

108000057401

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

☐

PICK-UP

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WAIT

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MAIL

(Business Entity Name)

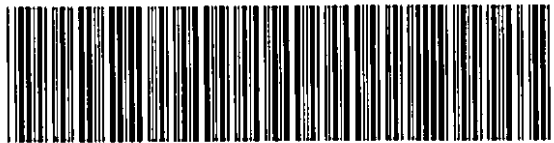
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AUG 03 2018  
S. YOUNG

18 JUL 27 AM 11:13  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

FILED

## COVER LETTER

**TO:** Registration Section  
Division of Corporations

**SUBJECT:** MELBRI INVESTMENTS, 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:

**MARIA RAMOS**  
*Name of Manager*

**MELBRI INVESTMENTS, LLC,**  
*Name of Company*

**10050 SW 12 TERR**  
Address of Company

**MIAMI, FL 33174**  
City/State and Zip Code

E-Mail Address of Manager

For further information concerning this matter, please call: (941) 627-1000

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

Form Identification CR2E138 (2/14)

This Instrument Prepared by & Return to:  
**WIDEIKIS, BENEDICT & BERNTSSON, LLC**

FILED  
18 JUL 27 AM 11:13  
U.S. DISTRICT COURT  
TALLAHASSEE, FLORIDA

**THE BIG W LAW FIRM**

John L. Wideikis, Esq.  
3195 S. Access Rd.  
Englewood, FL 34224

FILED  
18 JUL 27 AM 11:13  
CLERK OF DISTRICT COURT  
TALLAHASSEE, FLORIDA

**STATEMENT OF AUTHORITY**

Pursuant to 605.0302, Florida Statutes, this limited liability company submits the following statement of authority on this 19<sup>th</sup> day of July, 2018, 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: **MELBRI INVESTMENTS, LLC,**

**SECOND:** The Florida Document Number of the limited liability company is: **L08000057401**

**THIRD:** The street address of the limited liability company's principal office is: **10050 SW 12 Terr, Miami, FL 33174**

The mailing address of the limited liability company's principal office is: **10050 SW 12 Terr, Miami, FL 33174**

**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: **MARIA RAMOS**, as Manager

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: MARIA RAMOS, as Manager

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

Maria Ramos

Signature of authorized representative

MARIA RAMOS, as Manager

Printed name and position title

The foregoing instrument was sworn to and acknowledged before me this 19<sup>th</sup>  
day of July, 2018, by **MARIA RAMOS**, who is personally known to me, or who  
have provided FIDU, to establish his or her identity to me.

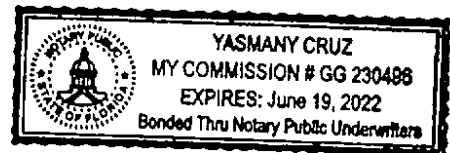
R520-544-32-826-0

Yasmany Cruz  
Print Name: YASMAN Y CRUZ

Notary Public

My commission expires: June 19, 2022

[SEAL]



FILED  
18 JUL 27 AM 11:13  
CLERK 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. : 2018-50797JLW  
 Print Date & Time: July 18, 2018 12:01 pm  
 Officer/Escrow Officer : John L. Wideikis  
 Settlement Location : 3195 S. Access Road  
 Englewood, FL 34224

Property Address: 160 Gasparilla Way  
 Placida, FL 33946

Borrower: BOCILLA ISLANDS CONSERVANCY, INC  
 PO Box 881  
 Placida, FL 33946

Seller: NILSON FRANCO  
 2795 Monticello Way  
 Kissimmee, FL 34741

Lender:

Settlement Date: July 06, 2018

Disbursement Date: July 06, 2018

FILED  
 18 JUL 27 AM 11:13  
 CLERK OF DISTRICT COURT  
 TALLAHASSEE, FLORIDA

Seller		Description	Borrower	
Debit	Credit		Debit	Credit
		<b>Financial</b>		
	60,000.00	Sale Price of Property	60,000.00	
		<b>Title Charges and Escrow/Settlement Charges</b>		
		Closing Services Fee to Wideikis, Benedict & Berntsson, LLC - THE BIG W LA	150.00	
50.00		Preparation of Statement of Authority to Wideikis, Benedict & Berntsson, LLC - THE BIG W LA	50.00	
		Title Search Fee to Wideikis, Benedict & Berntsson, LLC - THE BIG W LA	90.00	
		Copies, Delivery, Fax to Wideikis, Benedict & Berntsson, LLC - THE BIG W LA	95.00	
		Owner's Title Insurance to Wideikis, Benedict & Berntsson, LLC - THE BIG W LA	345.00	
		Coverage: 60,000.00		
		Premium: 345.00		
		<b>Government Recording and Transfer Charges</b>		
9.25		Recording Fees to Clerk of Circuit Court	27.75	

Seller		Description	Borrower	
Debit	Credit		Debit	Credit
		<b>Government Recording and Transfer Charges (continued)</b>		
		State Transfer Tax(Deed) to Clerk of Circuit Court	420.00	
		<b>Miscellaneous</b>		
		2017 Property Taxes to Charlotte County Tax Collector	1,680.15	
		E-Recording Fee to Simplifile	9.00	
12.50		Filing of Statement of Authority to Florida Division of Corporation	12.50	
		Closing Agent Credit		75.00
<b>Seller</b>			<b>Borrower</b>	
<b>Debit</b>	<b>Credit</b>		<b>Debit</b>	<b>Credit</b>
71.75	60,000.00	<b>Subtotals</b>	62,879.40	75.00
		<b>Due from Borrower</b>		62,804.40
59,928.25		<b>Due to Seller</b>		
60,000.00	60,000.00	<b>Totals</b>	62,879.40	62,879.40

#### 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.

Borrower

BOCILLA ISLANDS CONSERVANCY, INC.,  
a Florida not-for-profit corporation

BY: \_\_\_\_\_  
BARBARA DEYULIO, as President

Seller

NILSON FRANCO  
NILSON FRANCO

FILED  
 18 JUL 27 AM 11:13  
 SECRETARY OF STATE  
 TALLAHASSEE, FLORIDA

\_\_\_\_\_  
John L. Wideikis  
Escrow Officer

Seller		Description	Borrower	
Debit	Credit		Debit	Credit
		<b>Government Recording and Transfer Charges (continued)</b>		
		State Transfer Tax(Deed) to Clerk of Circuit Court	420.00	
		<b>Miscellaneous</b>		
		2017 Property Taxes to Charlotte County Tax Collector	1,680.15	
		E-Recording Fee to Simplifile	9.00	
12.50		Filing of Statement of Authority to Florida Division of Corporation	12.50	
		Closing Agent Credit		75.00
<b>Seller</b>			<b>Borrower</b>	
<b>Debit</b>	<b>Credit</b>		<b>Debit</b>	<b>Credit</b>
71.75	60,000.00	<b>Subtotals</b>	62,879.40	75.00
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Borrower

BOCILLA ISLANDS CONSERVANCY, INC.,  
a Florida not-for-profit corporation

BY: Barbara DeYulio  
BARBARA DEYULIO, as President

Seller

NILSON FRANCO

FILED  
18 JUL 27 AM 11:13  
CLERK OF DISTRICT COURT  
TALLAHASSEE, FLORIDA

John L. Wideikis  
Escrow Officer

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

FILED  
18 JUL 27 AM 11:13  
SECOND JUDICIAL CIRCUIT  
TALLAHASSEE, FLORIDA

Order No.: 2018-50797JLW

Property Appraiser's Parcel I.D. (folio) No.: 412033181003

## WARRANTY DEED

THIS WARRANTY DEED dated July 6, 2018, is made by and between **NILSON FRANCO**, a married man, whose address is 2795 Monticello Way, Kissimmee, FL 34741 (the "Grantor"), and **BOCILLA ISLANDS CONSERVANCY, INC.**, a Florida not-for-profit corporation, whose address is P.O. Box 881, Placida, FL 33946 (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:

**Lot 16, Block E, Palm Island Estates, Unit No. 4, according to the map or plat thereof, as recorded in Plat Book 4, Page(s) 13-A through 13-E, of the Public Records of Charlotte County, Florida, and a 1/22 interest in Lot 1, Block E, Palm Island Estates, Unit No. 4, as set forth in Official Records Book 522, Page 1369, 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: 2016.



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:

William R. McKelvy  
Witness Signature

William R. McKelvy  
Printed Name of First Witness

[Signature]  
Witness Signature

Kerr Phelan  
Printed Name of Second Witness

NILSON FRANCO  
NILSON FRANCO

FILED  
18 JUL 27 AM 11:14  
NOTARY PUBLIC OF STATE  
TALLAHASSEE, FLORIDA

STATE OF FLORIDA  
COUNTY OF OSCEOLA

The foregoing instrument was acknowledged before me this 19 day of July, 20 18  
by NILSON FRANCO, who is/are personally known to me or who has/have produced FDL 1-652-620-78-092-0  
as identification and who did take an oath.

William R. McKelvy  
Notary Public, State of FLORIDA  
My Commission Expires: 04/05/2021  
(Seal)

