and affixed the corporate seal this 31st day of October, 2017.

(Corporate  
Seal)

\_\_\_\_\_  
Christopher Parkerson, Secretary

STATE OF FLORIDA  
COUNTY OF ALACHUA

The foregoing Certificate of Resolution was acknowledged before me this 31st day of October, 2017 by Christopher Parkerson as Secretary of Connect Church of Lake City, Inc., a corporation not for profit, who is personally known to me or produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
Notary Public

connect.resolution

**Closing Affidavit**  
Entity or Fiduciary Seller Commercial/ Improved

BEFORE ME, the undersigned authority, duly authorized to take acknowledgments and administer oaths, personally appeared William T. Cochran ("Affiant") as Vice President of Florida Conference Association of Seventh-day Adventists, a Florida non-profit corporation ("FCASDA" or "Seller"), who deposes and says under penalties of perjury that:

1. Property. Seller is the owner of certain real property (the "Property") described as:

A part of the NW 1/4 of the SW 1/4 of Section 32, Township 3 South, Range 16 East, Columbia County, Florida being more particularly described as follows: Commence at the SW corner of said NW 1/4 of SW 1/4 and run thence N89°33'19"E, 25.00 feet to the Easterly Right of Way line of a county graded road (Fortress Road); thence run N 05°46'58"E, along said Easterly Right of Way line, 531.38 feet to the Point of Beginning; thence run S89°38'49"E, 453.65 feet; thence run N02°27'49"E, 397.66 feet, thence run S89°27'53"W, 431.20 feet to aforementioned Easterly Right of Way line; thence run S05°46'58"W, along said Easterly Right of Way, 392.47 feet to the Point of Beginning.

2. No Lien. There have been no improvements, alterations or repairs to the Property during the last ninety (90) days, for which the cost thereof remains unpaid except for: NONE
3. Possession. Seller is in full, exclusive, open, peaceful and undisputed possession of the Property, and there are no tenants, guests, licensees or other parties in or on any part of the Property except Buyer, Connect Church of Lake City, Inc.
4. Personal Property. The personal property contained in the improvements on said Property, or on the said premises, if any, is being sold free and clear of all liens, encumbrances, claims and demands whatsoever.
5. Gap. There are no matters pending against Seller that would give rise to a lien which would attach to the Property between August 4, 2017, the Effective Date of Old Republic National Title Insurance Company ("Title Insurer") Title Commitment under Fund File No. 483841, (the "Title Commitment") and the recording of the interest to be insured on the Owner's/Loan Policy to be issued pursuant to the Title Commitment. Except as expressly stated in the Title Commitment, Seller has not and will not execute any instruments that would adversely affect the interest to be insured and Seller has not taken any action preceding the Effective Date of the Commitment which would result in any lien attaching to the Property prior to the date of the recording of the instrument to be insured.
6. Survey. Not applicable
7. Unrecorded Easements. There are no unrecorded easements, claims of easements or rights of way affecting all or any portion of the Property, to the best of Affiant's knowledge.
8. Seller's Existence and Affiant's Authority. The Seller is active and in good standing, no proceeding is pending for its dissolution or termination and Affiant is its Vice President with authority to bind the Seller. Affiant gives this affidavit on individual knowledge and on behalf of the Seller.
9. Pending Actions. To the best of Affiant's knowledge, there are no violations of Municipal or County Ordinances affecting the Property and there are no actions or proceedings against the Seller in bankruptcy, receivership or insolvency. Affiant has received no notice of any public hearing regarding assessment for improvements or changes in applicable zoning laws concerning said Property now pending, except any filed by Buyer.
10. Title Exceptions. To the best of Affiant's knowledge, there are no judgments, mortgages, encumbrances or liens of any nature affecting the Property other than those shown on the Title Commitment.
11. Tax Re-Proration. Not applicable - 2017 ad valorem taxes are exempt. 2017 taxes are to be paid by

buyer.

12. FIRPTA. Affiant understands that Section 1445 of the Internal Revenue Code provides that a Buyer of a United States real property interest must withhold tax if the Seller is a foreign person. To inform the Buyer that withholding of tax is not required upon purchase of the above described property, Affiant certifies the following:

a. Seller is not a nonresident alien individual, foreign corporation, foreign partnership, foreign trust or foreign estate for purposes of United States federal income taxation.

b. Seller's U.S. Taxpayer Identification Number is: 59-6137501

c. Seller's address is: 351 South State Road 434, Altamonte Springs, FL 32714

d. No other persons or entities have an ownership interest in the above described Property. Affiant understands the Buyer of the described Property intends to rely on the foregoing representations in connection with the United States Foreign Investment in Real Property Tax Act (FIRPTA). Affiant understands this certification may be disclosed to the Internal Revenue Service by the Buyer and that any false statements contained in this certification may be punished by fine, imprisonment or both.

Affiant has the authority to sign this affidavit as either individual Seller or on behalf of an entity Seller.

Under penalties of perjury, Affiant states that this declaration was carefully read and is true and correct.

13. This affidavit is given for the purpose of clearing any possible question or objection to the title to the above referenced property and, for the purpose of inducing Title Insurer and Frank McMillan, Attorney as agent for Title Insurer to issue title insurance on the subject property, with the knowledge that said title companies are relying upon the statements set forth herein. Affiant, on behalf of Seller, hereby holds agent and Title Insurer harmless and fully indemnifies same (including but not limited to attorneys' fees, whether suit be brought or not, and at trial and all appellate levels, and court costs and other litigation expenses) with respect to the matters set forth herein.

14. Affiant further states that he/she is familiar with the nature of an oath and with the penalties as provided by the laws of the United States and the State of Florida for falsely swearing to statements made in an instrument of this nature. Affiant further certifies that he/she has read, or heard read, the full facts of this Affidavit and understands its context.

Affiant gives this affidavit on personal knowledge and on behalf of the Seller.

Under penalties of perjury, I declare that I have read the foregoing Affidavit and that the facts stated in it are true.

Affiant: William T. Cochran V.P.

Print Name: William T. Cochran

Official Capacity: Vice President

Name of Seller: Florida Conference Association of Seventh-day Adventists

STATE OF FLORIDA  
COUNTY OF SEMINOLE

Sworn to, affirmed, and subscribed before me this 26 day of October, 2017 by William T. Cochran, who is personally known to me.

Signature: Frank McMillan

Print Name: Frank McMillan

Notary Public, State of Florida





CERTIFICATE OF RESOLUTION

I, Philip J. Bond, as Secretary of Florida Conference Association of Seventh-day Adventists, a corporation not for profit, do hereby certify that the following is a true and correct copy of a Resolution adopted by the Board of Trustees of said Association at a meeting held on the 12<sup>th</sup> day of June, 2017.

"Upon motion duly made and seconded, VOTED to APPROVE the sale of the property generally referred to as the Lake City Spanish Church Property and described as:

A part of the NW 1/4 of the SW 1/4 of Section 32, Township 3 South, Range 16 East, Columbia County, Florida being more particularly described as follows: Commence at the SW corner of said NW 1/4 of SW 1/4 and run thence N89°33'19"E, 25.00 feet to the Easterly Right of Way line of a county graded road (Fortress Road); thence run N 05°46'58"E, along said Easterly Right of Way line, 531.38 feet to the Point of Beginning; thence run S89°38'49"E, 453.65 feet; thence run N02°27'49"E, 397.66 feet, thence run S89°27'53"W, 431.20 feet to aforementioned Easterly Right of Way line; thence run S05°46'58"W, along said Easterly Right of Way, 392.47 feet to the Point of Beginning.

to Connect Church of Lake City, Inc. at a price of \$85,000, subject to closing costs, and that Michael F. Cauley as President or Duane C. Rollins or William T. Cochran as Vice President and Philip J. Bond as Secretary or Andrew Elliott as Assistant Secretary of the corporation are authorized to execute a Deed of Conveyance, and any officer is authorized to execute such other documents as may be required to close this transaction."

In Witness Whereof, I have set my hand and affixed the corporate seal this 26<sup>th</sup> day of October, 2017.

(Corporate  
Seal)

  
Philip J. Bond, Secretary

STATE OF FLORIDA  
COUNTY OF SEMINOLE

The foregoing Certificate of Resolution was acknowledged before me this 26<sup>th</sup> day of October, 2017 by Philip J. Bond, as Secretary of the Florida Conference Association of Seventh-day Adventists, a corporation not for profit, who is personally known to me.

  
Notary Public

fcareolution.lakecityspanish



District pursuant to the minutes of the Executive Committee of the District on September 7, 2017, a copy of which is attached hereto.

In Witness Whereof, I have set my hand and affixed the corporate seal this 31st day of October, 2017.

(Corporate  
Seal)

\_\_\_\_\_  
Christopher Parkerson, Secretary

STATE OF FLORIDA  
COUNTY OF ALACHUA

The foregoing Certificate of Resolution was acknowledged before me this 31st day of October, 2017 by Christopher Parkerson as Secretary of Connect Church of Lake City, Inc., a corporation not for profit, who is personally known to me or produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
Notary Public

connect.resolution