


2006 FOR PROFIT CORPORATION ANNUAL REPORT

FILED
Mar 27, 2006 8:00 am
Secretary of State

03-27-2006 90238 037 ***158.75

DOCUMENT # 487639 1. Entity Name VAUGHN REALTY CORPORATION					
Principal Place of Business 2750 DORA AVENUE TAVARES, FL 32778 US			Mailing Address PO BOX 1487 MOUNT DORA, FL 32757 US		
2. Principal Place of Business		3. Mailing Address			
Suite, Apt. #, etc.		Suite, Apt. #, etc.			
City & State		City & State			
Zip	Country	Zip	Country		
6. Name and Address of Current Registered Agent				7. Name and Address of New Registered Agent	
VAUGHN, STEPHEN C 2750 DORA AVENUE TAVARES, FL 32778				Name Street Address (P.O. Box Number is Not Acceptable) City <div style="display: flex; justify-content: space-between;"> FL Zip Code </div>	
8. The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida. I am familiar with, and accept the obligations of registered agent. SIGNATURE: <i>Stephen C. Vaughn</i> (NOTE: Registered Agent signature required when reinstating) <div style="text-align: right;">3-23-06</div>					
FILE NOW!!! FEE IS \$150.00 After May 1, 2006 Fee will be \$550.00			9. Election Campaign Financing Trust Fund Contribution. <input type="checkbox"/> \$5.00 May Be Added to Fees		
10. OFFICERS AND DIRECTORS			11. ADDITIONS/CHANGES TO OFFICERS AND DIRECTORS IN 11		
TITLE	P <input type="checkbox"/> Delete		TITLE	<input type="checkbox"/> Change <input type="checkbox"/> Addition	
NAME	VAUGHN, SR, STEPHEN C		NAME		
STREET ADDRESS	1324 SYLVAN DRIVE		STREET ADDRESS		
CITY-ST-ZIP	MOUNT DORA, FL 32757		CITY-ST-ZIP		
TITLE	D <input type="checkbox"/> Delete		TITLE	<input type="checkbox"/> Change <input type="checkbox"/> Addition	
NAME	VAUGHN, ROBERT A		NAME		
STREET ADDRESS	2312 OVERLOOK DRIVE		STREET ADDRESS		
CITY-ST-ZIP	MOUNT DORA, FL 32757		CITY-ST-ZIP		
TITLE	<input type="checkbox"/> Delete		TITLE	<input type="checkbox"/> Change <input type="checkbox"/> Addition	
NAME			NAME		
STREET ADDRESS			STREET ADDRESS		
CITY-ST-ZIP			CITY-ST-ZIP		
TITLE	<input type="checkbox"/> Delete		TITLE	<input type="checkbox"/> Change <input type="checkbox"/> Addition	
NAME			NAME		
STREET ADDRESS			STREET ADDRESS		
CITY-ST-ZIP			CITY-ST-ZIP		
TITLE	<input type="checkbox"/> Delete		TITLE	<input type="checkbox"/> Change <input type="checkbox"/> Addition	
NAME			NAME		
STREET ADDRESS			STREET ADDRESS		
CITY-ST-ZIP			CITY-ST-ZIP		
12. I hereby certify that the information supplied with this filing does not qualify for the exemptions contained in Chapter 119, Florida Statutes. I further certify that the information indicated on this report or supplemental report is true and accurate and that my signature shall have the same legal effect as if made under oath; that I am an officer or director of the corporation or the receiver or trustee empowered to execute this report as required by Chapter 607, Florida Statutes; and that my name appears in Block 10 or Block 11 if changed, or on an attachment with an address, with an other like empowered.					
SIGNATURE: <i>Stephen C. Vaughn</i> SIGNATURE AND TYPED OR PRINTED NAME OF SIGNING OFFICER OR DIRECTOR			3-23-06 352-383-7187 Date Daytime Phone #		



ATTACHMENT

40038588

FLORIDA DEPARTMENT OF STATE
Division of Corporations

March 21, 2006

VAUGHN REALTY CORPORATION
PO BOX 1487
MOUNT DORA, FL 32757 US

SUBJECT: VAUGHN REALTY CORPORATION
Ref. Number: 487639

Thank you for your correspondence of March 6, 2006, which has been forwarded to me for response.

The fee to file the enclosed profit annual report is \$150.00. If a certificate of status is desired, please add an additional \$8.75.

Changes to your corporation can be made on the enclosed 2006 annual report.

An officer or director must sign the report.

If you have any questions concerning the filing of your document, please call (850) 245-6059.

Barbara Mitchell
Document Specialist

Letter Number: 606A00019096

ATTACHMENT

40038588

VAUGHN REALTY CORPORATION

1324 Sylvan Drive/P.O. Drawer 1487
Mount Dora, Florida 32757
(352)-383-7187 Cell (352)-223-0250

March 6, 2006

Florida Departments of State
Divisions of Corporations
P. O. Box 6327
Tallahassee, Florida 32314

Annual Report of: Vaughn Realty Corporation Document # 487639

Vaughn Realty has been working during the year of 2005 in primarily vacant land sales. In January we closed on 18 Acres on Lake Beauclair for the amount of \$400,000. In March of 2005 Vaughn Realty Corporation Co-Brokered a sale of 298 for our largest sale to date \$14,500,000.00. These sales have generated more requests for vacant land in our area.

John Cypherd joined Vaughn Realty and has been involved in working with a Co-Owner of 400 acres of Wet Land trying to put this acreage into a mitigation Bank in the S. W. part of Lake County.

Vaughn Realty opened a Branch Office at Black Bear Reserve, with Ashley Carson becoming a sales person for this office. Sales have been slow on this development. I believe it is due to two new developments opening in a better location. On May 24th we closed on a small muck farm which Stephen Vaughn handled. In August our president Stephen Vaughn was hospitalized for 21 days, which required a recovery time of several months. Please see attached minutes of February 2005. This preparation was made in order to cover such situations, in the event this action was ever needed. Our president has been in rehab for the past 90 days trying to overcome his long period of recovery.

In October Emily Walker received her realtor sales person license, and joined our realty bring a sale with her. This makes all three new sales people independent sales persons. All they will receive 80% of the commission with 20% going to Vaughn Realty. The Corporation will not pay any dues, or advertise their listings. Our president spent 7 or 8 months working with Ellsworth Gallimore to secure all permits on his land on state Road 44 in Eustis. 2006 looks like a slowing down year for our Real Estate Company.

Vaughn Realty Corporation Stephen C Vaughn Pres:

Date

3-6-06

see ATTACHMENT *

ATTACHMENT 40038588
#487639

MINUTES OF SPECIAL MEETING OF BOARD OF DIRECTORS AND
SHAREHOLDERS OF VAUGHN REALTY CORPORATION.

This meeting of the Shareholders and Board of Directors of Vaughn Realty Corp. was held on February 10, 2005 at 1324 Sylvan Drive, Mount Dora, Florida. The purpose of the meeting was to consider the appointment of a "BROKER OF RECORD" and also an "ATTORNEY OF RECORD" in the event of the death of Owner/Broker, STEPHEN C. VAUGHN, SR.

Vaughn motion made and unanimously carried, it was moved and approved that GLENN TYRE is named "BROKER OF RECORD" on behalf of Vaughn Realty Corp., and further that TIMOTHY P. HOBAN, P.A., be appointed as "ATTORNEY OF RECORD".

After discussion it was agreed that said "BROKER OF RECORD", GLENN TYRE, be appointed as a Director of the Corporation, with salary to be determined at a later date and depending upon circumstances and involvement.

There being no further business, the meeting was adjourned.

Those in attendance were as follows:

Shareholders:

Robert A. Vaughn
Stephen C. Vaughn Jr.

Directors and Officers:

President: Stephen C. Vaughn Jr.
Director: Robert A. Vaughn

3-6-06