

U25000046776

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

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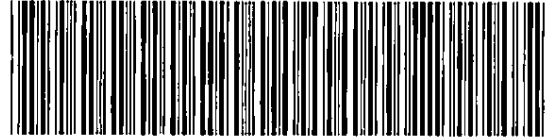
(Business Entity Name)

(Document Number)

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XX CERTIFIED COPY \_\_\_\_\_

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LLC \_\_\_\_\_

1. SIGNATURE TITLE & ESCROW, LLC  
(CORPORATE NAME AND DOCUMENT #)
2. \_\_\_\_\_  
(CORPORATE NAME AND DOCUMENT #)
3. \_\_\_\_\_  
(CORPORATE NAME AND DOCUMENT #)
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(CORPORATE NAME AND DOCUMENT #)
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(CORPORATE NAME AND DOCUMENT #)
6. \_\_\_\_\_  
(CORPORATE NAME AND DOCUMENT #)

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SPECIAL INSTRUCTIONS: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Articles of Organization  
of  
SIGNATURE TITLE & ESCROW, LLC**

The undersigned, as the authorized representative of the initial member of Signature Title & Escrow, LLC, a Florida limited liability company (the "Company"), hereby forms a limited liability company under the laws of the State of Florida.

**Article I – Name**

The name of this Company is:

Signature Title & Escrow, LLC

**Article II– Principal Office**

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

1133 Bal Harbor Blvd, Suite 1129  
Punta Gorda, FL 33950

**Article III– Duration**

The Company shall commence its existence upon the filing of these Articles of Organization with the Secretary of the State of Florida. The Company shall have perpetual existence.

**Article IV - Management**

The Company shall be managed by one or more Managers and is, therefore, a Manager-managed company. The Managers need not be Members of the Company. The name and address of the initial Manager is:

Susanne Farhat  
1133 Bal Harbor Blvd, Suite 1129  
Punta Gorda, FL 33950

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**Article V – Limitation on Agency Authority of Members**

No Member of the Company shall be an agent of the Company solely by virtue of being a Member, and no Member shall have authority to incur debt or contractual liability on behalf of the Company solely by virtue of being a Member.

**Article VI – Registered Agent**

The registered agent and the street address of the registered agent of this Company in the State of Florida shall be:

Bolanos Truxton, PA  
12800 University Drive, Suite 350  
Fort Myers, Florida 33907

**Article VII – Amendment**

These Articles of Organization may be amended or repealed upon the unanimous approval of then existing Members of the Company.

In Witness Whereof, the undersigned has executed the foregoing Articles of Organization as the authorized representative of the initial Members of the Company as of this 4<sup>th</sup> day of February, 2025.

Authorized Representative:

  
Gregg S. Trukton

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**CERTIFICATE ACCEPTING DESIGNATION AS AN AGENT UPON WHOM  
SERVICE OF PROCESS WITH THIS STATE MAY BE SERVED**

The following is submitted pursuant to Chapter 605, Florida Statutes:

Having been appointed registered agent of Signature Title & Escrow, LLC, a Florida limited liability company, in its Articles of Organization, the undersigned hereby agrees to act in this capacity and affirms that he is familiar with, and accepts, the obligations of such position.

Bolaños Truxton, P.A.

By: Gregg S. Truxton  
Gregg S. Truxton  
12800 University Drive, Suite 350  
Ft. Myers, Florida 33907

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Dated: February 4, 2025