

**IN THE CIRCUIT COURT OF THE  
THIRTEENTH JUDICIAL CIRCUIT  
IN HILLSBOROUGH COUNTY, FLORIDA  
- CIVIL DIVISION -**

**OFFICE OF THE ATTORNEY GENERAL,  
STATE OF FLORIDA,  
DEPARTMENT OF LEGAL AFFAIRS,**

Plaintiff,

v.

**CASE NO: 22-CA-9958**

**MV REALTY PBC, LLC, a Florida limited  
liability company, AMANDA J. ZACHMAN  
f/k/a AMANDA ZUCKERMAN, an individual,  
ANTONY MITCHELL, an individual,  
DAVID MANCHESTER, an individual,**

Defendants.

---

**CONSENT FINAL JUDGMENT AS TO MV REALTY PBC, LLC**

Plaintiff, Office of the Attorney General, State of Florida, Department of Legal Affairs (“Attorney General”), and Defendant, MV Realty PBC, LLC (“MV Realty” or “Defendant”), have agreed to and consent to entry of this Consent Final Judgment (“Consent Judgment”) and the findings set forth below. The Court having reviewed the Consent Judgment, and upon consideration of the papers filed and consent of the parties hereto, it is hereby **ORDERED** and **ADJUDGED**:

The Consent Judgment is hereby entered as indicated below in favor of the Attorney General, 3705 E. Frontage Road, Suite 325, Tampa, FL 33607 and against MV Realty PBC, LLC (FEIN: 47-1516755), a Florida limited liability company.

## **I. JURISDICTION & BACKGROUND**

1.1 The Attorney General and Defendant (collectively, the “Parties”) agree that this Court has subject matter jurisdiction over this matter, jurisdiction over the Parties, and continuing jurisdiction over this matter and the Parties. This Court has jurisdiction to order and enforce the relief provided herein.

1.2 The Attorney General filed a Complaint in this action for injunctive relief, restitution, civil penalties, attorney’s fees and costs, and other statutory and equitable relief (“Complaint”) as set forth in the Complaint.

1.3 This Consent Judgment does not affect, change or amend the terms of this Court’s prior Orders, including but not limited to, this Court’s Order on Cross-Motions for Summary Judgment dated September 24, 2024, and this Court’s Partial Summary Judgment on Injunctive Relief Order dated February 12, 2025. All findings, decisions and injunctive relief entered by this Court expressly survive the conclusion of the litigation and are incorporated into this Consent Judgment as if fully restated herein.

## **II. GENERAL PROVISIONS**

2.1 Agreement. The Parties have agreed on a basis for settlement of the matters alleged in the Complaint. Further, the Parties agree to entry of this Consent Judgment without the need for trial, discovery in this action, or additional adjudication of any issue of law or fact, and waive entry of findings of fact and conclusions of law and any hearing on the entry of this Consent Judgment. Defendant has entered into this Consent Judgment freely and neither admits nor denies any allegation in the Complaint, except that for purposes of this Consent Judgment, Defendant admits the facts necessary to establish the Court's jurisdiction over Defendant.

2.2 Defendant expressly acknowledges that it has obtained or had the opportunity to obtain the advice and counsel of an independent attorney of its choosing to assist in the negotiation and preparation of this Consent Judgment. Defendant has read this Consent Judgment, is aware of its terms, has voluntarily agreed to and signed this Consent Judgment, and is able to abide by the provisions of this Consent Judgment. Further, Defendant acknowledges that to the extent it has waived any rights or defenses by entry into this Consent Judgment, such waiver was made voluntarily and with full knowledge of the ramifications of such waiver. Defendant further acknowledges that a violation of this Consent Judgment may

result in the specific relief provided for herein, or as a matter of law if not specifically addressed and provided for herein.

2.3 Waiver/Release. The Attorney General and Defendant waive all rights to seek appellate review, rehearing, or otherwise to challenge or contest the validity of this Consent Judgment. The Parties further agree that the pending appeal between them in Second District Court of Appeal case number 2D2025-0356 shall be dismissed upon execution of this Consent Judgment. The Parties further waive and release any and all claims they may have against each other, including their respective current and former employees, agents, officers, directors, affiliates, members, and attorneys related to this action and Consent Judgment. Defendant agrees that this paragraph does not limit the Attorney General's right to pursue any and all claims not related to the subject of the Complaint.

2.4 Compliance with Law. Nothing herein relieves Defendant of its duty to comply with applicable laws of the State of Florida and all federal or local laws, regulations, ordinances and codes, nor constitutes authorization by the Attorney General for Defendant to engage in acts and practices prohibited by such laws.

2.5 Non-Approval of Conduct. Nothing herein constitutes approval by the Attorney General of Defendant's past or future practices. Defendant shall not make any representation to the contrary regarding this Consent Judgment or use the name of the Office of the Attorney General, State of Florida, Department of Legal Affairs,

or any of its current or former employees or representatives as an endorsement or approval of Defendant's acts, practices or conduct of business.

2.6 Preservation of Private Claims and Other Law Enforcement Action.

Nothing herein shall be construed as a waiver or release of any private rights, causes of action or remedies of any person against Defendant with respect to the acts and practices covered by this Consent Judgment. Nothing herein shall be construed to limit or bar any other governmental entity, or any other unit of the Attorney General's Office, from pursuing other available remedies against any Defendant for violation of laws, other than that alleged in the Complaint.

2.7 Use of Settlement as Defense. Nothing herein shall be interpreted to prevent the Attorney General from taking enforcement action to address any conduct of the Defendant that the Attorney General believes to be a violation of the law that is unrelated to the conduct alleged in the Complaint.

2.8 Effective Date. "Effective Date" shall mean the date this Consent Judgment is signed by the Circuit Court Judge.

2.9 No Bond Required. Pursuant to Section 60.08, Florida Statutes, the Attorney General is not required to post a bond to obtain permanent injunctive relief under Section 501.207, Florida Statutes.

2.10 No Avoidance of Judgment. Defendant agrees that it shall not effect any change in the form of doing business or the organizational identity of MV Realty

or create any new business entities for the purpose of avoiding the terms and conditions set forth in this Consent Judgment. In the event that MV Realty is sold, assigned, or transferred to a third-party, a copy of this Consent Judgment shall be provided to said purchaser, assignee, or transferee.

2.11 Full and Final Statement. Further, the Parties acknowledge that this Consent Judgment constitutes the final, complete, and exclusive statement of the Parties' agreement on the matters contained in this Consent Judgment, and it supersedes all previous negotiations and agreements. Other than any representation expressly stated in this Consent Judgment, the parties have not made any promises, representations or warranties to each other, and neither party's decision to enter into this Consent Judgment is based upon any statements by the other party outside of those reflected in this Consent Judgment.

2.12 Stipulated Definitions. For purposes of this Consent Judgment, the following definitions apply:

- a. "Florida Consumer" means a consumer who entered into a Homeowner Benefit Agreement with the Defendant, whose residential real property has been the subject of a Homeowner Benefit Agreement or Memorandum of Homeowner Benefit Agreement located in the State of Florida.

- b. “Homeowner Benefit Agreement” or “HBA” means the Homeowner Benefit Agreement offered by Defendant to Florida Consumers, and it includes all iterations of Homeowner Benefit Agreements including but not limited to the OptListing Agreement, and the Homeowner Advantage Agreement.
- c. “Memorandum” or “Memoranda” means the Memorandum of Homeowner Benefit Agreement that was recorded in public property records in connection with each Florida Consumer.
- d. “Promotion Fee” means the consideration paid to Florida Consumers when such Florida Consumers entered into an HBA.
- e. “Early Termination Fee” means the fee paid to MV Realty pursuant to Section 3 of the HBA when a Florida Consumer’s home is transferred or in some cases refinanced without MV Realty being paid a commission.
- f. “Termination of Memorandum(a)” or “Termination” means the document recorded in the Florida official records by MV Realty to terminate the Memorandum in connection with a Florida Consumer. Pursuant to the agreement of the Parties, Defendant agrees that each future Termination will be in the “Version 1” form and format that is contained in the Agreed Motion to Postpone Order to Show Cause

Hearing, Docket Number 814, of the above-captioned litigation, an exemplar of which is attached hereto as **Exhibit A**.

- g. “Commissions” means commissions for the provision of real estate services that have previously been collected from Florida Consumers who executed Homeowner Benefit Agreements.
- h. “Rescission Fees” means monies paid by Florida Consumers to rescind or cancel a Homeowner Benefit Agreement.
- i. “Telemarketing” means a plan, program, or campaign conducted to induce the purchase of goods or services, by use of one or more telephones, in connection with any for-profit consumer-facing residential real estate business prohibited by applicable state or federal telemarketing statutes or regulations. ‘Telemarketing’ does not include:
  - (a) calls made to an existing customer with whom the caller has a current business relationship; (b) calls initiated by a consumer in response to the consumer’s express request; (c) purely informational or customer-service calls that do not include a sales solicitation; or (d) calls made for purposes other than the sale of goods or services. For the purposes of this Consent Judgment, telephone calls made in the ordinary course of business for the purpose of effectuating any non-residential real estate brokerage business that is not the subject of this



Consent Judgment or is not prohibited by law will not constitute Telemarketing. For the avoidance of doubt, only those calls prohibited by this Consent Judgment or any applicable state or federal telemarketing statutes or regulations shall be deemed disallowed under this definition.

- j. “Non-Monetary” means any requirement(s) contained in this Consent Judgment that does not consist of payment of money.

## **ORDER**

### **III. PERMANENT INJUNCTIVE RELIEF**

3.1 The COURT HEREBY permanently enjoins MV Realty PBC, LLC from conducting any HBA business within the State of Florida with Florida Consumers, except for the purpose of winding down activities in accordance with Florida law, including to effect the terms of this Consent Judgment or any other judgment. The relief in this paragraph does not apply to the activities of Defendant in any state outside of Florida. Furthermore:

- a. Defendant shall make no further effort to collect Promotion Fees previously paid to any Florida Consumer in connection with the

HBA and will not attempt to collect Early Termination Fees, Commissions, or Rescission Fees from Florida Consumers;

- b. The HBAs and Memoranda of HBAs are wholly unenforceable against Florida Consumers. Accordingly, Defendant possesses no rights, interests, or privileges arising out any HBA entered between Defendant and Florida Consumers;
- c. Defendant has not and will not assign or otherwise transfer its rights, interests, and privileges in any HBA entered into with Florida Consumers to any third party; although nothing herein prevents Defendant from pursuing any claims in connection with or against any parties other than against any Florida Consumer, other than in connection with the defense of any claim made by any such Florida Consumer;
- d. Every Memorandum pertaining to a Florida Consumer has been terminated in the Florida official property records by a Termination of Memorandum, which Defendant represents has already occurred. To the extent that any Memorandum of HBA pertaining to a Florida Consumer has not been recorded by any Florida public property records custodian, such Florida Consumer can record a Termination of Memorandum in the form attached hereto as

**Exhibit A** with the requisite property related detail, and Defendant shall have no objection to such Termination of Memorandum and shall take all reasonable steps to facilitate and not hinder the recordation of such Termination of Memorandum.

3.2 Notice of change in information: For a period of two (2) years from the Effective Date, Defendant shall notify the Attorney General of the following within ten (10) days of the occurrence of any changes in Defendant's mailing address, email address, and telephone number, which shall be a street address and not a post office or other mail box; any changes in Defendant's name or use of any fictitious names; or any filing of a bankruptcy petition.

#### **IV. MONETARY RELIEF**

Subject to the terms of Sections 4.5 and 4.10 below:

4.1 Disgorgement against MV Realty. Judgment is hereby entered against MV Realty, in the amount of SIX MILLION DOLLARS (\$6,000,000.00) ("Disgorgement Amount").

4.2 Penalties against MV Realty. Judgment is hereby entered against MV Realty, in the amount of TEN MILLION DOLLARS (\$10,000,000.00) for civil penalties in this matter ("Penalties").

4.3 Attorney's Fees and Costs against MV Realty. Judgment is hereby entered against MV Realty in the amount of TWO MILLION DOLLARS

(\$2,000,000.00) for Attorney's Fees and Costs in this matter ("Attorney's Fees and Costs").

4.4 Final Judgment Amount against MV Realty. Judgment is hereby entered against Defendant MV Realty in the total amount of EIGHTEEN MILLION DOLLARS (\$18,000,000.00) ("MV Judgment Amount"), payable for Disgorgement Amount, Penalties and Attorney's Fees and Costs.

4.5 Suspension and Payment. Due to Defendant's inability to pay as of the Effective Date, as demonstrated by the sworn Financial Affidavit and supporting documents provided to the Attorney General by Defendant, and in consideration of MV Realty's bankruptcy proceeding filed on or about September 2022, in the Southern District of Florida, Case No. 23-17590-EPK, the Attorney General agrees to suspend FIFTEEN MILLION DOLLARS (\$15,000,000.00) of the MV Judgment Amount (the "Suspended MV Judgment Amount"), and Defendant MV Realty shall be required to pay THREE MILLION AND NO/100 DOLLARS (\$3,000,000.00) (the "Payment Amount") FOR WHICH LET EXECUTION ISSUE FORTHWITH as to the Payment Amount. The Attorney General's agreement to accept the Payment Amount and to suspend the collection of the Suspended MV Judgment Amount is expressly premised upon the following:

- Defendant's inability to pay the Suspended MV Judgment Amount.

- Defendant's representations made previously and made herein that Defendant is unable to pay or otherwise provide money, property or assets to satisfy, in whole or in part, the MV Judgment Amount, as well as representations made by Antony Mitchell, David Manchester and Amanda Zachman (the "Individual Defendants"), each or collectively, that they are unable to pay or otherwise provide money, property or assets to satisfy, in whole or in part, the judgments entered herein. The Parties agree that such inability to pay is sufficiently evidenced by the represented financial condition of Defendant and each Individual Defendant as has been disclosed to the Attorney General;
- Defendant's future compliance with this Consent Judgment's injunctive terms and all other non-monetary terms;
- The Payment Amount shall be paid by MV Realty to the Attorney General per the payment instructions included herein.
- In the event that the Payment Amount is not paid by MV Realty, the suspension of the MV Judgment Amount will be lifted without further action by this Court, and the full Suspended MV Judgment Amount shall be due and owing to the Attorney General from Defendant MV Realty, minus any amount received by the Attorney General by or on behalf of Defendant, subject to Section 4.9, below.

- Defendant stipulates that it has not previously and will not in the future conceal, transfer or convey assets of any type (whether monetary, personal property, real property or otherwise) to any other third person or entity as a means to influence the terms of this Consent Judgment, avoid enforcement of the Consent Judgment.

4.6 The truth, accuracy and correctness of Defendant's and the Individual Defendants' representations to the Attorney General provided or at the time of the signing of this Consent Judgment and the stipulations and agreements contained herein are the material information that the Attorney General has relied upon in negotiating the terms of this Consent Judgment.

4.7 The Attorney General shall allocate and distribute any portion of the Payment Amount received pursuant to this Consent Judgment as the Attorney General determines is reasonable and in its sole business judgment and to the extent funds are distributed to consumers, such funds may be provided to consumers who transacted with, or otherwise did business with MV Realty. Any portion of the Payment Amount received pursuant to this Consent Judgment may be used for purposes that may include, but are not limited to, consumer relief, attorney's fees, and other costs of investigation and litigation, or be placed in, or applied to, any consumer protection enforcement or revolving fund, future consumer protection

enforcement or litigation, consumer education, or for other uses permitted by state law, at the sole discretion of the Attorney General.

4.8 Payment Method. The Payment Amount shall be made by wire transfer, cashier's check, money order, or other certified funds by MV Realty payable to the "Department of Legal Affairs" and delivered to the Office of the Attorney General, State of Florida, Department of Legal Affairs, to the attention of Ellen Lyons, Special Counsel, 3507 E. Frontage Road, Suite 325, Tampa, FL 33607.

4.9 Monetary Default. MV Realty has agreed, and it is hereby ordered that failure to make the Payment Amount of \$3,000,000.00 required by this Consent Judgment by June 30, 2026 shall constitute a default ("Monetary Default") by MV Realty and shall trigger the Attorney General's entitlement to the \$18,000,000.00 MV Judgment Amount, reduced by any payment received. In the event of a Monetary Default, Defendant MV Realty may make the following payments to satisfy the \$18,000,000.00 MV Judgment Amount as a default payment schedule: FOUR MILLION DOLLARS AND ZERO CENTS (\$4,000,000.00) (reduced by any payments received, and exclusive of interest) shall be immediately owed and paid by Defendant. Beginning sixty (60) days after the Monetary Default, and every sixty (60) days thereafter, the amount owed and paid shall increase by \$500,000.00, up to a maximum of the full \$18,000,000.00 (in each case reduced by any payments received, exclusive of interest). The Attorney General may seek immediate entry of

judgment for the full \$18,000,000.00 MV Judgment Amount, but MV Realty shall receive credit and reduction, exclusive of interest, consistent with this default payment schedule; however, such monetary judgment shall be deemed satisfied, released, and of no further force or effect upon Defendant's full and final payment of the amount then-due under the default payment schedule. Notwithstanding the above, the Attorney General shall be entitled to entry of an amended suspended judgment for the difference between \$18,000,000.00 and the amount paid, exclusive of interest, by MV Realty. As an example, if MV Realty pays \$6,000,000.00, exclusive of interest, pursuant to the default payment schedule, the Attorney General shall be entitled to entry of an amended suspended judgment in the amount of \$12,000,000.00. Time is of the essence in the performance of all terms and conditions of this Consent Judgment, and interest computed at the statutory rate pursuant to Section 55.03, Florida Statutes, will immediately begin to accrue on any unpaid balance due and owing and will be rendered immediately due and payable as required by this Consent Judgment upon Monetary Default. In the event of Monetary Default, MV Realty shall owe a penalty of ONE HUNDRED DOLLARS (\$100.00) per day to the Attorney General for any payment required by this Consent Judgment that arrives more than ten (10) days late, subject to the default payment schedule above. Payment of the Payment Amount pursuant to the terms of this



Consent Judgment shall not relieve the Defendant from other Non-Monetary obligations under this Consent Judgment.

4.10 It is further ordered and adjudged that Defendant shall complete and return the Florida Rule of Civil Procedure Form 1.977 (Fact Information Sheet) under oath, including all required attachments within thirty (30) days of the Effective Date. Notice to any of the parties to this Consent Judgment, as may be required, shall be made as indicated in Section 4.8 above at the addresses set forth below or provided by Defendant to the Attorney General in the above-referenced Fact Information Sheet(s) or as required due to a change of address, as follows:

To the Defendant:

**MV Realty PBC, LLC**  
219 N. Dixie Blvd.  
Delray Beach, FL 33444  
Email: legal@homesatmv.com

**Note:** Any Notice to Defendant should also be sent with copy to its counsel via hard copy and email at:

**Angela C. de Cespedes, Esq.**  
**John C. Gekas, Esq.**  
**Saul Ewing LLP**  
701 Brickell Avenue, 17<sup>th</sup> Floor  
Miami, FL 33131  
Email: angela.decespedes@saule.com  
Email: john.gekas@saule.com

To the Attorney General:

**Ellen Lyons, Special Counsel,  
Office of the Attorney General  
Consumer Protection Division  
3507 East Frontage Road, Suite 325  
Tampa, FL 33607**

4.11 MV Realty further agrees to the extent permitted by applicable law not to object to or otherwise dispute any claim for non-dischargeability of any amount due pursuant to this Consent Judgment or any Amended Consent Judgment in any voluntary or involuntary bankruptcy proceeding. In any bankruptcy proceeding relating to the non-dischargeability of any amount due pursuant to this Consent Judgment or any Amended Consent Judgment, MV Realty agrees to the extent permitted by applicable law that the facts alleged in the Complaint establish all elements necessary to find that any amount due pursuant to this Consent Judgment, or any Amended Consent Judgment, is not subject to discharge pursuant to Section 523(a)(2)(A) of the Bankruptcy Code, and this Consent Judgment will have collateral estoppel effect for such purposes.

4.12 In the event that Defendant files for Bankruptcy or an involuntary bankruptcy proceeding is commenced, Defendant agrees that Attorney General shall be entitled to file a claim for any amount due pursuant to this Consent Judgment, or any amendments thereof. Defendant agrees that to the extent permitted by applicable law any amount due pursuant to this Consent Judgment, or any amendment thereof,

by Defendant or any penalties imposed upon a subsequent violation of this Consent Judgment by Defendant is not subject to discharge under the Bankruptcy Code pursuant to 11 U.S.C. § 523(a)(7).

#### **VI. SEVERABILITY**

IT IS FURTHER ORDERED that the provisions of this Consent Judgment are separate and severable, and if any provisions are stayed or determined to be invalid, the remaining provisions shall remain in all force and effect.

#### **VII. RETENTION OF JURISDICTION**

IT IS FURTHER ORDERED that this Court shall retain jurisdiction over this matter for all purposes, including to enforce the terms of this Consent Judgment and to enter any further Orders as may be necessary to ensure compliance with this Consent Judgment, which may result in additional injunctive relief, contempt, civil and/or criminal proceedings as the law may allow.

#### **VII. FINAL DISPOSITION**

IT IS FURTHER ORDERED that this Consent Judgment shall act as the final disposition of this matter as to Defendant, subject to reopening for enforcement, modification or construction as the law may allow.

*[Remainder of this page intentionally left blank.]*

**MV REALTY PBC, LLC**

Agreed to and signed this 17<sup>th</sup> day of December, 2025, by the below-stated person who states and affirms as follows:

**BY MY SIGNATURE**, I, ANTONY MITCHELL, hereby affirm that I am acting in my capacity and within my authority over MV REALTY PBC, LLC, a Florida limited liability company, as Chief Executive Officer, and that I have the full authority to bind MV REALTY PBC, LLC, a Florida limited liability company, to the terms and conditions of this Consent Final Judgment.

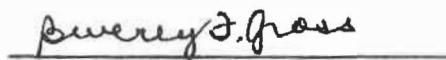


**ANTONY MITCHELL, as Chief Executive Officer of MV REALTY PBC, LLC**

STATE OF FLORIDA           )  
COUNTY OF PALM BEACH )

**BEFORE ME**, an officer duly authorized to take acknowledgments in the State of Florida, ANTONY MITCHELL personally    virtually ☒ appeared as Chief Executive Officer of MV REALTY PBC, LLC, a Florida limited liability company. He acknowledged before me that he executed the foregoing instrument for the purposes therein stated on the 17<sup>th</sup> day of DECEMBER, 2025.

Subscribed to before me this 17<sup>th</sup> day of DECEMBER, 2025.



Notary Public  
Personally known ☒  
OR Produced Identification #                       
Type of Identification Produced                     

[NOTARIAL SEAL]



BEVERLY F. GROSS  
Notary Public  
State of Florida  
Comm# HH207708  
Expires 4/5/2026

**OFFICE OF THE ATTORNEY GENERAL,**  
**STATE OF FLORIDA, DEPARTMENT OF LEGAL AFFAIRS**


**JAMES UTHMEIER**  
**ATTORNEY GENERAL**

Dated this 17<sup>th</sup> day of Dec., 2025.

Dated this 18 day of Dec, 2025.

By: 

ELLEN LYONS, FBN 57819  
Special Counsel, Assistant  
Attorney General  
Office of the Attorney General  
Department of Legal Affairs  
3507 East Frontage Road, #325  
Tampa, Florida 33607  
Telephone: (813) 287-7950  
Facsimile: (813) 281-5515

By: 

VICTORIA BUTLER  
Director, Consumer Protection Div.  
Office of the Attorney General  
Department of Legal Affairs  
3507 East Frontage Road, #325  
Tampa, Florida 33607  
Telephone: (813) 287-7950  
Facsimile: (813) 281-5515

**ORDERED AND ADJUDGED** in chambers in Hillsborough County,  
Florida, this \_\_\_\_ day of \_\_\_\_\_, 2025.

Electronically Conformed 12/19/2025  
Darren D. Farfante

By: \_\_\_\_\_

Circuit Court Judge

Conformed copies to:

All counsel of record

**EXHIBIT A**

Prepared Under the Supervision of:

**TERMINATION OF MEMORANDUM OF [AGREEMENT]**

**THIS TERMINATION OF MEMORANDUM OF [AGREEMENT]** (this “**Termination**”), made as of [Date], by MV REALTY PBC, LLC, a Florida limited liability company, and/or its assigns or designees, whose address is 219 N Dixie Blvd Delray Beach, Florida 33444 (“**The Company**”).

On [Date of Agreement], Company and [Property Owner], whose address is [Property Address] (“**Property Owner**”) entered into a certain [Agreement], (the “**Agreement**”), and, as a result thereof, recorded that certain Memorandum of [Agreement] in the Public Records of [County] (the “**Recorder’s Office**”) on [Date] Recorded in Official Records Book \_\_\_\_\_, Page \_\_\_\_\_, under Instrument #: \_\_\_\_\_.

**THE MEMORANDUM IS HEREBY TERMINATED AND OF NO FURTHER FORCE OR EFFECT AND THE PROPERTY DESCRIBED THEREIN IS RELEASED FROM THE EFFECT, RESTRICTION AND ENCUMBRANCE OF THE AGREEMENT.**

This Termination is intended to be recorded in the Public Records of [County], Florida.

IN WITNESS WHEREOF, The Company has caused this Termination to be duly executed as of the date first above written.

[Continued on the following page.]

**THE COMPANY:**

MV REALTY PBC, LLC, a Florida limited liability  
Company

By: \_\_\_\_\_

Name:

Title:

STATE OF FLORIDA

) ss: \_\_\_\_\_

COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me by means of physical presence notarization, this \_\_\_\_ day of \_\_\_\_\_, 202\_\_, by \_\_\_\_\_, who is \_\_\_\_\_ and who upon oath is acknowledged to be the Officer of MV Realty PBC, LLC, the within named bargainor, and that as such officer/manager/member/partner, being duly authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the entity as such.

\_\_\_\_\_  
NOTARY PUBLIC

My Commission expires: \_\_\_\_\_

[NOTARIAL SEAL]