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Division of Corporations  
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Division of Corporations  
Fax Number : (850)617-6383

From:

Account Name : CORPORATE CREATIONS INTERNATIONAL INC.  
Account Number : 110432003053  
Phone : (561)694-8107  
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LLC AMND/RESTATE/CORRECT OR M/MG RESIGN  
SANFER LLC

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TALLAHASSEE, FLORIDA

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### STATEMENT OF AUTHORITY

Pursuant to section 605.0302(1), Florida Statutes, this limited liability company submits the following statement of authority:

**FIRST:** The name of the limited liability company is: SANFER LLC

**SECOND:** The Florida Document Number of the limited liability company is: L13000076184

**THIRD:** The street address of the limited liability company's principal office is:

260 Crandon Blvd.

Suite C-42

Key Biscayne, FL 33149

The mailing address of the limited liability company's principal office is:

P.O. Box 490219

Key Biscayne, FL 33149

**FOURTH:** This statement of authority grants or sets limitations of authority on all persons having the status or position of a person in a company, whether as a member, transferee, manager, officer or otherwise or to a specific person on the following:

1. May execute an instrument transferring real property held in the name of the company.

a. Granted to: Nicholas Stanham as Authorized Signatory to execute all documents related to the sale of 320 W. Palmwood LN., Key Biscayne, FL

b. No authority granted to: \_\_\_\_\_

2. May enter into other transactions on behalf of, or otherwise act for or bind, the company.

a. Granted to: Nicholas Stanham as Authorized Signatory

b. No authority granted to: \_\_\_\_\_

Signature of authorized representative

Gonzalo Fernandez Castano

Typed or printed name of signature

Filing Fee: \$25.00

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**CERTIFICATE OF MEMBER'S AND MANAGERS' RESOLUTION**

The undersigned hereby certifies that the following is a true copy of Resolutions duly adopted by the sole Member and Manager of **SANFER LLC, a Florida limited liability company** ("the Company"), at a meeting duly held on October 21, 2020, where a full quorum was present, and duly entered in the minutes of said meeting in the book of minutes of the Company, and that said Resolutions are in conformity with the Articles of Organization of the Company, and that they are in full force and effect. The Company does not have a valid Operating Agreement in effect.

**RESOLVED:** The Company is duly organized, validly existing Company in good standing under the laws of the State of Florida, and was in good standing at the time of the acquisition of the property, at the present time, and at the time of the sale to Javier Casillas and Elaine Marie Casillas.

**FURTHER**

**RESOLVED:** That the Company through its designated manager is hereby authorized to sell and convey the following legally described real property that is also known as and located at 320 W. Palmwood Lane, Key Biscayne, FL 33149 ("Property")

Lot 3, Block 13 of THIRD ADDITION TO TROPICAL ISLE HOMES, according to the Plat thereof as recorded in Plat Book 50, at Page 83, of the Public Records of Miami-Dade County, Florida.

**FURTHER**

**RESOLVED:** That Gonzalo Fernandez Castano as sole Member and Manager of the Company hereby authorizes Nicholas Stanham as Authorized Signatory of the Company, acting alone, to execute any and all documents necessary including, but not limited to, the HUD-1 Settlement Statement, Warranty Deed, Bill of Sale, affidavits, assignments, closing agreements and any other documents related thereto to effect the sale and conveyance of the Property.

**FURTHER**

**RESOLVED:** That there are no bankruptcy or insolvency proceeding, voluntary or involuntary, threatened or pending against the Company in any court, and that there are no grounds upon which any court proceeding could be filed against the Company.

**FURTHER**

**RESOLVED:** That the undersigned member and manager certifies that the foregoing resolution was duly and regularly enacted at a meeting of the member and managers called for that purpose and held in accordance with the regulations of the Company; and that the resolution is in full force and effect as of the date of this Certificate and has not been altered, modified or rescinded.

DATED this 21 day of October, 2020.

By:   
Gonzalo Fernandez Castano, Member and Manager.