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JOHNSON AND JOHNSON, P.A.

ATTORNEYS AND COUNSELORS AT LAW

8810 GOODBY'S EXECUTIVE DRIVE, SUITE A
JACKSONVILLE, FLORIDA 32217
(904) 737-5930 FAX (904) 737-5966
www.johnsonandjohnsonpa.com

KEITH H. JOHNSON
BOARD CERTIFIED TAX ATTORNEY
CERTIFIED PUBLIC ACCOUNTANT

R. DENISE JOHNSON
ATTORNEY AT LAW

December 11, 2024

VIA U.S. CERTIFIED MAIL®

Department of State
Division of Corporations
Post Office Box 6327
Tallahassee, Florida 32314

Re: S & L Land Investments Trust, LLC

Dear Sir / Madam:

Enclosed for review and processing, please find the following:

1. Original and one (1) copy of the Articles of Organization for the above-referenced entity, S & L Land Investments Trust, LLC; and
2. Our law firm check №. 23535 in the amount of \$160.00 payable to "**Florida Department of State**," representing the filing, Registered Agent, certified copy, and Certificate of Status fees.

Please note: The effective date shall be December 15, 2024, and the e-mail address for the undersigned is: keith-j@comcast.net.

Thank you in advance for your prompt attention to this matter.

Sincerely,

Keith H. Johnson
KHJ/jhf

Enclosures:
As Stated (2)

- c. Leo D. Giannini, Subscriber
S & L Land Investments Trust, LLC
(w/ enclosures via e-mail only)

11/11/2024
11/11/2024

ARTICLES OF ORGANIZATION
OF
S & L LAND INVESTMENTS TRUST, LLC

The undersigned, for the purpose of forming a limited liability company under the Florida Revised Limited Liability Company Act, *Florida Statutes*, Chapter 605, hereby make, acknowledge, and file the following Articles of Organization.

ARTICLE I

Name

The name of the limited liability company shall be: **S & L LAND INVESTMENTS TRUST, LLC** ("Company").

ARTICLE II

Address

The mailing and street address of the principal office of the Company shall be:

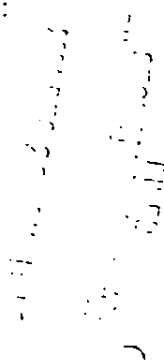
985 West State Road 206
St. Augustine, Florida 32086
E-mail: leo@continentaltruckservice.com

ARTICLE III

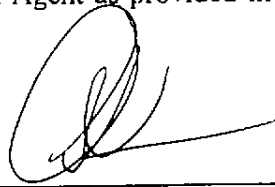
Registered Agent

The name, street address, and e-mail address of the Registered Agent are as follows:

KEITH H. JOHNSON, Esquire
Johnson and Johnson, P.A.
8810 Goodby's Executive Drive, Suite A
Jacksonville, Florida 32217
E-mail: keith-j@comcast.net



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 certificate, 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 relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as Registered Agent as provided in *Florida Statutes*, Chapter 605.



KEITH H. JOHNSON, Esquire

ARTICLE IV

Management

The Company shall be managed by a Manager in accordance with regulations adopted by the members for the management of the business and affairs of the Company, which will be set forth in its Operating Agreement. These regulations may contain any provision for the regulation and management of the affairs of the Company not inconsistent with the law or these Articles of Organization. The names and addresses of the initial Managers of the Company are as follows:

<u>NAME</u>	<u>ADDRESS</u>
LEO D. GIANNINI, JR.	985 West State Road 206 St. Augustine, Florida 32086
STEVEN L. GIANNINI	955 West State Road 206 St. Augustine, Florida 32086


ARTICLE V

Effective Date

The Company shall commence its existence on December 15, 2024. The Company's existence shall be perpetual unless the Company is earlier dissolved as provided in these Articles of Organization or its Operating Agreement.

IN WITNESS WHEREOF, the undersigned Members have made and subscribed to these Articles of Organization in St. Augustine, St. Johns County, Florida, this 12 day of December, 2024.

S & L LAND INVESTMENTS TRUST, LLC




LEO D. GIANNINI, JR., Managing Member



STEVEN L. GIANNINI, Managing Member

**STATE OF FLORIDA
COUNTY OF ST. JOHNS**

THE FOREGOING INSTRUMENT was acknowledged before me this 12th day of December 2024, by LEO D. GIANNINI, JR. and STEVEN L. GIANNINI, as Managing Members of S & L LAND INVESTMENTS TRUST, LLC, who have produced valid State of Florida Driver's Licenses as identification and who did / did not take an oath.



Notary Public - State of Florida

[NOTARIAL SEAL]

RENEE WILLIAMS

Print Name

My Commission Expires: _____

