

L10000122494

\_\_\_\_\_  
(Requestor's Name)

\_\_\_\_\_  
(Address)

\_\_\_\_\_  
(Address)

\_\_\_\_\_  
(City/State/Zip/Phone #)

PICK-UP     WAIT     MAIL

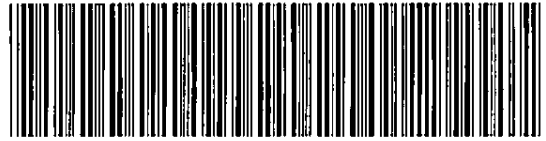
\_\_\_\_\_  
(Business Entity Name)

\_\_\_\_\_  
(Document Number)

Certified Copies \_\_\_\_\_ Certificates of Status \_\_\_\_\_

Special Instructions to Filing Officer:

Office Use Only



900469805059

03/23/25--01015--014 \*\*25.00

2026 MAR 23 PM 9:00

FM  
10-3-26

**COVER LETTER**

**TO:** Registration Section  
Division of Corporations

**SUBJECT:** Windward Pompano LLC

**DOCUMENT NUMBER:** L10000122494

The enclosed **Notice of Limited Liability Company Dissolution** and fee are submitted for filing.

Please return all correspondence concerning this matter to the following:

Julia Lanigan  
(Name of Contact Person)

Florida Signal Holdings LLC  
(Firm/Company)

15970 West State Rd 84, PMB 110  
(Address)

Sunrise, FL 33326  
(City/State and Zip Code)

For further information concerning this matter, please call:

Thomas Lanigan at (954) 632-5697  
(Name of Contact Person) (Area Code) (Daytime Telephone Number)

Enclosed is a check for the following amount:

- \$25 Filing Fee       \$30 Filing Fee & Certificate of Status       \$55 Filing Fee & Certified Copy (Additional copy is enclosed)       \$60 Filing Fee, Certificate of Status & Certified Copy (Additional copy is enclosed)

To FL Dept. of State

**Mailing Address:**  
Registration Section  
Division of Corporations  
P.O. Box 6327  
Tallahassee, FL 32314

**Street Address:**  
Registration Section  
Division of Corporations  
The Centre of Tallahassee  
2415 N. Monroe Street, Suite 810  
Tallahassee, FL 32303

**ARTICLES OF DISSOLUTION  
FOR  
A LIMITED LIABILITY COMPANY**

1. The name of a limited liability company is  
Windward Pompano LLC
2. The Articles of Organization were filed on November 29, 2010 and assigned  
document number L10000122494
3. The delayed effective date the dissolution if not effective on the date of filing: March 20, 2026  
(effective date cannot be prior to or more than 90 days later than date document is received for filing)  
**Note:** If the date inserted in this block does not meet the applicable statutory filing requirements, this date will not be listed as the document's effective date on the Department of State's records.
4. A description of occurrence that resulted in the limited liability company's dissolution pursuant to section 605.0707, Florida Statutes. (copy 605.0707 on back cover letter).  
Sale of real property that was the basis of  
the LLC.
5. If there are no members, enter the name and address of the person appointed to wind up the company's activities and affairs:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
6. Signature of an authorized person or if there are no members, the signature of the person appointed and listed above to wind up the company's activities and affairs:

Julia L Lanigan  
Signature

Julia L Lanigan  
Printed Name

FILING FEE: \$25.00

Prepared by:  
Bruce Hornstein, Esq.  
Bruce Hornstein, P.A.  
6961 Indian Creek Drive  
Miami Beach, FL 33141

and return to:  
Bryan Ramirez  
Law Offices of Brian P. Kowal, P.A.  
7351 Wilks Road, #103  
Coral Springs, FL 33067

Property Id No.: 494330012080

-----[Space Above This Line For Recording Data]-----

## Warranty Deed

This Warranty Deed made this 03<sup>rd</sup> day of March, 2026 between Windward Pompano LLC, a Florida limited liability company whose post office address is 15970 West State Road 84 Unit PMB 110, Sunrise, FL 33326, grantor, and 2507 VAASTU LLC, a Florida limited liability company whose post office address is 1011 North Federal Highway, Hollywood, FL 33020, grantee;

(Whenever 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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situated, lying and being in Broward County, Florida to-wit:

Lot 8, Block 9, LAUDERDALE BEACH, according to the map or plat thereof as recorded in Plat Book 4, Page 2, Public Records of Broward County, Florida; Less and except the Westerly 20 feet thereof, in Section 30, Township 49 South, Range 43 East, being that part of said Lot lying within 50 feet of the Base Line of Survey according to the right-of-way map of Section 86050-2509, State Road A-1-A.

Also known as 2900 North Ocean Boulevard, Unit 1-4, Ft. Lauderdale, FL 33308

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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 December 31, 2025.

[Signature Page to Follow]

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Windward Pompano, LLC, a Florida Limited Liability Company

By: Julia Lanigan  
Julia Lanigan, Manager and Sole Member

Elizabeth Roca  
Witness  
Printed Name: Elizabeth Roca  
Address: 21 Ashwood Ave  
Clifton NJ 07011

Victor Jones  
Witness  
Printed Name: Victor Jones  
Address: 16 Summit Street  
West Orange NJ 07082

State of New Jersey

County of Essex

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 03<sup>rd</sup> day of March, 2026 by Julia Lanigan, as Manager and Sole Member of Windward Pompano LLC, a Florida limited liability company, on behalf of company, who  is personally known or  has produced driver's license as identification.

[Seal]

Victor Jones  
Notary Public  
Print Name: Victor Jones  
My Commission Expires: 07/01/2031  
VT

VICTOR JONES  
NOTARY PUBLIC  
STATE OF NEW JERSEY  
MY COMMISSION EXPIRES JANUARY 19, 2031  
COMMISSION: #50029713

Victor Jones 03/03/2026