

L150000 66053

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(Address)

(City/State/Zip/Phone #)

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2019 MAY 15 PM 2:08

FILED

MAY 23 2019  
T L E M I O N

**COVER LETTER**

**TO:** Registration Section  
Division of Corporations

**SUBJECT:** 20259 Puma Trail LLC  
(Name of Limited Liability Company)

The enclosed Articles of Dissolution and fee(s) are submitted for filing.

Please return all correspondence concerning this matter to the following:

Lynn Stephens  
(Name of Person)

4494 Caldera Circle  
(Firm/Company)

(Address)

Naples FL 34119  
(City/State and Zip Code)

For further information concerning this matter, please call:

Lynn Stephens at ( 262 ) 205-3447  
(Name of Person) (Area Code & Daytime Telephone Number)

Enclosed is a check for the following amount:

\$25.00 Filing Fee and Certificate of Dissolution

\$55.00 Filing Fee, Certificate of Dissolution & Certified Copy (additional copy is enclosed)

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

**STREET/COURIER ADDRESS:**  
Registration Section  
Division of Corporations  
Clifton Building  
2661 Executive Center Circle  
Tallahassee, FL 32301

ARTICLES OF DISSOLUTION  
FOR  
A LIMITED LIABILITY COMPANY

1. The name of a limited liability company is

20259 Puma Trail LLC FILED

2. The Articles of Organization were filed on March 27, 2015 ~~2015~~ ~~1955~~ ~~P 2 88~~

document number L1500066053

STATE OF FLORIDA  
DEPARTMENT OF STATE

3. The delayed effective date the dissolution if not effective on the date of filing: \_\_\_\_\_  
(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).

Property has been sold  
effective March 29, 2019 per  
copy of HUD statement and  
warranty deed attached

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:

  
Signature

Lynn Stephens  
Printed Name

FILING FEE: \$25.00

PREPARED BY AND RETURN TO: :

Paula DeMuth  
Florida Universal Title, LLC  
6609 Willow Park Drive, Second Floor  
Naples, Florida 34109

File No. FLUT-19-0044  
Consideration: \$615,000.00  
Parcel No.: 30-46-26-E4-01000.0810

SPACE ABOVE THIS LINE FOR RECORDING DATA

## WARRANTY DEED

This **WARRANTY DEED**, made the 29<sup>th</sup> day of **March, 2019**, by **20259 PUMA TRAIL, LLC, A FLORIDA LIMITED LIABILITY COMPANY**, hereinafter called the Grantor, to **ROBERT PALOS, a single man**, whose post office address is **50 Wild Acre Road, P.O. Box 2515, Attleboro Falls, MA 02763**, hereinafter called the Grantee:

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee all that certain land situate in County of Lee, State of Florida, viz:

**Lot 81, Wildcat Run, a subdivision according to the plat thereof as recorded in Plat Book 36, Pages 30 through 43, of the Public Records of Lee County, Florida.**

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

SUBJECT TO TAXES FOR THE YEAR 2019 AND SUBSEQUENT YEARS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY.

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

And the Grantor hereby covenants with the 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 and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever. Grantor further warrants that said land is free of all encumbrances, except as noted herein and except taxes accruing subsequent to December 31, 2018.

[REMAINDER OF PAGE INTENTIONALLY BLANK]

**WE DO NOT DISCLOSE ANY NONPUBLIC PERSONAL INFORMATION ABOUT YOU WITH ANYONE FOR ANY PURPOSE THAT IS NOT SPECIFICALLY PERMITTED BY LAW.**

We restrict access to nonpublic personal information about you to those employees who need to know that information in order to provide products or services to you. We maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

Your below signature confirms that you have read and understood the foregoing "Disclosure" and are in receipt of a copy of said "Disclosure".

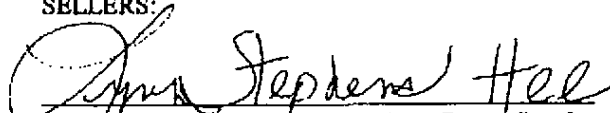
**BORROWERS:**

  
\_\_\_\_\_  
**Robert Palos**



*Wenderson 3/20/2019*

**SELLERS:**

  
\_\_\_\_\_  
**Lynn Stephens, as Trustee of the Lynn Stephens Living Trust dated August 26, 2011, as amended and restated, as Authorized Member of 20259 PUMA TRAIL, LLC, A FLORIDA LIMITED LIABILITY COMPANY**



# A. Settlement Statement (HUD-1)

OMB Approval No. 2502-0265

### 9. Type of Loan

1. <input type="checkbox"/> FHA	2. <input type="checkbox"/> RHS	3. <input type="checkbox"/> Conv. Unins.	6. File Number: FLUT-19-004PD	7. Loan Number:	8. Mortgage Insurance Case Number:
4. <input type="checkbox"/> VA	5. <input type="checkbox"/> Conv. Ins.				

C. Note: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agents are shown. Items marked "p.o.d" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.

D. Name & Address of Borrower: Robert Price 60 Wild Acre Road, P.O. Box 2516, Attleboro Falls, MA 02783	E. Name & Address of Seller: 20259 Puma Trail, LLC, a Florida limited liability company 4494 Caldera Circle, Naples, FL 34110	F. Name & Address of Lender:
G. Property Location: 20259 Puma Trail Estero, FL 33928 WILDCAT RUN 6UBD PB 36 PG 38 LOT 81	H. Settlement Agent: Florida Universal Title, LLC 6609 Willow Park Drive, Second Floor, Naples, FL 34109	I. Settlement Date: 03/29/2019 Disbursement Date: 03/29/2019
	Place of Settlement: 6609 Willow Park Drive, Second Floor, Naples, FL 34109	TitleExpress Printed 03/27/2019 at 4:02 pm by PO

### J. Summary of Borrower's Transactions

100. Gross Amount Due from Borrower	
101. Contract sales price	615,000.00
102. Personal property	
103. Settlement charges to borrower (line 1400)	10,000.00
104.	
105. Personal property	5,000.00
Adjustments for items paid by seller in advance	
106. City/town taxes to	
107. County taxes to	
108. Assessments to	
109. sold waste/charge 03/29/2019 to 09/30/2019	117.49
110. 2019 Annual Assessor 03/29/2019 to 12/31/2019	2,352.72
111. 2019 pro-rated Social Ex. 03/29/2019 to 09/30/2019	2,217.47
112. 2019 pro-rated Social Ex. 03/29/2019 to 09/30/2019	762.87
113. sales tax on operating dues	151.00
120. Gross Amount Due from Borrower	638,234.85
200. Amounts Paid by or in Behalf of Borrower	
201. Deposit or earnest money	60,000.00
202. Principal amount of new loan(s)	
203. Existing loan(s) taken subject to	
204.	
205.	
206.	
207.	
208.	
209.	
Adjustments for items unpaid by seller	
210. City/town taxes to	
211. County taxes 01/01/2019 to 03/29/2019	1,465.27
212. Assessments to	
213.	
214.	
215.	
216.	
217.	
218.	
219.	
220. Total Paid by/for Borrower	61,465.27
300. Cash at Settlement from Borrower	
301. Gross amount due from borrower (line 120)	638,234.85
302. Less amounts paid by/for borrower (line 220)	61,465.27
303. Cash <input checked="" type="checkbox"/> From <input type="checkbox"/> To Borrower	574,919.58

### K. Summary of Seller's Transactions

400. Gross Amount Due to Seller	
401. Contract sales price	615,000.00
402. Personal property	
403.	
404. Broker/Realtor credit (half of 000 insurance premium)	1,575.00
406. Personal property	5,000.00
Adjustments for items paid by seller in advance	
408. City/town taxes to	
407. County taxes to	
408. Assessments to	
409. sold waste/charge 03/29/2019 to 09/30/2019	117.49
410. 2019 Annual Assessor 03/29/2019 to 12/31/2019	2,352.72
411. 2019 pro-rated Social Ex. 03/29/2019 to 09/30/2019	2,217.47
412. 2019 pro-rated Social Ex. 03/29/2019 to 09/30/2019	762.87
413. sales tax on operating dues	151.00
420. Gross Amount Due to Seller	627,168.35
500. Reductions in Amount Due to Seller	
501. Excess deposit (see instructions)	
502. Settlement charges to seller (line 1400)	70,365.28
503. Existing loan(s) taken subject to	
504. Payoff of first mortgage loan	
505. Payoff of second mortgage loan	
506.	
507. Disbursed as proceeds (\$50,000.00)	
508. Proceeds wire fee	30.00
509. Escrow Hold RE: Final Root Invoice	20,375.00
Adjustments for items unpaid by seller	
510. City/town taxes to	
511. County taxes 01/01/2019 to 03/29/2019	1,465.27
512. Assessments to	
513.	
514.	
515.	
516.	
517.	
518.	
519.	
520. Total Reduction Amount Due Seller	92,235.53
600. Cash at Settlement from Seller	
601. Gross amount due to seller (line 420)	627,168.35
602. Less reductions in amount due seller (line 520)	92,235.53
603. Cash <input checked="" type="checkbox"/> To <input type="checkbox"/> From Seller	434,932.82

This table requires entries for the number of payments to be made for each item. The agency may not have the information, and you are not required to complete this form, unless it changes a liability or a liability would change principal amount. See instructions for details. This is designed to provide the public with the most accurate transaction data information during the settlement process.

**L. Settlement Charges**

700. Total Real Estate Broker Fees \$30,000.00		Paid From Borrower's Funds at Settlement	Paid From Seller's Funds at Settlement
Division of commission (See 700) as follows:			
701. \$18,450.00	to John R. Wood Properties		
702. \$11,550.00	to Elite Realty of SW Florida, Inc.		
703. Commission paid at settlement			
704. broker transaction fee	to John R. Wood Properties		38,000.00
			295.00
<b>100. Items Payable in Connection With Loan</b>			
101. Origination charge (includes Origination Point 0.0007% of \$0.00)		(from GFE #1)	
102. Your credit or charge (points) for the specific interest rate chosen		(from GFE #2)	
103. Your advanced origination charges		(from GFE A)	
104. Appraisal fee	to	(from GFE #3)	
105. Credit report	to	(from GFE #3)	
106. Tax service	to	(from GFE #3)	
107. Flood certification	to	(from GFE #3)	
108.	to		
<b>109. Items Required by Lender to be Paid in Advance</b>			
101. Daily interest charges from 03/29/2019 to 04/1/2019 @ 30.00%/day		(from GFE #10)	
102. Mortgage insurance premium	months to	(from GFE #1)	
103. Homeowner's insurance	months to	(from GFE #11)	
104.	months to	(from GFE #11)	
<b>100B. Fees Deposited with Lender</b>			
1001. Initial deposit for your escrow account		(from GFE #9)	
1002. Homeowner's insurance	months @ \$ / month		
1003. Mortgage insurance	months @ \$ / month		
1004. Property taxes	months @ \$ / month		
1005. County taxes	months @ \$ 512.28/month		
1006. Assessments	months @ \$ 0.00/month		
1007. Aggregate Adjustment			
<b>110. Title Charges</b>			
1101. Title services and lender's title insurance		(from GFE #4)	500.00
1102. Settlement or closing fee	to Florida Universal Title, LLC \$600.00		
1103. Owner's title insurance - Westcoast Land Title Insurance Company		(from GFE )	1,000.00
1104. Lender's title insurance - Westcoast Land Title Insurance Company			3,150.00
1105. Lender's title policy limit \$0.00 Lender's Policy			
1106. Owner's title policy limit \$815,000.00 Owner's Policy			
1107. Agent's portion of the total title insurance premium	\$2,205.00		
to Florida Universal Title, LLC			
1108. Underwriter's portion of the total title insurance premium	\$946.00		
to Westcoast Land Title Insurance Company			
1109. search fee	to Westcoast Land Title Insurance Company		75.00
1110. digital archive, fax, phones, emails, handling	to Florida Universal Title, LLC		75.00
1111. Attorney's fee	to John C. Goode, P.A.		300.00
<b>120. Government Recording and Transfer Charges</b>			
1201. Government recording charges		(from GFE #7)	18.60
1202. Deed \$18.60	Mortgage \$	Release \$	
1203. Transfer taxes			
1204. Documentary Stamp Deed	Deed \$4,305.00	Mortgage \$	4,305.00
1205. Documentary Stamp Mtg	Deed \$	Mortgage \$	
1206. Intangible Tax	Deed \$	Mortgage \$	
1207. Trust Affidavit (2)			20.00
1208. LLC Affidavit			18.60
1209. Notice of Termination/Contractor's Affidavit			27.00
<b>130. Additional Settlement Charges</b>			
1301. Required services that you can shop for		(from GFE #6)	
1302. Survey WANTED	to		
1303. estoppel fee (reinsurance)	to John C. Goode, P.A.		380.00
1304. Transfer fee	to Alliant Property Management, LLC		100.00
1305. Club initiation	to Wildcat Run Golf & Country Club		595.92
1306. Club Social Equity Initiation Fee	to Wildcat Run Golf & Country Club		10,000.00
1307. Clubhouse Renovation Assessment	to Wildcat Run Golf & Country Club		4,000.00
1308. Door repair	to Able Lock & Door		717.95
1309. Painting invoices	to Noel Painting		18,505.89
1400. Total Settlement Charges (enter on lines 103 Section J and 322 Section K)		10,893.50	70,383.26

\*Paid outside of closing by (S)eller, (B)orrower, (D)epositor, Bro(K)er. \*\*Credit by lender shown on page 1. \*\*\*Credit by seller shown on page 1.

Signature: PAIR

HUD CERTIFICATION OF BUYER AND SELLER

I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of the HUD-1 Settlement Statement.

Buyer

Robert Pairs

Seller

20259 PUMA TRAIL, LLC, A FLORIDA LIMITED LIABILITY COMPANY

*Lynn Stephens Hee*

Lynn Stephens, as Trustee of the Lynn Stephens Living Trust dated August 26, 2011, as amended and restated, Authorized Member

Settlement Agent

The HUD-1 Settlement Statement which I have prepared is a true and accurate account of this transaction. I have caused or will cause the funds to be disbursed in accordance with this statement.

*P. DeMuth*

SETTLEMENT AGENT

*3-29-2019*

DATE

WARNING: IT IS A CRIME TO KNOWINGLY MAKE FALSE STATEMENTS TO THE UNITED STATES ON THIS OR ANY SIMILAR FORM. PENALTIES UPON CONVICTION CAN INCLUDE A FINE AND IMPRISONMENT. FOR DETAILS SEE TITLE 18, U.S. CODE SECTION 1001 AND SECTION 1010