

Florida Department of State  
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**FLORIDA LIMITED LIABILITY CO.  
VARNER REAL ESTATE HOLDINGS LLC**

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**Prepared by:**  
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**Audit No.** H22000027752 3

**ARTICLES OF ORGANIZATION**  
**OF**  
**VARNER REAL ESTATE HOLDINGS LLC**

The undersigned, desiring to form a limited liability company under and pursuant to the Florida Revised Limited Liability Company Act, as amended from time to time, does hereby adopt the following Articles of Organization for such company:

**ARTICLE I. NAME**

The name of the limited liability company is: **VARNER REAL ESTATE HOLDINGS LLC**; and shall be referred to herein as "the Company" or "this Company."

**ARTICLE II. MAILING AND STREET ADDRESS**

The mailing address and the street address of the principal office for the Company is:

5101 W. Poe Avenue  
Tampa, FL 33629

**ARTICLE III. REGISTERED AGENT AND OFFICE**

The name and street address of the initial registered agent for the Company is:

Joseph Varner  
5101 W. Poe Avenue  
Tampa, Florida 33629

**ARTICLE IV. EFFECTIVE DATE AND TIME**

The effective date and time of these Articles of Organization shall be the date and time that these Articles of Organization are filed with the Florida Department of State, Division of Corporations.

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ARTICLE V. MANAGEMENT OF COMPANY

The Company shall be a Manager-managed Company. The initial Managers of the Company are:

Name:

Joe Varner

Address:

5101 W. Poe Avenue  
Tampa, Florida 33629

Kelley Varner

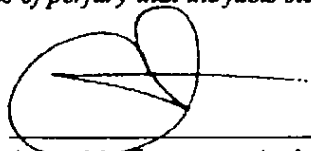
5101 W. Poe Avenue  
Tampa, Florida 33629

ARTICLE VI. INDEMNIFICATION

The Company shall indemnify any member, manager, officer, director, employee, or agent, and any former member, manager, officer, director, employee, or agent, to the full extent permitted by law.

IN WITNESS WHEREOF, the undersigned, as an authorized representative of the Company and the Members, has signed these Articles of Organization on this 21<sup>st</sup> day of January, 2022.

*In accordance with section 605.0205(3), Florida Statutes, the execution of this document constitutes an affirmation under the penalties of perjury that the facts stated herein are true.*



Aaron M. Thomas, as Authorized Representative

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**ACCEPTANCE BY REGISTERED AGENT**

Having been named as Registered Agent and to accept service of process for the above stated limited liability company, the undersigned hereby accepts the appointment as Registered Agent and agrees to act in this capacity. The undersigned further agrees to comply with the provisions of all statutes relating to the proper and complete performance of its duties, and is familiar with and accepts the obligations of its position as Registered Agent as provided in Chapter 605, Florida Statutes.

  
\_\_\_\_\_  
Joseph Varner

STATE OF FLORIDA

COUNTY OF Hillsborough

On January 21, 2022, Joseph Varner, designated above as the individual who shall serve as this company's Registered Agent, ☒ who is personally known to me or ☐ who produced \_\_\_\_\_ as identification, personally appeared before me by means of ☒ physical presence or ☐ online notarization, and signed these Articles of Organization.

  
\_\_\_\_\_  
Notary Public, State of Florida



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