

Reward Florida LLC, Trustee of the
Lareece Long Family Florida Land Trust,
Plaintiff

vs.

Melde De Rutledge Jr.
Defendant

IN THE COUNTY COURT OF THE 15th
JUDICIAL CIRCUIT IN AND FOR PALM
BEACH COUNTY, FLORIDA

Case No 50-2025-CC-018057

AFFIDAVIT OF NON-COMPLIANCE

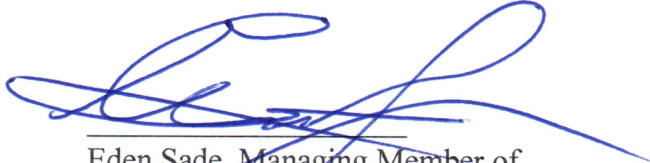
STATE OF FLORIDA

COUNTY OF BROWARD

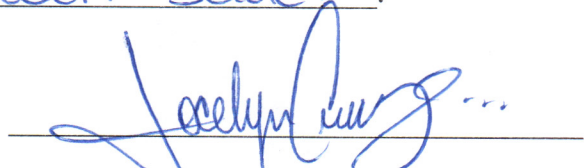
BEFORE ME, the undersigned authority, personally appeared Eden Sade, the Managing Member of Reward Florida LLC, who is personally known to me and who did take oath, and stated:

1. That I am the Managing Member of the Plaintiff, Reward Florida LLC.
2. That on November 5, 2025, Reward Florida LLC filed an Unlawful Detainer action against the Defendant, Melde De Rutledge Jr.
3. That on January 20, 2026, the Plaintiff and the Defendant entered into the third Stipulation Agreement.
4. Section Eight (8) of the Agreement states in part "Time is of the essence for all obligations under this Stipulation. Closing shall occur on or before March 1, 2026, no later than 4:00 p.m. Eastern, with the Balance and all required closing funds received and collected by the Closing Agent by that deadline.
5. As a result of the Defendant failing to close, he violated the Settlement Agreement.
6. Pursuant to Section Eleven (11) of the Agreement, the Plaintiff has the right to seek relief from the Court.

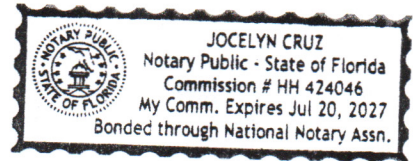
- 7. The Plaintiff is requesting that the Court enter a Final Judgment of Unlawful Detainer against the Defendant removing him from the property.
- 8. That the Statements contained in this stipulation and true and correct.


Eden Sade, Managing Member of
Reward Florida LLC

Sworn to and subscribed before me by means of physical presence or online notarization this 3rd day of March, 2026, by Eden Sade.


Signature of Notary Public – State of Florida

Jocelyn Cruz
Printed Name of Notary Public



Personally Known ___ OR Produced Identification X

Type of Identification Produced: FL DL.

My Commission Expires: 07/20/2027.