

LIU 198 148

(Requestor's Name)

(Address)

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(City/State/Zip/Phone #)

☐ PICK-UP

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(Business Entity Name)

(Document Number)

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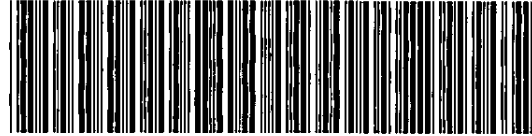
Special Instructions to Filing Officer:

Office Use Only

LIU 198 148

OCT 31 2016

T. SCOTT



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10/03/16--01040--022 \*\*160.00

OCT 28 AM 8:18



FLORIDA DEPARTMENT OF STATE  
Division of Corporations

RECEIVED  
16 OCT 28 PM 12:35

FLORIDA DEPARTMENT OF STATE  
DIVISION OF CORPORATIONS  
REGISTRATION SERVICES

October 4, 2016

WYNDELL TODD KERN  
P.O. BOX 783606  
WINTER GARDEN, FL 34778

SUBJECT: MAGNOLIA INVESTMENT PROPERTIES, LLC  
Ref. Number: W16000068015

We have received your document for MAGNOLIA INVESTMENT PROPERTIES, LLC and your check(s) totaling \$160.00. However, the enclosed document has not been filed and is being returned for the following correction(s):

The name designated in your document is unavailable since it is the same as, or it is not distinguishable from the name of an administratively dissolved/revoked entity. Names of administratively dissolved/revoked entities are not available for one year from the date of administrative dissolution/revocation.

One or more major words may be added to make the name distinguishable.

The name designated in your document is unavailable because it is the same as or not distinguishable from an existing entity. If the principals are the same in both entities, please send a letter or affidavit advising us of this association, along with your articles so that we may complete the filing process.

Please return the corrected original and one copy of your document, along with a copy of this letter, within 60 days or your filing will be considered abandoned.

If you have any questions concerning the filing of your document, please call (850) 245-6052.

Tyrone Scott  
Regulatory Specialist II  
New Filings Section

Letter Number: 516A00021271

COVER LETTER

TO: Registration Section  
Division of Corporations

SUBJECT: Magnolia Investment Properties, LLC  
Name of Limited Liability Company

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

Please return all correspondence concerning this matter to the following:

Wyndell Todd Kern  
Name of Person

Magnolia Investment Properties, LLC  
Firm/Company

P.O. Box 783606  
Address

Winter Garden, FL 34778  
City/State and Zip Code

wyn@peracing.com  
E-mail address: (to be used for future annual report notification)

For further information concerning this matter, please call:

Wyn Kern at (321) 689 3461  
Name of Person Area Code Daytime Telephone Number

Enclosed is a check for the following amount:

☐ \$125.00 Filing Fee

☐ \$130.00 Filing Fee &  
Certificate of Status

☐ \$155.00 Filing Fee &  
Certified Copy  
(additional copy is enclosed)

☒ \$160.00 Filing Fee,  
Certificate of Status &  
Certified Copy  
(additional copy is enclosed)

**Mailing Address**

New Filing Section  
Division of Corporations  
P.O. Box 6327  
Tallahassee, FL 32314

**Street Address**

New Filing Section  
Division of Corporations  
Clifton Building  
2661 Executive Center Circle  
Tallahassee, FL 32301

ARTICLES OF ORGANIZATION FOR FLORIDA LIMITED LIABILITY COMPANY

ARTICLE I - Name:

The name of the Limited Liability Company is:

Magnolia Investment Properties, LLC  
(Must end with the words "Limited Liability Company, "L.L.C.," or "LLC.")

ARTICLE II - Address:

The mailing address and street address of the principal office of the Limited Liability Company is:

Principal Office Address:

Mailing Address:

1232 Winter Garden Vineyard Rd. Suite 120  
Winter Garden, FL 34787

P.O. Box 783606  
Winter Garden, FL 34778

ARTICLE III - Registered Agent, Registered Office, & Registered Agent's Signature:

(The Limited Liability Company cannot serve as its own Registered Agent. You must designate an individual or another business entity with an active Florida registration.)

The name and the Florida street address of the registered agent are:

Wyndell Todd Kern  
Name

1232 Winter Garden Vineyard Rd. Suite 120  
Florida street address (P.O. Box **NOT** acceptable)

Winter Garden FL 34787  
City State Zip

Having been named as registered agent and to accept service of process for the above stated limited liability company at the place designated in this certificate, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent as provided for in Chapter 605, F.S.

Wyndell Todd Kern  
Registered Agent's Signature (REQUIRED)

(CONTINUED)

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**ARTICLE IV-**

The name and address of each person authorized to manage and control the Limited Liability Company:

**Title:**

"AMBR" = Authorized Member

"MGR" = Manager

AMBR

**Name and Address:**

Wyndell Todd Kern  
1232 Winter Garden Vineyard Rd #120  
Winter Garden, FL 34787

(Use attachment if necessary)

**ARTICLE V:** Effective date, if other than the date of filing: October 1, 2016 (OPTIONAL)

(If an effective date is listed, the date must be specific and cannot be more than five business days prior to or 90 days after the date of 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.

**ARTICLE VI:** Other provisions, if any.

**REQUIRED SIGNATURE:**

Wyndell Todd Kern  
Signature of a member or an authorized representative of a member.  
This document is executed in accordance with section 605.0203 (1) (b), Florida Statutes.  
I am aware that any false information submitted in a document to the Department of State  
constitutes a third degree felony as provided for in s.817.155, F.S.

Wyndell Todd Kern  
Typed or printed name of signee

**Filing Fees:**

\$125.00 Filing Fee for Articles of Organization and Designation of Registered Agent  
\$ 30.00 Certified Copy (Optional)  
\$ 5.00 Certificate of Status (Optional)

October 26, 2016

Florida Department of State  
Division of Corporations  
Tyrone Scott  
PO Box 6327  
Tallahassee, Florida 32314

Re: Letter Number 516A00021271

Dear Mr. Scott,

This letter is to notify you that I am the principle of Magnolia Investment Properties, Inc. and I have no intentions of reinstating the corporations. I wish for it to remain dissolved.

My intentions are to start a new corporation, Magnolia Investment Properties, LLC.

I have enclosed a copy of your letter to me and the filings.

Please let me know if you need anything else from me.

Sincerely,



Wyndell Todd Kern