

**Electronic Articles of Organization
For
Florida Limited Liability Company**

L25000199928
FILED 8:00 AM
April 28, 2025
Sec. Of State
kcostello

Article I

The name of the Limited Liability Company is:

MAGNOLIA CLOSING CO HARTIZEN DIVISION LLC

Article II

The street address of the principal office of the Limited Liability Company is:

1850 LEE ROAD
SUITE 103A
WINTER PARK, FL. 32789

The mailing address of the Limited Liability Company is:

1850 LEE ROAD
SUITE 103A
WINTER PARK, FL. 32789

Article III

Other provisions, if any:

REAL ESTATE TITLE COMPANY

Article IV

The name and Florida street address of the registered agent is:

CAROLYN M PIERCE
23037 OAK PRAIRIE CIRCLE
SORRENTO, FL. 32776

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.

Registered Agent Signature: CAROLYN M PIERCE

Article V

The name and address of person(s) authorized to manage LLC:

Title: MGR
CAROLYN M PIERCE
1850 LEE ROAD SUITE 103A
WINTER PARK, FL. 32789

Title: AMBR
SUNRISE EQUITIES & INVESTMENTS LLC
23037 OAK PRAIRIE CIRCLE
SORRENTO, FL. 32776

Title: AMBR
HH TITLE MEMBER, LLC
3601 RIGBY ROAD SUITE 300
MIAMISBURG, OH. 45342

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Article VI

The effective date for this Limited Liability Company shall be:

04/27/2025

Signature of member or an authorized representative

Electronic Signature: CAROLYN M PIERCE

I am the member or authorized representative submitting these Articles of Organization and affirm that the facts stated herein are true. I am aware that 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. I understand the requirement to file an annual report between January 1st and May 1st in the calendar year following formation of the LLC and every year thereafter to maintain "active" status.