

M22000003557

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

☐ PICK-UP

☐ WAIT

☐ MAIL

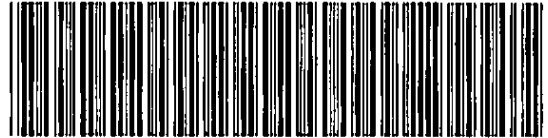
(Business Entity Name)

(Document Number)

Certified Copies _____ Certificates of Status _____

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02/18/22--01021--002 **130.00

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2022 FEB 18 PM 1:41
TALLAHASSEE, FL

S. ROBERTS

FEB 18 2022



The Wilson Estate Planning Group
ATTORNEYS AT LAW

February 14, 2022

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

RE: Foreign LLC Application

To Whom it May Concern:

Please find enclosed Foreign LLC application along with the \$130 filing fee and Certificate Status payment.

Let me know if you have any questions, you can email me at L.Nance@wilsonepgroup.com or call me to 501.397-9374.

Sincerely,

Lidya P. Nance
Case Manager

Enclosures

COVER LETTER

**TO: Registration Section
Division of Corporations**

SUBJECT: ROUNABOUT PROPERTIES, LLC
Name of Limited Liability Company

The enclosed "Application by Foreign Limited Liability Company for Authorization to Transact Business in Florida," Certificate of Existence, and check are submitted to register the above referenced foreign limited liability company to transact business in Florida.

Please return all correspondence concerning this matter to the following:

KEVIN BRUNSON

Name of Person

WILSON ESTATE PLANNING GROUP

Firm/Company

400 W. CAPITOL AVENUE, SUITE 1400

Address

LITTLE ROCK, AR 72201

City/State and Zip Code

JROWNDGARNER@AOL.COM

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

For further information concerning this matter, please call:

KEVIN B. BRUNSON

501

397-9374

at ()

Name of Contact Person

Area Code

Daytime Telephone Number

MAILING ADDRESS:

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

STREET ADDRESS:

Division of Corporations
Registration Section
Clifton Building
2661 Executive Center Circle
Tallahassee, FL 32301

Enclosed is a check for the following amount:

☐ \$125.00 Filing Fee

☒ \$130.00 Filing Fee &
Certificate of Status

☐ \$155.00 Filing Fee &
Certified Copy

☐ \$160.00 Filing Fee, Certificate
of Status & Certified Copy

APPLICATION BY FOREIGN LIMITED LIABILITY COMPANY FOR AUTHORIZATION TO TRANSACT BUSINESS
IN FLORIDA

IN COMPLIANCE WITH SECTION 605.0902, FLORIDA STATUTES, THE FOLLOWING IS SUBMITTED TO REGISTER A FOREIGN LIMITED LIABILITY COMPANY TO TRANSACT BUSINESS IN THE STATE OF FLORIDA:

1. ROUNABOUT PROPERTIES, LLC

(Name of Foreign Limited Liability Company, must include "Limited Liability Company," "L.L.C.," or "LLC")

(If name unavailable, enter alternate name adopted for the purpose of transacting business in Florida. The alternate name must include "Limited Liability Company," "L.L.C.," or "LLC")

2. ARKANSAS

(Jurisdiction under the law of which foreign limited liability company is organized)

3. _____

(FEI number, if applicable)

4. AUGUST 8, 2018

(Date first transacted business in Florida, if prior to registration.)
(See sections 605.0904 & 605.0905, F.S. to determine penalty liability.)

5. 1813 NORTH SPRUCE

(Street Address of Principal Office)

LITTLE ROCK, AR 72207

6. 1813 NORTH SPRUCE

(Mailing Address)

LITTLE ROCK, AR 72207

7. Name and street address of Florida registered agent: (P.O. Box NOT acceptable)

Name: CAROLYN FRANCIS

Office Address: 608 98TH AVENUE

NAPLES

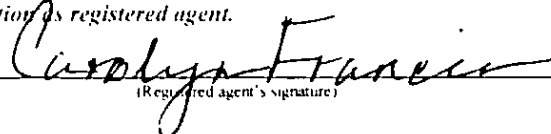
(City)

, Florida 34108

(Zip code)

Registered agent's acceptance:

Having been named as registered agent and to accept service of process for the above stated limited liability company at the place designated in this application, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relative to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent.


(Registered agent's signature)

8. The name, title or capacity and address of the person(s) who has/have authority to manage is/are:

Title or Capacity:

Name and Address:

Title or Capacity:

Name and Address:

MANAGER

JEFFREY K. GARNER

MANAGER

JUDITH R. GARNER

1813 NORTH SPRUCE

LITTLE ROCK, AR 72207

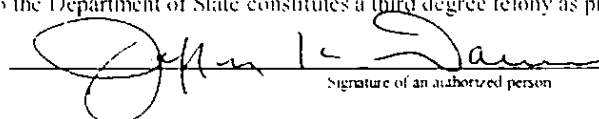
1813 NORTH SPRUCE

LITTLE ROCK, AR 72207

(Use attachments if necessary)

9. Attached is a certificate of existence, no more than 90 days old, duly authenticated by the official having custody of records in the jurisdiction under the law of which it is organized. (If the certificate is in a foreign language, a translation of the certificate under oath of the translator must be submitted)

10. This document is executed in accordance with section 605.0203 (1) (b), Florida Statutes. I am aware that any false information submitted in a document to the Department of State constitutes a third degree felony as provided for in s.817.155, F.S.


(Signature of an authorized person)

JEFFREY K. GARNER, MANAGER

(Typed or printed name of signer)



**Arkansas Secretary of State
John Thurston**

State Capitol Building ♦ Little Rock, Arkansas 72201-1094 ♦ 501-682-3409

Certificate of Good Standing

I, John Thurston, Secretary of State of the State of Arkansas, and as such, keeper of the records of domestic and foreign corporations, do hereby certify that the records of this office show

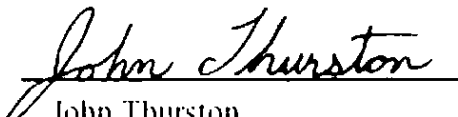
ROUNABOUT PROPERTIES, LLC

authorized to transact business in the State of Arkansas as a Limited Liability Company, filed Articles of Organization in this office August 10, 2018.

Our records reflect that said entity, having complied with all statutory requirements in the State of Arkansas, is qualified to transact business in this State.



In Testimony Whereof, I have hereunto set my hand and affixed my official Seal. Done at my office in the City of Little Rock, this 14th day of February 2022.


John Thurston
Secretary of State
Online Certificate Authorization Code: 3f14efa790d2c6f
To Verify the Authorization Code, visit sos.arkansas.gov



Prepared By and Return To:

Cynthia M. Clark, Esq.
Law Offices of Cynthia M. Clark, PLLC
677 N. Washington Blvd.
Sarasota, FL 34236
(941) 444-5958

Prepared without examination of title

Consideration: \$10.00
Recording Fees: \$18.50
Documentary Stamp Tax: \$0.70

QUITCLAIM DEED

This Quitclaim Deed is made this 13 day of August, 2018, by **Jeffrey K. Garner, Sr. and Judith R. Garner** as Trustees of the **Jeffrey K. and Judith R. Garner Living Trust** dated January 26, 2018, as amended, whose post office address is 1813 North Spruce St., Little Rock, AR 72207 ("Grantor"), to **Roundabout Properties, LLC**, an Arkansas Limited Liability Company ("Grantee"), whose post office address is 1813 North Spruce St., Little Rock, AR 72207.

Grantor, in consideration of the sum of TEN and NO/100 DOLLARS (\$10.00) and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby conveys to Grantee all of the Grantor's interest in and to the following described real property in Manatee County, Florida:

Unit 6, SANDCASTLE BEACH RESORT a condominium, according to the Declaration of Condominium thereof, a recorded in Official Records Book 1885, Page 7515, as thereafter amended, and according to the plat thereof recorded in Condominium Plat Book 31, Page 166, as thereafter amended, of the Public Records of Manatee County, Florida.

Parcel Identification Number: 7739000809

Together with all of the easements, rights, privileges and appurtenances thereto belonging and all of the estate, right, title, interest and claim, either at law or in equity, of Grantor of, in, to, or out of such real property.

To have and to hold the above-described real property in fee simple with all the appurtenances and for the purposes set forth herein, subject to all matters of record, if any.

This conveyance represents a transfer of unencumbered real property.

Signed, sealed, and delivered in our presence:

Witnesses:

Grantor:

Michael K. Cornett
Sign

MICHAEL K. CORNETT
Print

Jeffrey K. Garner
Jeffrey K. Garner, Trustee of the Jeffrey K.
and Judith R. Garner Living Trust
1813 North Spruce St.
Little Rock, AR 72207

Kevin B. Brunson
Sign

Kevin B. Brunson
Print

Judith R. Garner
Judith R. Garner, Trustee of the Jeffrey K.
and Judith R. Garner Living Trust
1813 North Spruce St.
Little Rock, AR 72207

STATE OF ARKANSAS
COUNTY OF Pulaski

The foregoing instrument was acknowledged before me on the 13 day of August, 2018, by Trustees Jeffrey K. Garner and Judith R. Garner, [☒] who are personally known to me or [☐] who have produced _____, as identification.



Savannah J. Forrest
Notary Public