

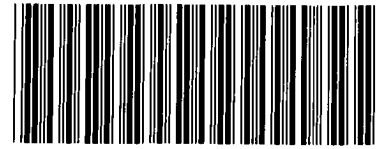
Prepared By and Return to:

Fidelity National Title of Florida, Inc.
595 Corey Avenue, Suite C
St. Pete Beach, FL 33706

File No. FT71-11003964

Property Appraiser's Parcel I.D. (folio) Number(s)
1289106

2 of 2 SP \$ 50,000.00
DS + 350.00



2011028967 3 PGS

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE: \$28.00
DOCUMENTARY TAX: \$350.00
2011028967 BK:2429 PG:684
07/12/2011 12:25 PM 3 PGS
EDAVIS, DC Receipt #025174

WARRANTY DEED

THIS WARRANTY DEED dated July 8, 2011,

by AuctionFlo, LLC, a Nevada limited liability company, whose post office address is 25231 Paseo De Alicia, Ste 220, Laguna Hills, CA 92653, hereinafter called the grantor,

to Raymond E. Smith and Beverly Fay Smith as Trustees of the Raymond E. Smith and Beverly Fay Smith Revocable Trust, under agreement dated July 1, 2011, with full power and authority to protect, conserve, sell, lease encumber or otherwise manage and dispose of said property pursuant to Florida Statue 689.071, whose post office address is 1252 W. Meridian Road, Hudson, MI 49247, 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 \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all the certain land situated in Citrus County, Florida, to wit:

Lot 5, Block 421, Citrus Springs, Unit 4, according to the map or plat thereof, as recorded in Plat Book 5, Page(s) 133 through 152, inclusive, of the Public Records of Citrus County, Florida.

Subject to easements, restrictions, reservations and limitations of record, if any.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise 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, 2010.

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:

Beth Thomas
(Witness Signature)

Beth Thomas
(Print Name of Witness)

July A. Morales
(Witness Signature)

July A. Morales
(Print Name of Witness)

AuctionFlo, LLC, a Nevada limited liability company

BY: Sartre, LLC, CA a California limited liability company, Manager

BY: [Signature]
Jerry P. Hartman, Authorized Agent

Address:
25231 Paseo De Alicia, Suite 220
Laguna Hills, CA 92653

State of Florida

County of Pinellas

The foregoing instrument was acknowledged before me this 8th day of July, 2011, by Jerry P. Hartman, Authorized Agent for AuctionFlo, LLC, a Nevada limited liability company, BY: Sartre, LLC, CA a California limited liability company, Manager, to me known to be the person(s) described in or who has/have produced drivers license as identification and who executed the foregoing instrument and he/she/they acknowledged that he/she/they executed the same.

Witness my hand and official seal in the County and State last aforesaid this 8th day of July, 2011.



Aiste Bagdonaitė
NOTARY PUBLIC AISTE BAGDONAITE
My Commission Expires: 01/11/2015

Company Resolution

The undersigned, Peter L. Brady, is the Manager of SARTRE, LLC CA, the Managing Member of AuctionFlo, LLC, a Nevada limited liability company which hereby certifies the following:

- 1. Affiant, Peter L. Brady, the Manager of SARTRE, LLC CA, is a Managing Member of AuctionFlo, LLC and the custodian of the minutes of the meetings of the shareholders and directors of the Company.
- 2. No dissolution, bankruptcy or insolvency proceedings with respect to this Company have commenced.
- 3. The Company is a duly formed, valid existing Company in good standing under the laws of the State of Nevada, and attached to this affidavit and incorporated herein is a certificate of good standing showing the Company to be Current.
- 4. The following persons hold offices in the Company which are designated beside their respective names:

<u>OFFICER</u>	<u>NAME OF INCUMBENT</u>
Managing Member	Peter L. Brady

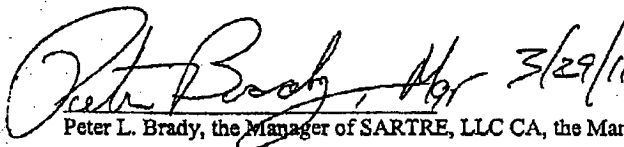
5. The following is a true copy of a Resolution adopted by all the shareholders and directors of the Company, which Resolution was duly entered in the minutes of the meeting book of the minutes of the Company, and the Resolution is in conformity with the applicable laws of the Company and is in full force and effect:

RESOLVED, that the Company is duly authorized to execute all documentation to effectuate the Purchasing, Conveyance and Selling of real property, which is the purpose of the Company.

FURTHER RESOLVED that Peter L. Brady, the Manager of SARTRE, LLC CA, the Managing Member of AuctionFlo, LLC has hereby authorized and directed Jerry P. Hartman or John Bloomer to execute and deliver on behalf of the Company such documents as may be necessary or required in order to fulfill the purpose of the company. These documents should include purchase contracts, sales contracts, deeds, addendums and amendments to such and closing instructions. Once real property is acquired and owned by the company, directing funds or proceeds from the sale of such real property is excluded from this resolution. Only the Managing Member, not its agents, has the authority to accept proceeds from the sale of property per this Resolution.

FURTHER RESOLVED, that the only officer, Peter L. Brady has indicated his consent to such Resolution as the Managing Member.

6. That the undersigned Managing Member certifies that the foregoing resolution was duly and regularly enacted in accordance with the Articles of Organization and bylaws of the Company. That the resolution is in full force and effect as of the date of this Certificate and has not been altered modified or rescinded.

 3/29/11
 Peter L. Brady, the Manager of SARTRE, LLC CA, the Managing Member