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**FLORIDA LIMITED LIABILITY CO.**

**Matthew Guthrie and Associates Realty, LLC**

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**ARTICLES OF ORGANIZATION**  
*of*  
**MATTHEW GUTHRIE AND ASSOCIATES REALTY, LLC**  
*a Florida Limited Liability Company*

These Articles of Organization are adopted for the purpose of forming a limited liability company under the laws of the State of Florida, to be filed with the Florida Department of State, as follows:

**ARTICLE ONE: NAME AND PURPOSE**

The name of the Company is Matthew Guthrie and Associates Realty, LLC.

The Company has been formed for the purpose of engaging in licensed real estate brokerage activities under Florida law. Notwithstanding the foregoing, the Company may engage in any and all activities permitted limited liability companies under Florida law.

**ARTICLE TWO: PRINCIPAL OFFICE AND MAILING ADDRESS**

The principal office of the Company shall be located at 1509 8th St W, Palmetto, FL 34221, and its mailing address shall be the same as its principal office address, until and unless such principal office location or mailing address is subsequently changed by the Company. The Company may also establish any other locations or mailing addresses as determined by the Company to be appropriate.

**ARTICLE THREE: COMMENCEMENT AND DURATION**

The Company shall commence its existence on 1 June 2018 and it shall exist perpetually thereafter until and unless terminated in accordance with its Operating Agreement or otherwise dissolved according to law.

**ARTICLE FOUR: OPERATING AGREEMENT**

The Company shall adopt an Operating Agreement by affirmative unanimous vote or consent of the Members of the Company, which may thereafter be amended or repealed only in accordance with the terms thereof. The Operating Agreement must be in writing and shall be signed by all Members establishing their consent thereto.

**ARTICLE FIVE: MEMBERSHIP**

The Members of the Company shall be the following two persons, each of whom have subscribed to the acquisition of their membership interest, both such Members having equal proportionate interests in the Company with one another:

Matthew Guthrie, 1509 8th St W, Palmetto, FL 34221  
Gina L. Debbs, 716 132nd St Cir NE, Bradenton FL 34212

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Additional Members shall be admitted to the Company only in accordance with the Operating Agreement. No Membership Interest may be transferred and no additional Members shall be admitted to the Company except as specifically set forth in the Operating Agreement and in strict compliance therewith.

#### ARTICLE SIX: MANAGEMENT

The Company shall be a manager-managed Company and it shall be managed by one or more Managers appointed by the Members in accordance with the Operating Agreement.

Until and unless changed by the Members in accordance with the Operating Agreement, the Company shall have one Manager and that Manager is Matthew Guthrie, whose address is 1509 8th St W, Palmetto, FL 34221. The Manager may be removed and other or additional Managers appointed by the Members in accordance with the Operating Agreement; provided, however, that the Company shall always have at least one Manager.

Notwithstanding the foregoing and superceding anything contained in these Articles or in the Operating Agreement to the contrary, no person shall be permitted to serve as a Manager of the Company if such service would disqualify the Company from legally acting as a real estate brokerage company in the state of Florida.

#### ARTICLE SEVEN: REGISTERED OFFICE AND AGENT

The Registered Office of the Company is at 3908 26th St W, Bradenton, FL 34205, and the Registered Agent at that address is Agency Agents, LLC, a Florida limited liability company. The Company may subsequently change either or both the Registered Office and Registered Agent from time-to-time hereafter.

#### ARTICLE EIGHT: AMENDMENT OF ARTICLES OF ORGANIZATION

These Articles of Organization may be amended only upon the affirmative unanimous vote or consent thereto of all the Members.

*In Witness Whereof*, these Articles of Organization are executed on 1 June 2018 by Gina L. Debbs, for herself and as authorized representative for the other initial Member of the Company.

DocuSigned by:  
  
Gina L. Debbs

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**ACCEPTANCE OF APPOINTMENT**  
*as*  
**REGISTERED AGENT**

Agency Agents, LLC, a Florida limited liability company, hereby accepts its appointment as Registered Agent for Matthew Guthrie and Associates Realty, LLC, a Florida limited liability company, and will maintain the Registered Office of the Company in Manatee County, Florida, at 3908 26th St W, Bradenton, FL 34205.

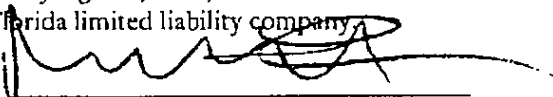
Agency Agents, LLC, is familiar with and accepts the obligations imposed upon it as Registered Agent under Florida law.

Dated: 1 June 2018.



Agency Agents, LLC,  
a Florida limited liability company,

by:

  
Marc H. Feldman, Manager

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