GENERAL WARRANTY DEED

(LLC)

ETC-34537-25

THIS DEED, made and entered into on 19th September 2025, by and between

Sold Fast LLC, a Wyoming Limited Liability Company

whose address is: 2103 Parkway Drive, Saint Charles, MO 63304 in the County of Saint Charles, State of Missouri, GRANTOR,

E3R Homes LLC

whose address is: 1401 21st Street, Suite R, Sacramento, CA 95811 in the County of Sacramento, State of California, GRANTEE.

WITNESSETH, that Grantor, for and in consideration of the sum of One Dollar ($1.00) and other valuable considerations paid by Grantee, the receipt of which is hereby acknowledged, does by these presents GRANT, BARGAIN AND SELL, CONVEY AND CONFIRM unto the Grantee, the following described Real Estate, situated in County of the Saint Louis, State of Missouri, to-wit:

Legal Description

Lot 3 of De Porres, a subdivision in St. Louis County, Missouri, according to the plat thereof recorded in Plat Book 50 page 29 of the St. Louis County Records.

Parcel: 14L520278

Property Address: 3010 De Porres Lane
Breckenridge Hills, MO 63114

TO HAVE AND TO HOLD the same, together with all rights and appurtenances to the same belonging, unto the Grantee, and to the heirs and assigns of grantee forever. Grantor hereby convenanting that it and its successors, shall and will **WARRANT AND DEFEND** the title to the premises unto the Grantee, and to their heirs and assigns of Grantee forever, against the lawful claims of all persons whomsoever, excepting, however, the general taxes for the calendar year 2025 and thereafter, and special taxes becoming a lien after the date of this deed.

IN WITNESS WHEREOF, Grantor has caused these presents to be signed by its seal affixed.

GRANTOR:

Sold Fast LLC

BY: Ryan Dossey, member

Ryan Dossey
Member

STATE OF Texas

COUNTY OF Denton

On this 19th day of September, 2025, before me appeared Ryan Dossey, to me personally known, who being by me duly sworn did say that he/she/they is/are the Member of Sold Fast LLC and that the said instrument was signed on behalf of said limited liability company by authority of its Members and said, acknowledged said instrument to be the free act and deed of said limited liability company.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State the day and year first above written.

Brock Repec

Notary Public

My term Expires: 08/18/2029

NOTARY PUBLIC STATE OF TEXAS

Brock Repec

ID NUMBER
13327757-7
COMMISSION EXPIRES
August 18, 2029

Electronically signed and notarized online using the Proof platform.