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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

N CULLIGAN

FEB 11 2019

**Jamie Grant, filing Articles of Organization,
requesting Certificate of Status**

**Address: 4820 48th avenue
Vero Beach, FL
32967**

Daytime Phone: 772-567-0242



FLORIDA DEPARTMENT OF STATE
Division of Corporations

February 11, 2019

JAMIE GRANT
4820 48TH AVENUE
VERO BEACH, FL 32967

SUBJECT: VERO NOTARY LLC
Ref. Number: W19000013229

We have received your document for VERO NOTARY LLC and your check(s) totaling \$130.00. However, the enclosed document has not been filed and is being returned for the following correction(s):

You must list the corporation's principal street address and/or a mailing address in the document. A post office box is not acceptable for the principal address.

Please return 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.

Neysa Culligan
Regulatory Specialist II

Letter Number: 819A00002892

**Vero Notary LLC
Articles of Organization
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**Articles of Organization
of
Vero Notary LLC**

FILED
19 MAR 19 AM 9:56
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

THESE ARTICLES OF ORGANIZATION forming a limited liability company under the laws of the State of Florida are made and executed this 11th day of March, 2019, by the undersigned.

1. **Name.** The name of the limited liability company is Vero Notary LLC (hereinafter referred to as the "Company").
2. **Term.** The term or period of duration of the Company shall commence as of the date of the filing of these Articles of Organization with the Florida Division of Corporations and Commercial Code and shall continue for a term of twenty (20) years from that date, unless sooner terminated pursuant to law or the provisions of the Company's Operating Agreement.
3. **Business Purpose.** The character and purposes of the Company and its business are (1) real estate development; (2) to do everything necessary, proper, advisable, or convenient for the accomplishment of any of the purposes, or the attainment of any of the objects, or the furtherance of any of the powers herein set forth, either alone or in association with others, and incidental or pertaining to, or growing out of, or connected with, its business or powers, provided the same is consistent with the laws of the State of Florida.
4. **Registered Office and Agent.** The street address of the Company's registered office is 4820 48th avenue, Vero Beach, FL 32967. The name of the Company's initial registered agent at that address is Jamie Grant.

I hereby accept the appointment as registered agent



Jamie Grant, Registered Agent

5. **Substitute Service of Process.** The Division of Corporations and Commercial Code of the Florida Department of Commerce is hereby appointed as the agent of the Company for service of process if the registered agent has resigned, the registered agent's authority has been revoked, or the registered agent cannot be found or served with the exercise of reasonable diligence.

6. **Management.** The management of the company shall be vested in the Managers and a majority of the Managers voting shall be necessary for all decisions affecting the Company. The Managers shall serve until their successors are appointed or until their resignation or removal. The initial Manager(s) of the company and their addresses are as follows:

Jamie Grant
4820 48th avenue
Vero Beach, FL 32967

Carole Smalley
4820 48th avenue
Vero Beach, FL 32967

7. **Members.** This company will have two (2) or more Members upon formation and will always maintain at least two (2) Members. New Members may be added to the Company only with the unanimous consent of all the existing Members. If a Member sells or assigns an interest in the Company, the purchaser or assignee is entitled to all of the financial rights of the selling or assigning Member in the Company. The purchaser or assignee IS NOT permitted to participate in the management of the Company without the UNANIMOUS consent of the non-selling Members. The Organizing Members of the Company and their addresses are as follows:

Jamie Grant
4820 48th avenue
Vero Beach, FL 32967

Carole Smalley
4820 48th avenue
Vero Beach, FL 32967

As provided in the Company's Operating Agreement, certain powers are vested solely in the Members, acting unanimously, and in the event all Managers resign or are removed from office as provided in the Company's Operating Agreement, the business of the Company shall be under the exclusive management of the Members, acting unanimously.

8. **Continuation of Business.** Under the terms of the operating agreement, the Members MAY NOT continue the business without dissolution upon the death, expulsion, resignation, or withdrawal of a Member from the Company WITHOUT the consent of all of the remaining Members.

9. **Non-statutory Grounds for Dissolution.** The Members agree that the non-statutory grounds for dissolution of the Company are as follows: The non-statutory grounds for dissolution of the Company shall be a unanimous vote of then-remaining Members.

10. **Tax Treatment.** The Members intend that this company will for federal tax purposes be treated as a: S-CORPORATION

11. **Contributions.** The Members of the Company have made the following contributions to the Company:

MEMBER: Jamie Grant

CONTRIBUTION: \$9.50

MEMBER: Carole Smalley

CONTRIBUTION: \$0.50

12. **Member Liability.** The Members will not be liable for the debts and obligations of the Company.

13. **Principal Mailing Address.** The principal mailing address of the Company shall be, 4820 48th avenue, Vero Beach, Florida 32967.

The undersigned hereby acknowledge and affirm to the below named notary public that (1) they appeared before such notary public, hold the positions or titles set forth, and, on behalf of the above named limited liability company by proper authority, either executed the foregoing document before such notary public or acknowledged to such notary public that the undersigned executed the foregoing document, and that (2) the foregoing document was the act of such limited liability company for the purpose stated in it.

Dated the 11th day of March, 2019.



Jamie Grant, Member

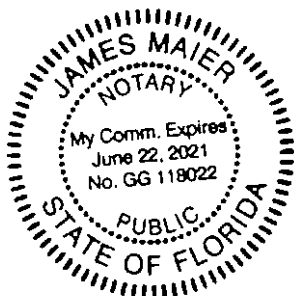
Carole Smalley
Carole Smalley, Member

Jamie Grant
Jamie Grant, Manager

Carole Smalley
Carole Smalley, Manager

STATE OF FLORIDA)
 : SS
COUNTY OF INDIAN RIVER)

BEFORE ME, the undersigned, a Notary Public in and for said County and State, personally appeared Jamie Grant and Carole Smalley, personally known to me or proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that, by their signatures on the instrument, the persons executed the instrument.



Jamie Grant
NOTARY PUBLIC

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19 MAR 19 AM 9:56
CLERK OF COURT
TALLAHASSEE, FLORIDA