

L20000184057

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

☐

PICK-UP

☐

WAIT

☐

MAIL

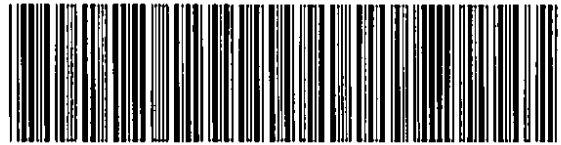
(Business Entity Name)

(Document Number)

Certified Copies _____ Certificates of Status _____

Special Instructions to Filing Officer:

Office Use Only



900348551649

07/22/20--01020--020 **25.00

RECEIVED

JUL 14 2020

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS
20 JUL 14 AM 11:12

Statement
of
Authenticity

SEP 2020

D CUSHING



Pamela T. Karlson, B.C.S.
Board Certified Real Estate Lawyer



Joy Bogaert, Attorney at Law

July 17, 2020

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

RE: Florida Scenic Realty, LLC – Statement of Authority
Our File No. 241-20

Dear Sir or Madam,

Enclosed please find a Cover Letter and a Statement of Authority for filing in your office. This Statement of Authority has also been recorded in Highlands County Official Records at Book 2762, Page 854.

We have also enclosed our check in the amount of \$25.00 made payable to Department of State to cover the filing fee.

If you have any questions, or desire additional information, please do not hesitate to contact us.

Sincerely,

Pamela T. Karlson, J.D., B.C.S.

PTK/drm

Enclosures as stated.

COVER LETTER

TO: Registration Section
Division of Corporations

SUBJECT: FLORIDA SCENIC REALTY, LLC

Name of Limited Liability Company

Dear Sir or Madam:

The enclosed Statement of Authority and fee(s) are submitted for filing.

Please return all correspondence concerning this matter to the following:

David R. Mains, Paralegal

Name of Person

KARLSON LAW GROUP, P.A.

Firm/Company

301 Dal Hall Blvd.

Address

Lake Placid, FL 33852

City/State and Zip Code

info@karlsonlaw.com

E-mail address: (to be used for future annual report notification)

For further information concerning this matter, please call:

David R. Mains, Paralegal

863

465-5033

at ()

Name of Person

Area Code

Daytime Telephone Number

Mailing Address:

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

Street Address:

Registration Section
Division of Corporations
The Centre of Tallahassee
2415 N. Monroe Street, Suite 810
Tallahassee, FL 32303

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS
20 JUL 14 AM 11:19

OFFICIAL RECORDS FILE#: 1991569 OR BK 2762 PG 854 PAGES: 2
7/14/2020 2:00:30 PM REC FEES: \$18.50

D.C. DLATIMER ROBERT W. GERMAINE CLERK OF COURTS, HIGHLANDS CO.

Prepared by and return to:

DAVID R. MAINS, PARALEGAL

KARLSON LAW GROUP, P.A.

301 Dal Hall Boulevard

Lake Placid, FL 33852

863-465-5033

File No. 241-20

\$ 18.50 REC

(Space Above This Line For Recording Data)

THIS INSTRUMENT PREPARED WITHOUT BENEFIT OF TITLE EXAMINATION -

The preparer of this instrument was neither furnished with, nor requested to review, an abstract on the described property and therefore expresses no opinion as to condition of title.

STATEMENT OF AUTHORITY

Pursuant to section 605.0302(1), Florida Statutes, this limited liability company submits the following statement of authority:

FIRST: The name of the limited liability company is: FLORIDA SCENIC REALTY, LLC

SECOND: THE Florida Document Number of the limited liability company is: L200001840529

THIRD: The street address of the limited liability company's principal office is:

14021 Hwy 27 S.
Sebring, FL 33876

The mailing address of the limited liability company's principal office is:

415 Lake June Rd.
Lake Placid, FL 33852

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:

1. May execute an instrument transferring real property held in the name of the company.

a. Granted to:

JACQUELINE HILL
415 Lake June Rd.
Lake Placid, FL 33852

RYAN EDWARD HILL
53 Rimes Rd.
Venus, FL 33960

FILED
CLERK OF STATE
DIVISION OF CORPORATIONS
29 JUL 14 AM 11:12

b. No authority granted to: N/A

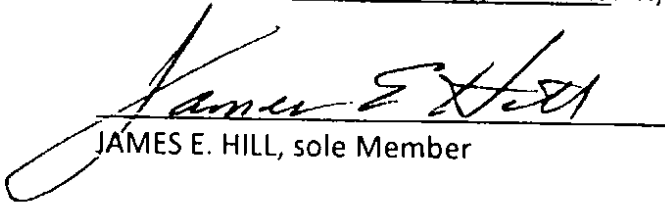
2. May enter into other transactions on behalf of, or otherwise act for or bind, the company, specifically to do and perform any and all acts necessary or appropriate to rent, lease and to maintain any rental property; including but not limited to: negotiate, execute, acknowledge and deliver all leases, assignments, extensions, waivers, consents, affidavits, and any other agreements, writings and instruments of any nature affecting the company's properties located in Highlands County, Florida:

a. Granted to:

JACQUELINE HILL
415 Lake June Rd.
Lake Placid, FL 33852

RYAN EDWARD HILL
53 Rimes Rd.
Venus, FL 33960

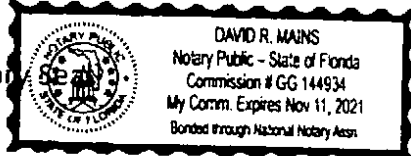
b. No authority granted to: N/A

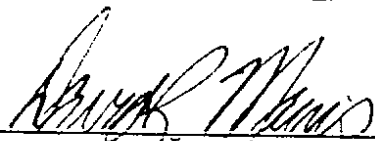

JAMES E. HILL, sole Member

STATE OF FLORIDA
COUNTY OF HIGHLANDS

The foregoing instrument was sworn to and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 14th day of July, 2020 by JAMES E. HILL, the sole member of FLORIDA SCENIC REALTY, LLC, a Florida limited liability company, on behalf of the company, who ☐ is personally known to me or ☐ has produced a driver's license as identification.

[Notar]




NOTARY PUBLIC
Printed Name: DAVID R. MAINS
My Commission Expires: 11/11/2021

Filing Fee: \$25.00
Certified Copy: \$30.00 (optional)