

L04000073526

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

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PICK-UP

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WAIT

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MAIL

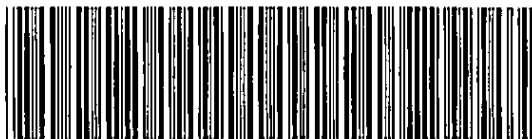
(Business Entity Name)

(Document Number)

Certified Copies _____ Certificates of Status _____

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19 JUN 19 PM 3:01
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

999-1 2019
TECHNICAL

COVER LETTER

TO: Registration Section
Division of Corporations

SUBJECT: ROTONDA GOLF PARTNERS II LLC

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:

WILLIAM STINE

Name of Manager

ROTONDA GOLF PARTNERS II LLC

Name of Company

1118 Massachusetts Ave, Suite, 1

Address of Company

ST. Cloud, FL 34769

City/State and Zip Code

Wstine2222@aol.com

E-mail Address of Manager

For further information concerning this matter, please call:

Anne Whitmarsh at

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

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

CERTIFIED TO BE A TRUE &
EXACT COPY OF ORIGINAL

STATEMENT OF AUTHORITY

Pursuant to 605.0302, Florida Statutes, this limited liability company submits the following statement of authority on this 21 day of May, 2019, 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: **ROTONDA GOLF PARTNERS II LLC**

SECOND: The Florida Document Number of the limited liability company is: **L04000073526**

THIRD: The street address of the limited liability company's principal office is: **1118 Massachusetts Ave, Suite, 1, ST. Cloud, FL 34769**

The mailing address of the limited liability company's principal office is: **1118 Massachusetts Ave, Suite, 1, ST. Cloud, FL 34769**

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.

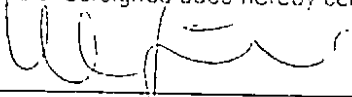
- a. Granted to: **WILLIAM STINE**, as Manager.
- b. No authority granted to:

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: **WILLIAM STINE**, as Manager.
- b. No authority granted to:

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TALLAHASSEE, FLORIDA

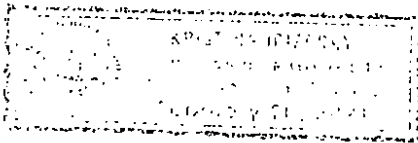
The undersigned does hereby certify the accuracy of the statements set forth herein.

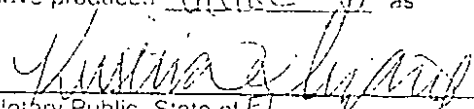

Signature of authorized representative

WILLIAM STINE, as Manager
Printed name and position title

STATE OF Florida
COUNTY OF Orange (K1)

The foregoing instrument was acknowledged before me this 21 day of May, 2019, by WILLIAM STINE, as Manager of ROTONDA GOLF PARTNERS II LLC, a Florida limited liability company, who is/are personally known to me or who has/have produced WILLIAM STINE as identification and who did take an oath.




Notary Public, State of FL
My Commission Expires: February 20 2021
(Seal)

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

WIDEIKIS, BENEDICT & BERNTSSON, LLC - THE BIG W LAW FIRM

ALTA Universal ID:

3195 S. Access Road

Englewood, FL 34224

File No./Escrow No : 2019-50682JLW
 Print Date & Time: May 20, 2019 9:54 am
 Officer/Escrow Officer : John L. Wideikis
 Settlement Location : 3195 S. Access Road
 Englewood, FL 34224

Property Address: Rotonda Cir
 Rotonda West, FL 33947
 Buyer: JEANNE CARNEY - NICKERSON
 8845 Tuscan Isles Drive
 Punta Gorda, FL 33950
 Seller: ROTONDA GOLF PARTNERS II LLC
 1118 Massachusetts Ave
 Suite, 1
 ST. Cloud, FL 34769
 Lender:

Settlement Date: May 24, 2019
 Disbursement Date: May 24, 2019

Seller		Description	Buyer	
Debit	Credit		Debit	Credit
		Financial		
	25,000.00	Sale Price of Property	25,000.00	
		Deposit		5,000.00
		Prorations/Adjustments		
	115.56	Annual HOA Assessment Fee 05/24/19-01/01/20		
		Title Charges and Escrow/Settlement Charges		
		Closing Services Fee to Wideikis, Benedict & Berntsson, LLC - THE BIG W LA		
50.00		Preparation of Statement of Authority to Wideikis, Benedict & Berntsson, LLC - THE BIG W LA		
		Title Search Fee to Wideikis, Benedict & Berntsson, LLC - THE BIG W LA	90.00	
5.00		Copy/Storage Fee to Wideikis, Benedict & Berntsson, LLC - THE BIG W LA	5.00	

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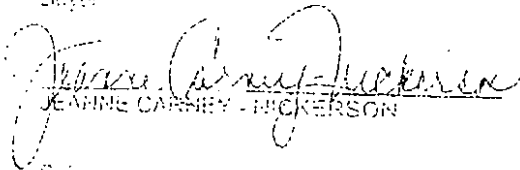
Seller		Description	Buyer	
Debit	Credit		Debit	Credit
		Title Charges and Escrow/Settlement Charges (continued)		
		Owner's Title Insurance to Wideikis, Benedict & Bernisson, LLC - THE BIG W LA Coverage: 25,000.00 Premium: 143.75	143.75	
25.00		UPS courtesy label for Seller return package to Wideikis, Benedict & Bernisson, LLC - THE BIG W LA		
		Commissions		
750.00		Listing Broker Commission to PARADISE EXCLUSIVE PROPERTIES, INC		
750.00		Selling Broker Commission to Coastal Premier Properties		
		Government Recording and Transfer Charges		
		Recording Fees to Clerk of Circuit Court	18.50	
18.50		Recording of Statement of Authority to Clerk of Circuit Court		
175.00		State Transfer Tax(Deed) to Clerk of Circuit Court		
		Miscellaneous		
4.50		E-Recording Fee to Simplifile	4.50	
250.00		Estoppel Fee to Rotonda West Association		
25.00		Filing of Statement of Authority to Florida Division of Corporation		
		HOA Transfer Fee to Rotonda West Association	100.00	
Seller			Buyer	
Debit	Credit		Debit	Credit
2,053.00	25,115.56	Subtotals	25,672.31	5,000.00
		Due from Buyer		20,672.31
23,062.56		Due to Seller		
25,115.56	25,115.56	Totals	25,672.31	25,672.31

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TALLAHASSEE, FLORIDA

Acknowledgement

We have carefully reviewed the ALTA Settlement Statement and find it to be a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction and further certify that I have received a copy of this ALTA Settlement Statement. We authorize WIDENIS, BENEDICT & BERNTSSON, LLC - THE BIG W LAW FIRM to cause the funds to be disbursed in accordance with this statement.

Says:


JEANNE CARNEY-HICKERSON

Sells:

FLORIDA GOLF PARTNERS II LLC
a Florida limited liability company

BY: _____
WILLIAM STINE, as Manager

John L. Widenis
Esquire/Owner

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TALLAHASSEE, FLORIDA



Acknowledgement

We/I have carefully reviewed the ALTA Settlement Statement and find it to be a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction and further certify that I have received a copy of the ALTA Settlement Statement. We/I authorize WIDEIKIS, BENEDICT & BERNTSSON, LLC - THE BIG W LAW FIRM to cause the funds to be disbursed in accordance with this statement.

Buyer

JEANNE CARNEY - NICKERSON

Seller

ROTONDA GOLF PARTNERS II LLC,
a Florida limited liability company

BY:  _____

WILLIAM STINE, as Manager

John L. Wideikis
Escrow Officer

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA



Prepared By and Return To
WIDEIKIS, BENEDICT & BERNISSON, LLC
THE BIG W LAW FIRM
Attn: John L. Wideikis, Esq.
3195 S. Access Road
Englewood, FL 34224

Order No.: 2019-50682JLW

Property Appraiser's Parcel I.D. (folio) No.: 412025377001

WARRANTY DEED

THIS WARRANTY DEED dated May 24, 2019, is made by and between ROTONDA GOLF PARTNERS II LLC, a Florida limited liability company, whose address is 1118 Massachusetts Ave., Suite, 1, ST. Cloud, FL 34769 (the "Grantor"), and JEANNE CARNEY - NICKERSON, a single woman, whose address is 8845 Tuscany Isles Drive, Punta Gorda, FL 33950 (the "Grantee").

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations).

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten And 00/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the Grantee, all that certain land situated in the County of Charlotte, State of Florida, described as follows:

The Western 1/2 of Lot 3, Pine Valley Lakes Subdivision, according to the plat thereof, as recorded in Plat Book 23, Pages 3A and 3B, of the Public Records of Charlotte County, Florida.

Subject to easements, restrictions, reservations and limitations of record, if any.

Grantor herein covenants that the above-described property is vacant, unimproved land and is not contiguous to Grantor's homestead or residence, nor to that of Grantor's spouse.

The property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any member of the household of Grantor(s) reside thereon.

TO HAVE AND TO HOLD the same in fee simple forever.

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple, that the Grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to 2018.

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:

[Signature]
Witness Signature

Bejamin Stine
Printed Name of First Witness

[Signature]
Witness Signature

Kristina Infarny
Printed Name of Second Witness

ROTONDA GOLF PARTNERS II LLC,
a Florida limited liability company

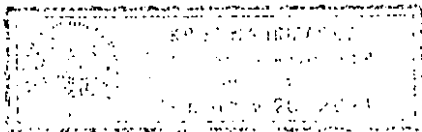
BY: [Signature]
WILLIAM STINE, as Manager

STATE OF Florida

COUNTY OF Orange

The foregoing instrument was acknowledged before me this 21 day of May, 2019
by WILLIAM STINE, as Manager of ROTONDA GOLF PARTNERS II LLC, a Florida limited liability
company, who is/are personally known to me or who has/have produced: license as identification
and who did take an oath.

[Signature]
Notary Public, State of Florida
My Commission Expires: February 20, 2021
(Seal)



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TALLAHASSEE, FLORIDA