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(Requestor's Name)

(Address)

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(City/State/Zip/Phone #)

PICK-UP WAIT MAIL

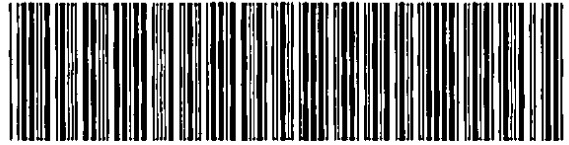
(Business Entity Name)

(Document Number)

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19 APR 25 PM 3:06
SEC. OF STATE
TALLAHASSEE, FLORIDA

N CULLIGAN

4/26/19

COVER LETTER

TO: New Filing Section
Division of Corporations

SUBJECT: Global Realty Company, L.L.C.

(Name of Resulting Florida Limited Company)

The enclosed Articles of Conversion, Articles of Organization, and fees are submitted to convert an "Other Business Entity" into a "Florida Limited Liability Company" in accordance with s. 605.1045, F.S.

Please return all correspondence concerning this matter to:

Scott D. Clark

(Contact Person)

Clark & Albaugh, LLP

(Firm/Company)

700 W. Morse Blvd., Suite 101

(Address)

Winter Park, FL 32789

(City, State and Zip Code)

dprice@global-realty.net

E-mail Address: (to be used for future annual report notifications)

For further information concerning this matter, please call:

Scott D. Clark at (407) 647-7600

(Name of Contact Person) (Area Code) (Daytime Telephone Number)

Enclosed is a check for the following amount: (All checks processed by this office must be payable in US dollars and drawn on a bank located in the United States)

- \$150.00 Filing Fees (\$25 for Conversion & \$125 for Articles of Organization)
- \$155.00 Filing Fees and Certificate of Status
- \$180.00 Filing Fees and Certified Copy
- \$185.00 Filing Fees, Certified Copy, and Certificate of Status

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

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



FLORIDA DEPARTMENT OF STATE
Division of Corporations

April 18, 2019

SCOTT D. CLARK
CLARK & ALBAUGH, LLP
700 W. MORSE BLVD. SUITE 101
WINTER PARK, FL 32789

SUBJECT: GLOBAL REALTY COMPANY, L.L.C.
Ref. Number: W19000038324

2019 APR 26 PM 2:33

We have received your document for GLOBAL REALTY COMPANY, L.L.C. and your check(s) totaling \$150.00. However, the enclosed document has not been filed and is being returned for the following correction(s):

As a condition of a conversion, pursuant to s.605.0212(9) & s.605.0212(10), Florida Statutes, the entity must be active and current in filing its annual reports with the Department of State through December 31 of the calendar year in which the conversion is submitted for filing.

Sections 607.1113, 605.0203, 620.2104, and 620.8914, F.S., require the certificate of conversion to be signed by the converting entity as required by applicable law. If the converting entity is a corporation, the certificate of conversion must be signed by a chairman, vice chairman, officer, director, or an incorporator. If the converting entity is a limited liability company, the certificate of conversion must be signed by an authorized representative. If the converting entity is a general partnership or limited liability partnership, the certificate of conversion must be signed by a general partner. If the converting entity is a limited partnership or limited liability limited partnership, the certificate of conversion must be signed by all of the general partners. If the converting entity is another type of business entity, an authorized person must sign the certificate of conversion.

The Certificate of Conversion must state the effective date of the conversion. The effective date cannot be prior to the date of filing nor more than 90 days after the date of filing and must be the same as the effective date of the conversion under the laws governing the other business entity.

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

850-245-6067

RECEIVED

APR 22 2019

BY: _____

245-6806

**ARTICLES OF CONVERSION OF
GLOBAL REALTY COMPANY, L.L.C.**

1. The undersigned, the sole general partner of Global Realty Company, L.L.L.P., a Florida limited liability limited partnership, hereby certifies the following:
 - (a) that the name of the Converting Entity, its state or country of incorporation, its formation, organization and organizational forms are as follows:

Global Realty Company, L.L.L.P., a Florida limited liability limited partnership
 - (b) that the Plan of Conversion has been approved as required under the laws of Florida as follows:
 - (i) The management of the affairs of the Converting Entity are vested in the partnership's general partner and the conversion was approved by a written action of the general partner and a written action of the limited partner in the manner authorized by Florida law.
 - (c) that an executed Plan of Conversion is on file at the Converted Entity's principal place of business, 3860 North CR 426, Geneva Florida, 32732, and the plan shall remain on file after the conversion at this location at that address: and
 - (d) any member can request, without cost, a copy of the Plan of Conversion from either the Converting Entity (prior to conversion) or the Converted Entity (after conversion):
2. The Converted Entity shall be:

Global Realty Company, L.L.C., a Florida limited liability company.

The Converted Entity will be responsible for the payment of all fees and taxes to the State of Florida. Any Manager of the Converted Entity as shown in Exhibit "A" shall have the right to execute Articles of Organization on behalf of the Converted Entity.
3. The Effective Date of the Conversion shall be the date these Articles are filed.
4. The Articles of Organization of the Converted Entity shall be those attached as Exhibit "A" and made a part hereof.

Dated: April 25, 2019

GLOBAL REALTY COMPANY, L.L.L.P.
a Florida limited liability limited
partnership

By: **Buck Lake Property, L.L.C.**,
sole general partner

By: 
Dean C. Price II, Manager

SECRET
FALL 2019

19 APR 25 PM 3:06

FILED

EXHIBIT "A"

FILED

19 APR 25 PM 3:06

SECRET
TALLAHASSEE, FLORIDA

ARTICLES OF ORGANIZATION
OF
GLOBAL REALTY COMPANY, L.L.C.

The undersigned, acting as the Manager of GLOBAL REALTY COMPANY, L.L.C., under the Florida Revised Limited Liability Company Act, Ch. 605, Fla. Stat., adopts the following Articles of Organization:

ARTICLE I – NAME

The name of the limited liability company shall be GLOBAL REALTY COMPANY, L.L.C. (the "Company").

ARTICLE II – ADDRESS

The street address and mailing address of the principal office of the Company is 3860 North CR 426, Geneva Florida, 32732.

ARTICLE III – DURATION

The duration of the Company shall be perpetual, unless dissolved in accordance with the terms of the Operating Agreement of the Company.

ARTICLE IV – MANAGEMENT

The Company is to be managed by Managers, except as provided in the Operating Agreement, and the name and address of the Managers are:

<u>Name</u>	<u>Address</u>
Dean C. Price II	3860 North CR 426, Geneva Florida, 32732
Carrie DeLong-Price	3860 North CR 426, Geneva Florida, 32732

ARTICLE V – ADMISSION OF ADDITIONAL MEMBERS

The Company shall admit new Members only upon the unanimous written consent of all the then existing Members of the Company.

ARTICLE VI – ADOPTION OF OPERATING AGREEMENT

The Company shall adopt an Operating Agreement for the Company, which may contain any provisions for the regulation and management of the affairs of the Company not inconsistent with these Articles of Organization or Ch. 605, Fla. Stat.

ARTICLE VII – INITIAL REGISTERED AGENT AND OFFICE

The initial registered agent for the Company shall be Dean C. Price II, and the street address of the Company's initial registered agent office is 3860 North CR 426, Geneva Florida, 32732.

ARTICLE VIII – AMENDMENTS

The Company reserves the right to amend any provision of these Articles of Organization, which amendment shall only be effectuated by the unanimous written approval of all Members of the Company.

ARTICLE IX – INDEMNIFICATION

Each individual or entity who is or was a Manager or Member of the Company (and the heirs, executor, personal representatives, administrators, successors, or assigns of such individual or entity) who was or is made a party to, or is involved in any threatened, pending, or completed action, suit, or proceeding, whether civil, criminal, administrative, or investigative, by reason of the fact that such person is or was a Manager or Member of the Company ("Indemnitee"), shall be indemnified and held harmless by the Company to the fullest extent permitted by applicable law, as the same exists or may hereafter be amended. In addition to the indemnification conferred in this Article, the Indemnitee shall also be entitled to have paid directly by the Company the expenses reasonably incurred in defending such proceeding against such Indemnitee in advance of its final disposition, to the fullest extent authorized by applicable law, as the same exists or may hereafter be amended. The rights and authority conferred in this Article shall not be exclusive of any other rights which any person may have or hereafter acquire under any statute, provision of the Articles of Organization, or Operating Agreement of the Company, agreement, vote of Members, or otherwise. Any repeal or amendment of this Article by the Members of the Company shall not adversely affect any right or protection of a member or officer existing at the time of such repeal or amendment.

ARTICLE X – CONTINUATION OF BUSINESS

Unless dissolved in accordance with the Company's Operating Agreement, the remaining Members shall continue the business of the Company, which shall not be dissolved, upon the death, retirement, resignation, expulsion, bankruptcy, or dissolution of a Member or the occurrence of any other event which terminates the continued membership of a Member.

IN WITNESS WHEREOF, the undersigned Sole Member has executed these Articles of Organization as of this 5th day of April, 2019.



Dean C. Price II, Manager

CERTIFICATE OF DESIGNATION OF
REGISTERED AGENT AND REGISTERED AGENT OFFICE

PURUSANT TO THE PROVISIONS OF SECTION 605.0201(2)(c), FLA. STAT., THE
UNDERSIGNED LIMITED LIABILITY COMPANY SUBMITS THE FOLLOWING STATEMENT IN
DESIGNATING THE REGISTERED OFFICE/REGISTERED AGENT, IN THE STATE OF FLORIDA.

1. The name of the limited liability company is GLOBAL REALTY COMPANY, L.L.C.
2. The name and address of the registered agent and office is:

Dean C. Price II
3860 North CR 426
Geneva Florida, 32732

Having been designated as the Registered Agent for GLOBAL REALTY COMPANY, L.L.C., the
undersigned hereby accepts the designation and agrees to act as the Registered Agent of said limited
liability company, and states that it is familiar with and accepts its statutory obligations as such, including
those obligations contained in Ch. 605, Fla. Stat.



Dean C. Price II

Date: April 8, 2019

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA