

L03000010917

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

☐

PICK-UP

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WAIT

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MAIL

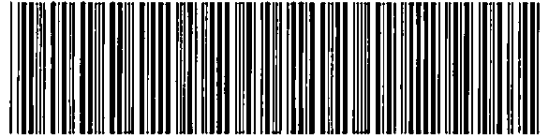
(Business Entity Name)

(Document Number)

Certified Copies _____ Certificates of Status _____

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SECRETARY OF STATE
TALLAHASSEE, FL

ROGER D. EATON, CHARLOTTE COUNTY CLERK OF CIRCUIT COURT, PAGE: 1 OF 2
INSTR #: 3414053 Doc Type: AFF, Recorded: 06/05/2024 at 04:22 PM
RECORDING \$18.50 ERECORDED

This instrument Prepared By and Return To:
WIDEIKIS, BENEDICT & BERNTSSON, LLC - THE BIG W LAW FIRM
John L. Wideikis, Esq.
3195 S. Access Road
Englewood, FL 34224
2024-50466JLW

FILED
2024 JUN 13 PM 2:26
SECRETARY OF STATE
TALLAHASSEE, FL

STATEMENT OF AUTHORITY

Pursuant to 605.0302, Florida Statutes, this limited liability company submits the following statement of authority on this 7 day of June, 2024, and same shall be effective for a period of five (5) years from the date of this Statement unless sooner terminated as so permitted by law:

FIRST: The name of the limited liability company is: **J & S PROPERTIES, L.C., a Florida limited liability company**

SECOND: The Florida Document Number of the limited liability company is: **L03000010917**

THIRD: The street address of the limited liability company's principal office is: **26918 Pavin Drive, Englewood, FL 34223**

The mailing address of the limited liability company's principal office is: **26918 Pavin Drive, Englewood, FL 34223**

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 matters enumerated below:

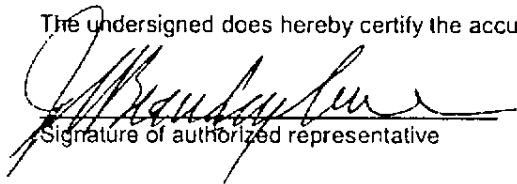
1. May execute instruments transferring real and personal property held in the name of the company, including by way of example and not by way of limitation, Warranty Deeds, Closing Statements, Bills of Sale, Closing Affidavits and Certificates, and Closing Statement Addendums.

- a. Granted to: **JOHN E. BRANDENBERGER**, as Manager.
- b. No authority granted to:

2. May enter into other transactions on behalf of the company, or otherwise act for or bind the company in all matters, including by way of example and not by way of limitation, the pledge of company property by mortgage, security agreement or otherwise; the borrowing of money on behalf of the company through execution of promissory notes or otherwise; the execution of guaranties on behalf of the company; and the execution of any other loan documents on behalf of the company.

- a. Granted to: **JOHN E. BRANDENBERGER**, as Manager.
- b. No authority granted to:

The undersigned does hereby certify the accuracy of the statements set forth herein.

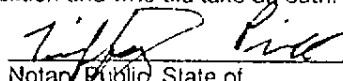

Signature of authorized representative

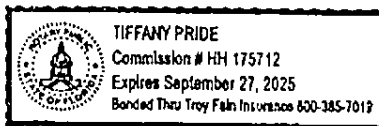
JOHN E. BRANDENBERGER, as Manager
Printed name and position title

STATE OF FLORIDA

COUNTY OF CHARLOTTE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 4 day of June, 2024 by JOHN E. BRANDENBERGER, as manager of J & S PROPERTIES, L.C., a Florida limited liability company, who is/are personally known to me or who has/have produced FL D.C. as identification and who did take an oath.


Notary Public, State of
My Commission Expires:
(Seal)



FILED
2024 JUN 13 PM 2:26
SECRETARY OF STATE
TALLAHASSEE, FL

COVER LETTER

TO: Registration Section
Division of Corporations

SUBJECT: J & S PROPERTIES, L.C.

Name of Limited Liability Company

Dear Sir or Madam:

The enclosed Statement of Authority and filing fee of \$25.00 is submitted for filing. Please return all correspondence concerning this matter to the following:

JOHN E. BRANDENBERGER

Name of Manager

J & S PROPERTIES, L.C.

Name of Company

26918 Pavin Drive

Address of Company

Englewood, FL 34223

City/State and Zip Code

johnb.pps@gmail.com

E-mail Address of Manager

For further information concerning this matter, please call:

Tiffany Pride at 941-627-1000 Est: 2016

STREET/COURIER ADDRESS:

Registration Section
Division of Corporations
Clifton Building
2661 Executive Center Circle
Tallahassee, Florida 32301

MAILING ADDRESS:

Registration Section
Division of Corporations
P.O. Box 6327
Tallahassee, Florida 32314

2024 JUN 13 PM 2:26
SECRETARY OF STATE
TALLAHASSEE, FL
F-111-1719

This instrument Prepared By and Return To:
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John L. Wideikis, Esq.
3195 S. Access Road
Englewood, FL 34224
2024-50466JLW

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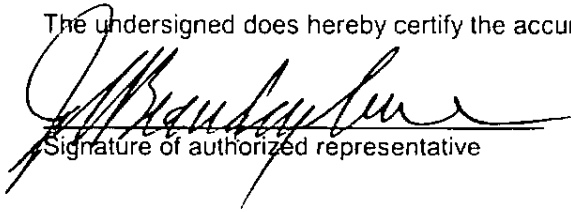
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 - a. Granted to: **JOHN E. BRANDENBERGER**, as Manager.
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 - b. No authority granted to:

The undersigned does hereby certify the accuracy of the statements set forth herein.

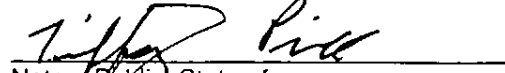

Signature of authorized representative

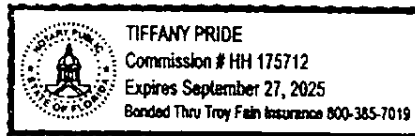
JOHN E. BRANDENBERGER, as Manager
Printed name and position title

STATE OF FLORIDA

COUNTY OF CHARLOTTE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or _____
online notarization, this 4 day of June, 2024 by JOHN E. BRANDENBERGER, as manager
of J & S PROPERTIES, L.C., a Florida limited liability company, who is/are personally known to me or who
has/have produced FL Dr Lic as identification and who did take an oath.


Notary Public, State of
My Commission Expires:
(Seal)



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SECRETARY OF STATE
TALLAHASSEE, FL