

L190000148643

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

☐ PICK-UP

☐ WAIT

☐ MAIL

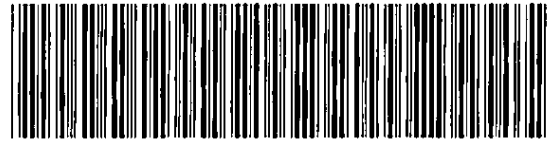
(Business Entity Name)

(Document Number)

Certified Copies _____ Certificates of Status _____

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09/12/23--01026--001 **25.00

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COVER LETTER

TO: Registration Section
Division of Corporations

SUBJECT: COMRIE COTTAGE, LLC, a Florida limited liability company
Name of Limited Liability Company

Dear Sir or Madam:

The enclosed Statement of Authority and filing fee of \$25.00 is submitted for filing. Please return all correspondence concerning this matter to the following:

DOUGLAS COMRIE

Name of Manager

COMRIE COTTAGE, LLC, a Florida limited liability company

Name of Company

PO BOX 1309

Address of Company

Boca Grande, FL 33921

City/State and Zip Code

E-mail Address of Manager

For further information concerning this matter, please call:

Amanda Moses at

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

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

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This instrument Prepared By and Return To:
WIDEIKIS, BENEDICT & BERNTSSON, LLC
Robert C. Benedict, Esq.
333 Park Avenue, Unit 2A, PO Box 483
Boca Grande, FL 33921

STATEMENT OF AUTHORITY

Pursuant to 605.0302, Florida Statutes, this limited liability company submits the following statement of authority on this 7 day of August, 2023, and same shall be effective for a period of five (5) years from the date of this Statement unless sooner terminated as so permitted by law:

FIRST: The name of the limited liability company is: **COMRIE COTTAGE, LLC**, a Florida limited liability company

SECOND: The Florida Document Number of the limited liability company is: **L19000148643**

THIRD: The street address of the limited liability company's principal office is: **PO BOX 1309, Boca Grande, FL 33921**

The mailing address of the limited liability company's principal office is: **PO BOX 1309, Boca Grande, FL 33921**

FOURTH: This statement of authority grants or sets limitations of authority on all persons having the status or position of a person in a company, whether as a member, transferee, manager, officer or otherwise or to a specific person on the following matters enumerated below:

1. May execute instruments transferring real and personal property held in the name of the company, including by way of example and not by way of limitation, Warranty Deeds, Closing Statements, Bills of Sale, Closing Affidavits and Certificates, and Closing Statement Addendums.


- a. Granted to: **DOUGLAS COMRIE**, as Manager.
- b. No authority granted to:

2. May enter into other transactions on behalf of the company, or otherwise act for or bind the company in all matters, including by way of example and not by way of limitation, the pledge of company property by mortgage, security agreement or otherwise; the borrowing of money on behalf of the company through execution of promissory notes or otherwise, the execution of guaranties on behalf of the company; and the execution of any other loan documents on behalf of the company.

- a. Granted to: **DOUGLAS COMRIE**, as Manager.
- b. No authority granted to:

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The undersigned does hereby certify the accuracy of the statements set forth herein.


Signature of authorized representative

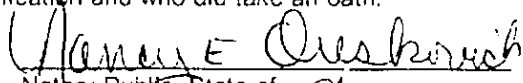
DOUGLAS COMRIE, as Manager
Printed name and position title

STATE OF Ohio
COUNTY OF Ottawa

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 7 day of August, 2023, by DOUGLAS COMRIE, as Manager of COMRIE COTTAGE, LLC, a Florida limited liability company who is personally known to me or who has produced Drivers License as identification and who did take an oath.



NANCY E ORESKOVICH
Notary Public
State of Ohio
My Comm. Expires
September 10, 2026


Notary Public, State of Ohio
My Commission Expires: September 10,
(Seal) 2026

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Prepared By and Return To:
WIDEIKIS, BENEDICT & BERNTSSON, LLC
THE BIG W LAW FIRM
Attn: Robert C. Benedict, Esq.
333 Park Avenue, Unit 2A, PO Box 483
Boca Grande, FL 33921

Order No.: 2023-50650JWC

Property Appraiser's Parcel I.D. (folio) No.: 14-43-20-08-00000.0440

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LEE COUNTY, FL

WARRANTY DEED

THIS WARRANTY DEED dated August 8, 2023, is made by and between **COMRIE COTTAGE, LLC**, a Florida limited liability company, whose address is PO BOX 1309, Boca Grande, FL 33921 (the "Grantor"), and **FREE DOG, LLC**, a Florida limited liability company, whose address is 116 Lake Region Circle, Winter Haven, FL 33881 (the "Grantee").

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations).

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten And 00/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the Grantee, all that certain land situated in the County of Lee, State of Florida, described as follows:

Lot 44, HARBOR DRIVE WATERWAYS, according to the map or plat thereof, as recorded in Plat Book 25, Page(s) 54, of the Public Records of Lee County, Florida.

Subject to easements, restrictions, reservations and limitations of record, if any.

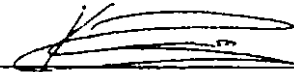
The property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any member of the household of Grantor(s) reside thereon.

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

AND the Grantor hereby covenants with said 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; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to: 2022.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:



Witness Signature

KEVIN FLICKINGER

Printed Name of First Witness



Witness Signature

Nancy E Oreskovich

Printed Name of Second Witness

COMRIE COTTAGE, LLC, a Florida limited liability company

BY: 

DOUGLAS COMRIE, as Manager

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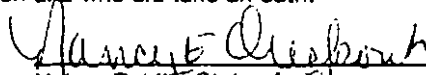
FILED

STATE OF Ohio
COUNTY OF Ottawa

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 7 day of August, 2023, by DOUGLAS COMRIE, as Manager of COMRIE COTTAGE, LLC, a Florida limited liability company who is personally known to me or who has produced Drivers License as identification and who did take an oath.



NANCY E ORESKOVICH
Notary Public
State of Ohio
My Comm. Expires
September 10, 2026



Notary Public, State of Ohio
My Commission Expires: September 10,
(Seal) 2026