

EXHIBIT A

Deeds, Aerial Map, Sunbiz Info, Survey

INSTR # 2024223582
BK 13281 Pgs 1019-1020 PG(s)2
09/30/2024 07:26:47 AM
STACY M. BUTTERFIELD,
CLERK OF COURT POLK COUNTY
RECORDING FEES 18.50
DEED DOC 10,448.20

Prepared by and return to:
Mark G. Turner, Esquire
STRAUGHN & TURNER, P.A.
255 Magnolia Ave SW
Winter Haven, FL 33880-2902
863-293-1184
File Number: 11937-0020

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Special Warranty Deed

This Special Warranty Deed made this 25th day of September, 2024 between Thomas A. Thayer, Jr., Individually, and Thomas A. Thayer, Jr. d/b/a T-Two Groves whose post office address is P.O. Box 970, Dundee, FL 33838-0970, grantor, and WELSH ROAD LAND INVESTMENTS LLC, a Florida limited liability company whose post office address is 1901 Ulmerton Road, Suite 475, Clearwater, FL 33762, grantee:

(Whenever used herein the terms grantor and grantee include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Polk County, Florida, to-wit:

THAT PART OF SECTION 35, TOWNSHIP 28 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 35; THENCE NORTH 00°02'50" EAST ALONG EAST BOUNDARY OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 35, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE SOUTH 89°23'37" WEST, 30.00 FEET NORTH OF AND PARALLEL TO THE SOUTH BOUNDARY OF THE NORTHWEST 1/4 OF SAID SECTION 35, A DISTANCE OF 1846.10 FEET TO THE EAST BOUNDARY OF THE WEST 800 FEET OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 35; THENCE NORTH 00°37'20" WEST ALONG SAID EAST BOUNDARY, A DISTANCE OF 614.78 FEET TO THE NORTH BOUNDARY OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 35; THENCE NORTH 89°25'54" EAST ALONG SAID NORTH BOUNDARY AND THE NORTH BOUNDARY OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 35, A DISTANCE OF 1189.69 FEET TO THE WEST BOUNDARY OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 35; THENCE NORTH 00°07'21" WEST ALONG SAID WEST BOUNDARY AND THE WEST BOUNDARY OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 35, A DISTANCE OF 1284.12 FEET TO THE NORTH BOUNDARY OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 35; THENCE NORTH 89°50'31" EAST ALONG SAID NORTH BOUNDARY A DISTANCE OF 627.02 FEET TO THE WEST BOUNDARY OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 7674, PAGE 176 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE SOUTH 00°02'40" WEST ALONG SAID WEST BOUNDARY, A DISTANCE OF 1279.67 FEET TO THE SOUTH BOUNDARY OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 35; THENCE NORTH 89°25'54" EAST ALONG SAID SOUTH BOUNDARY, A DISTANCE OF 40.00 FEET TO THE EAST BOUNDARY OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 35; THENCE SOUTH 00°02'40" WEST ALONG SAID EAST BOUNDARY, A DISTANCE OF 613.58

DoubleTime®

FEET RETURNING TO THE POINT OF BEGINNING, LESS AND EXCEPT THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 7674, PAGE 178 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

Subject to taxes for 2024 and subsequent years.

Grantor warrants that at the time of this conveyance, the subject property is not Grantor's homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or a part of homestead property.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantors.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Deborah M. Bell
Witness Name: Deborah Bell
Witness Address: 255 Magnolia Ave. SW
Winter Haven, FL 33880

Mark G. Turner
Witness Name: Mark G. Turner
Witness Address: 255 Magnolia Ave. SW
Winter Haven, FL 33880

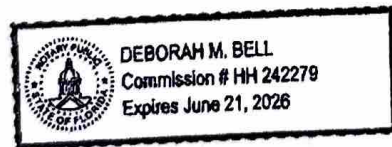
THOMAS A. THAYER, JR., Individually

THOMAS A. THAYER, JR. d/b/a T-Two Groves

State of Florida
County of Polk

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 25th day of September, 2024 by THOMAS A. THAYER, JR., Individually and THOMAS A. THAYER, JR. d/b/a T-Two Groves, who ☒ is personally known or ☐ has produced a driver's license as identification.

[Notary Seal]



Deborah M. Bell
Notary Public
Printed Name: Deborah Bell
My Commission Expires: _____

#2
94

INSTR # 2024223582
BK 13281 Pgs 1019-1020 PG(s)2
09/30/2024 07:26:47 AM
STACY M. BUTTERFIELD,
CLERK OF COURT POLK COUNTY
RECORDING FEES 18.50
DEED DOC 10,448.20

Prepared by and return to:
Mark G. Turner, Esquire
STRAUGHN & TURNER, P.A.
255 Magnolia Ave SW
Winter Haven, FL 33880-2902
863-293-1184
File Number: 11937-0020

[Space Above This Line For Recording Data]

Special Warranty Deed

This Special Warranty Deed made this 25th day of September, 2024 between Thomas A. Thayer, Jr., Individually, and Thomas A. Thayer, Jr. d/b/a T-Two Groves whose post office address is P.O. Box 970, Dundee, FL 33838-0970, grantor, and WELSH ROAD LAND INVESTMENTS LLC, a Florida limited liability company whose post office address is 1901 Ulmerton Road, Suite 475, Clearwater, FL 33762, grantee:

(Whenever used herein the terms grantor and grantee include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Polk County, Florida, to-wit:

THAT PART OF SECTION 35, TOWNSHIP 28 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 35; THENCE NORTH 00°02'50" EAST ALONG EAST BOUNDARY OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 35, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE SOUTH 89°23'37" WEST, 30.00 FEET NORTH OF AND PARALLEL TO THE SOUTH BOUNDARY OF THE NORTHWEST 1/4 OF SAID SECTION 35, A DISTANCE OF 1846.10 FEET TO THE EAST BOUNDARY OF THE WEST 800 FEET OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 35; THENCE NORTH 00°37'20" WEST ALONG SAID EAST BOUNDARY, A DISTANCE OF 614.78 FEET TO THE NORTH BOUNDARY OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 35; THENCE NORTH 89°25'54" EAST ALONG SAID NORTH BOUNDARY AND THE NORTH BOUNDARY OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 35, A DISTANCE OF 1189.69 FEET TO THE WEST BOUNDARY OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 35; THENCE NORTH 00°07'21" WEST ALONG SAID WEST BOUNDARY AND THE WEST BOUNDARY OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 35, A DISTANCE OF 1284.12 FEET TO THE NORTH BOUNDARY OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 35; THENCE NORTH 89°50'31" EAST ALONG SAID NORTH BOUNDARY A DISTANCE OF 627.02 FEET TO THE WEST BOUNDARY OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 7674, PAGE 176 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE SOUTH 00°02'40" WEST ALONG SAID WEST BOUNDARY, A DISTANCE OF 1279.67 FEET TO THE SOUTH BOUNDARY OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 35; THENCE NORTH 89°25'54" EAST ALONG SAID SOUTH BOUNDARY, A DISTANCE OF 40.00 FEET TO THE EAST BOUNDARY OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 35; THENCE SOUTH 00°02'40" WEST ALONG SAID EAST BOUNDARY, A DISTANCE OF 613.58

FEET RETURNING TO THE POINT OF BEGINNING, LESS AND EXCEPT THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 7674, PAGE 178 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

Subject to taxes for 2024 and subsequent years.

Grantor warrants that at the time of this conveyance, the subject property is not Grantor's homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or a part of homestead property.

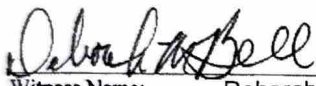
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

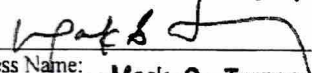
To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantors.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:


Witness Name: Deborah Bell
Witness Address: 255 Magnolia Ave. SW
Winter Haven, FL 33880


Witness Name: Mark G. Turner
Witness Address: 255 Magnolia Ave. SW
Winter Haven, FL 33880

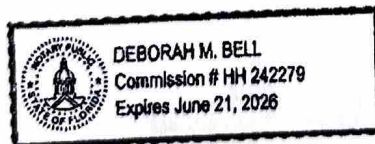

THOMAS A. THAYER, JR., Individually

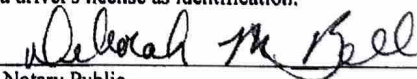

THOMAS A. THAYER, JR. d/b/a T-Two Groves

State of Florida
County of Polk

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 25th day of September, 2024 by THOMAS A. THAYER, JR., Individually and THOMAS A. THAYER, JR. d/b/a T-Two Groves, who ☒ is personally known or ☐ has produced a driver's license as identification.

[Notary Seal]




Notary Public

Printed Name: Deborah Bell

My Commission Expires: _____

INSTR # 2025289781
BK 13806 Pgs 1663-1665 PG(s)3
12/10/2025 04:35:24 PM
STACY M. BUTTERFIELD,
CLERK OF COURT POLK COUNTY
RECORDING FEES 27.00
DEED DOC 19,252.80

Prepared by and return to:
Mark G. Turner, Esquire
STRAUGHN & TURNER, P.A.
255 Magnolia Ave SW
Winter Haven, FL 33880-2902
863-293-1184
File Number: 11937-0021

[Space Above This Line For Recording Data]

Special Warranty Deed

This Special Warranty Deed made this 4th day of December, 2025 between Thomas A. Thayer, Jr., Individually (As to Phase 2 Parcel 4, Phase 3 Parcel 2, and Phase 3 Parcel 3) and LAKE TRASK GROVES, LLC, a Florida limited liability company, formerly known as Lake Trask Groves, LLP, a Florida limited liability partnership (As to Phase 3 Parcel 1) whose post office address is P.O. Box 970, Dundee, FL 33838-0970, grantor, and WELSH ROAD LAND INVESTMENTS LLC, a Florida limited liability company whose post office address is 1901 Ulmerton Road, Suite 475, Clearwater, FL 33762, grantee:

(Whenever used herein the terms grantor and grantee include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Polk County, Florida, to-wit:

PHASE 2, PARCEL 4:

THE WEST HALF OF THE FOLLOWING:

THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE SOUTH 60.00 FEET OF THE WEST 81.51 FEET OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 28 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, LESS AND EXCEPT ANY PORTION LYING WITHIN THE BOUNDARY OF THE MAINTAINED RIGHT-OF-WAY OF STEWARD ROAD.

PHASE 3, PARCEL 1:

THE NW 1/4 OF THE NE 1/4 OF SECTION 35, TOWNSHIP 28 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, LESS ANY EXISTING RIGHTS-OF-WAY FOR STEWARD ROAD AND LAKE MABEL LOOP ROAD.

PHASE 3, PARCEL 2:

NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, ALL LYING IN SECTION 35, TOWNSHIP 28 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA.

LESS AND EXCEPT THEREFROM ANY PORTION LYING WITHIN THE BOUNDARY OF THE MAINTAINED RIGHT OF WAY OF STEWARD ROAD.

FURTHER, LESS AND EXCEPT THEREFROM THAT PORTION AS CONVEYED IN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 7590, PAGE 489, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, BEING DESCRIBED AS: THE SOUTH 60 FEET OF THE WEST 81.51 FEET OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 28 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA.

PHASE 3, PARCEL 3:

THE EAST ONE HALF OF THE FOLLOWING:

THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE SOUTH 60.00 FEET OF THE WEST 81.51 FEET OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 28 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, LESS AND EXCEPT ANY PORTION LYING WITHIN THE BOUNDARY OF THE MAINTAINED RIGHT-OF-WAY OF STEWARD ROAD.

Parcel Identification Number: 272835-000000-013000, 272835-000000-014010, and 272835-000000-014020.

Subject to taxes for 2025 and subsequent years.

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or a part of homestead property.

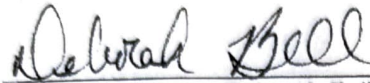
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantors.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:



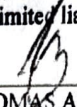
Witness Name: Deborah Bell

Witness Address: 255 MAGNOLIA AVENUE SW
WINTER HAVEN, FL 33880-2502

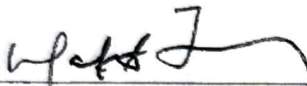


THOMAS A. THAYER, JR., Individually

LAKE TRASK GROVES, LLC, a Florida limited liability company, formerly known as Lake Trask Groves, LLP, a Florida limited liability partnership

By: 

THOMAS A. THAYER, JR., Manager



Witness Name: Mark G. Turner

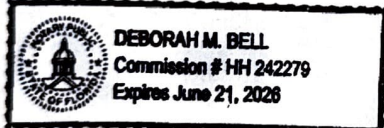
Witness Address: 255 MAGNOLIA AVENUE SW
WINTER HAVEN, FL 33880-2502

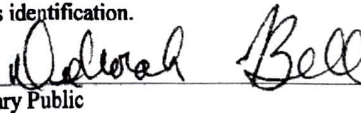
State of Florida

County of Polk

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 4th day of December, 2025 by THOMAS A. THAYER, JR., Individually, and as Manager of LAKE TRASK GROVES, LLC, a Florida limited liability company, formerly known as Lake Trask Groves, LLP, a Florida limited liability partnership, who ☒ is personally known or ☐ has produced a driver's license as identification.

[Notary Seal]



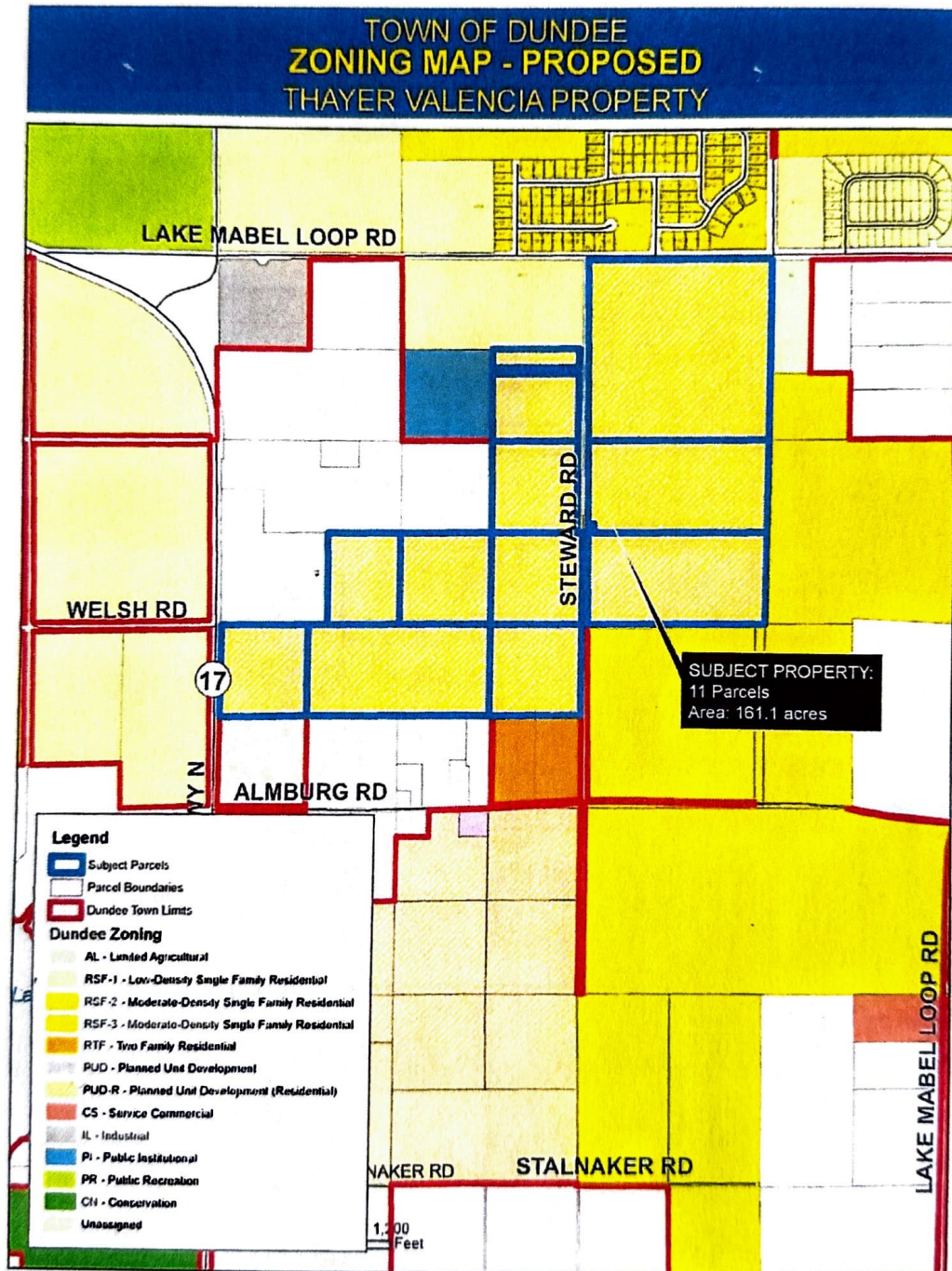


Notary Public

Printed Name: Deborah Bell

My Commission Expires: _____

Composite Exhibit "A"
Ordinance No. 22-17
Legal Description and Excerpt from the Official Zoning Map
Page 4 of 4





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Detail by Entity Name

Florida Limited Liability Company

WELSH ROAD LAND INVESTMENTS LLC

Filing Information

Document Number L22000295375
FE/EIN Number 88-3779150
Date Filed 06/30/2022
Effective Date 06/30/2022
State FL
Status ACTIVE

Principal Address

1901 ULMERTON ROAD
475
CLEARWATER, FL 33762

Mailing Address

1901 ULMERTON ROAD
475
CLEARWATER, FL 33762

Registered Agent Name & Address

COLLINS, SUSAN K
1901 ULMERTON ROAD
475
CLEARWATER, FL 33762

Authorized Person(s) Detail

Name & Address

Title MGR

COLLINS, SUSAN K
1901 ULMERTON ROAD, STE 475
CLEARWATER, FL 33762

Title MGR

CHAPMAN, R T, JR
1901 ULMERTON ROAD, STE 475
CLEARWATER, FL 33762

Annual Reports

Report Year	Filed Date
2023	01/18/2023
2024	02/01/2024
2025	01/28/2025

Document Images

01/28/2025 -- ANNUAL REPORT	View image in PDF format
02/01/2024 -- ANNUAL REPORT	View image in PDF format
01/18/2023 -- ANNUAL REPORT	View image in PDF format
06/30/2022 -- Florida Limited Liability	View image in PDF format



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Detail by Entity Name

Florida Limited Liability Company
LAKE TRASK GROVES, LLC

Filing Information

Document Number	L21000456973
FEI/EIN Number	92-3251141
Date Filed	10/20/2021
Effective Date	10/20/2021
State	FL
Status	ACTIVE
Last Event	MERGER
Event Date Filed	05/16/2024
Event Effective Date	NONE

Principal Address

5600 LAKE TRASK ROAD
DUNDEE, FL 33838

Mailing Address

P.O. BOX 970
DUNDEE, FL 33838

Registered Agent Name & Address

THAYER, THOMAS A, JR.
5600 LAKE TRASK ROAD
DUNDEE, FL 33838

Authorized Person(s) Detail

Name & Address

Title MGR

THAYER, THOMAS A, JR.
1895 ELOISE LOOP ROAD
WINTER HAVEN, FL 33884

Annual Reports

Report Year	Filed Date
2023	03/02/2023
2024	04/16/2024

2025

01/30/2025

Document Images

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04/16/2024 -- ANNUAL REPORT	View image in PDF format
03/02/2023 -- ANNUAL REPORT	View image in PDF format
01/27/2022 -- ANNUAL REPORT	View image in PDF format
10/20/2021 -- Florida Limited Liability	View image in PDF format

2025

01/30/2025

Document Images

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[Filing History](#)

[No Authority Info](#)

[No Partner Info](#)

[No Name History](#)

Partnership Name Search

Partnership Detail

Limited Liability Partnership Name

LAKE TRASK GROVES, LLP

Principal Address

5600 LAKE TRASK RD
DUNDEE, FL 33838 US
Change Date: 03/07/2023

Filing Information

Document Number	LLP090003245
FE/EIN Number	596963951
File Date	05/12/2009
State	FL
Total Pages	15
Pages in Original Filing	1
Florida Partners	NONE
Total Partners	2
Status	INACT/MERGED
Effective Date	NONE
Expiration Date	NONE
Name History	NONE

Mailing Address

LAKE TRASK GROVES, LLP
P.O. BOX 970
DUNDEE, FL 33838
Change Date: 02/01/2011

Registered Agent

THAYER THOMAS A JR.
1895 ELOISE LOOP RD
WINTER HAVEN, FL 33884

Document Images

05/12/2009 -- LLP

04/23/2024 -- LLP Business Report	View image in PDF format
03/06/2023 -- LLP Business Report	View image in PDF format
02/11/2022 -- LLP Business Report	View image in PDF format
02/24/2021 -- LLP Business Report	View image in PDF format
03/30/2020 -- LLP Business Report	View image in PDF format
02/26/2019 -- LLP Business Report	View image in PDF format
04/24/2018 -- LLP Business Report	View image in PDF format
01/18/2017 -- LLP Business Report	View image in PDF format
03/18/2016 -- LLP Business Report	View image in PDF format
03/16/2015 -- LLP Business Report	View image in PDF format
03/11/2014 -- LLP Business Report	View image in PDF format
02/06/2013 -- LLP Business Report	View image in PDF format
01/10/2012 -- LLP Business Report	View image in PDF format
02/01/2011 -- LLP Status Reinstated	View image in PDF format
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[Filing History](#)

[No Authority Info](#)

[No Partner Info](#)

[No Name History](#)

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(Address)

(Address)

(City/State/Zip/Phone #)

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2024 MAY 16 AM 10:21

TALLAHASSEE, FLORIDA

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2024 MAY 16 PM 2:37

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

CAPITAL CONNECTION, INC.

417 E. Virginia Street, Suite 1 • Tallahassee, Florida 32301
(850) 224-8870 • 1-800-342-8062 • Fax (850) 222-1222

LAKE TRASK GROVES, LLC

Please Debit FCA000000003 For: 82.50

Thank you Seth Neeley



Signature

Requested by:

Name

Date

Time

Walk-In

Will Pick Up

121 Parker & Poirer • Tallahassee, FL 32301

- ☐ Art of Inc. File
- ☐ LTD Partnership File
- ☐ Foreign Corp. File
- ☐ L.C. File
- ☐ Fictitious Name File
- ☒ Trade/Service Mark
- ☒ Merger File
- ☐ Art. of Amend. File
- ☐ RA Resignation
- ☐ Dissolution / Withdrawal
- ☐ Annual Report / Reinstatement
- ☒ Gen. Copy
- ☐ Photo Copy
- ☐ Certificate of Good Standing
- ☐ Certificate of Status
- ☐ Certificate of Fictitious Name
- ☐ Corp Record Search
- ☐ Officer Search
- ☐ Fictitious Search
- ☐ Fictitious Owner Search
- ☐ Vehicle Search
- ☐ Driving Record
- ☐ UCC 1 or 3 File
- ☐ UCC 11 Search
- ☐ UCC 11 Retrieval
- ☐ Courier

COVER LETTER

TO: Amendment Section
Division of Corporations

SUBJECT: Lake Trask Groves, LLC

Name of Surviving Party

The enclosed Certificate of Merger and fee(s) are submitted for filing.

Please return all correspondence concerning this matter to:

THOMAS A. THAYER, JR.

Contact Person

Firm/Company

5600 LAKE TRASK ROAD

Address

DUNDEE, FL 33883

City, State and Zip Code

tommy@southerncitrusnurseries.com

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

For further information concerning this matter, please call:

MARK G. TURNER

at

863

293-1184

Name of Contact Person

Area Code

Daytime Telephone Number

☒ Certified copy (optional) \$30.00

STREET ADDRESS:

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

MAILING ADDRESS:

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

FOURTH: Please check one of the boxes that apply to surviving entity: (if applicable)

- ☒ This entity exists before the merger and is a domestic filing entity. the amendment, if any to its public organic record are attached.
- ☐ This entity is created by the merger and is a domestic filing entity. the public organic record is attached.
- ☐ This entity is created by the merger and is a domestic limited liability limited partnership or a domestic limited liability partnership. its statement of qualification is attached.
- ☐ This entity is a foreign entity that does not have a certificate of authority to transact business in this state. The mailing address to which the department may send any process served pursuant to s. 605.0137 and Chapter 48, Florida Statutes is:

FIFTH: This entity agrees to pay any members with appraisal rights the amount, to which members are entitled under ss.605.1006 and 605.1061-605.1072, F.S.

SIXTH: If other than the date of filing, the delayed effective date of the merger, which cannot be prior to nor more than 90 days after the date this document is filed by the Florida Department of State:

Note: If the date inserted in this block does not meet the applicable statutory filing requirements, this date will not be listed as the document's effective date on the Department of State's records.

SEVENTH: Signature(s) for Each Party:

Name of Entity/Organization:

Lake Trask Groves, LLP

Lake Trask Groves, LLC

Signature(s):

Thomas A. Thayer

Thomas A. Thayer

Typed or Printed

Name of Individual:

Thomas A. Thayer, Jr.

Thomas A. Thayer, Jr.

Corporations:

Chairman, Vice Chairman, President or Officer

(If no directors selected, signature of incorporator.)

General partnerships:

Signature of a general partner or authorized person

Florida Limited Partnerships:

Signatures of all general partners

Non-Florida Limited Partnerships:

Signature of a general partner

Limited Liability Companies:

Signature of an authorized person

Fees: For each Limited Liability Company:

\$25.00

For each Limited Partnership:

\$52.50

For each Other Business Entity:

\$25.00

For each Corporation:

\$35.00

For each General Partnership:

\$25.00

Certified Copy (optional):

\$30.00

FILED
2024 MAY 16 AM 10:21
TALLAHASSEE, FLORIDA

PLAN OF MERGER
LAKE TRASK GROVES, LLP WITH AND INTO
LAKE TRASK GROVES, LLC

This Plan of Merger is dated this 22nd day of April, 2024, and formed by and between **LAKE TRASK GROVES, LLP**, a Florida limited liability partnership, and **LAKE TRASK GROVES, LLC**, a Florida limited liability company, in accordance with the provisions of Sections 605.1021 – 605.1026, Florida Statutes.

1. **Merging Entity:** The name of the merging entity is LAKE TRASK GROVES, LLP, a Florida limited liability partnership.
2. **Surviving Entity:** The name of the surviving entity is LAKE TRASK GROVES, LLC, a Florida limited liability company.
3. **Terms and Conditions:** The terms and conditions of the merger are as follows: LAKE TRASK GROVES, LLC, shall acquire one hundred percent (100%) of the partnership/equity interests of LAKE TRASK GROVES, LLP.

IN WITNESS WHEREOF, the undersigned have executed this Plan of Merger as of the date first written above.

MERGING ENTITY:

LAKE TRASK GROVES, LLP,
a Florida limited liability partnership

By: DocuSigned by:
Tommy Thayer
ADFBE066C4847A
Thomas A. Thayer, Jr., General Partner

SURVIVING ENTITY:

LAKE TRASK GROVES, LLC,
a Florida limited liability company

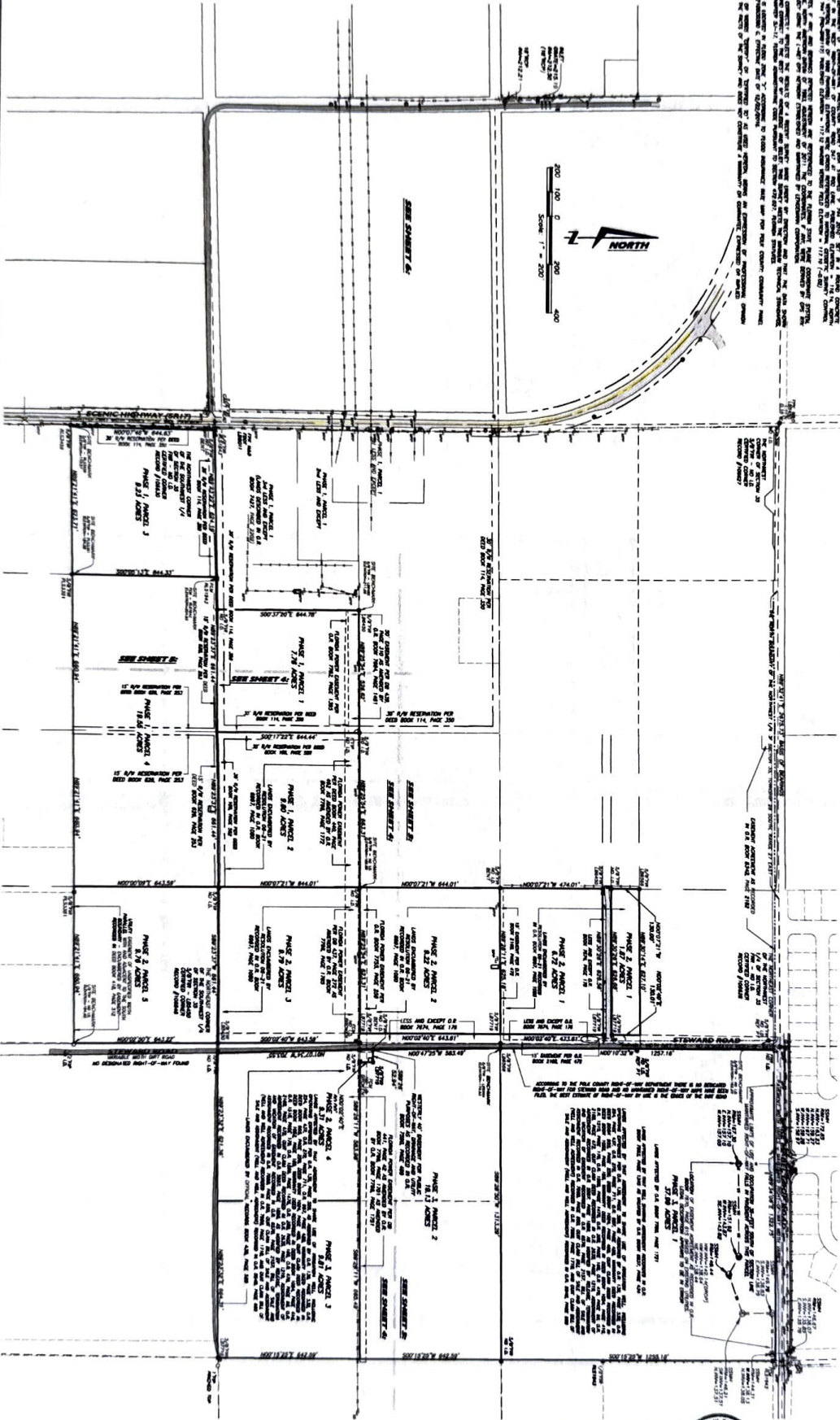
By: DocuSigned by:
Tommy Thayer
ADFBE066C4847A
Thomas A. Thayer, Jr., Manager

SWANSTON'S IMPORTS?

[illegible]

THE

SHEET
1 of 6



Kenneth W Thompson
Dr. CH • Kenneth W
Thompson C • US D • Public
Engineering and Consulting LLC
Dallas, Texas 75208-3913 •
Phone: 214.635.1111 • Fax: 214.635.1112

PSM PLATINUM
SURVEYING & MAPPING

8700 South Florida Avenue, Suite 1, Lakeland, Florida 33813
(863) 904-4699 - kthompson@platinumsurveying.com

STATE OF FLORIDA AUTHORIZATION FOR:
SURVEYING AND MAPPING BUSINESS - LB 8135

**PROGRESS HOMES
THAYER PROPERTIES
TOWN OF DUNDEE
POLK COUNTY, FLORIDA**

**BOUNDARY &
TOPOGRAPHIC
SURVEY**

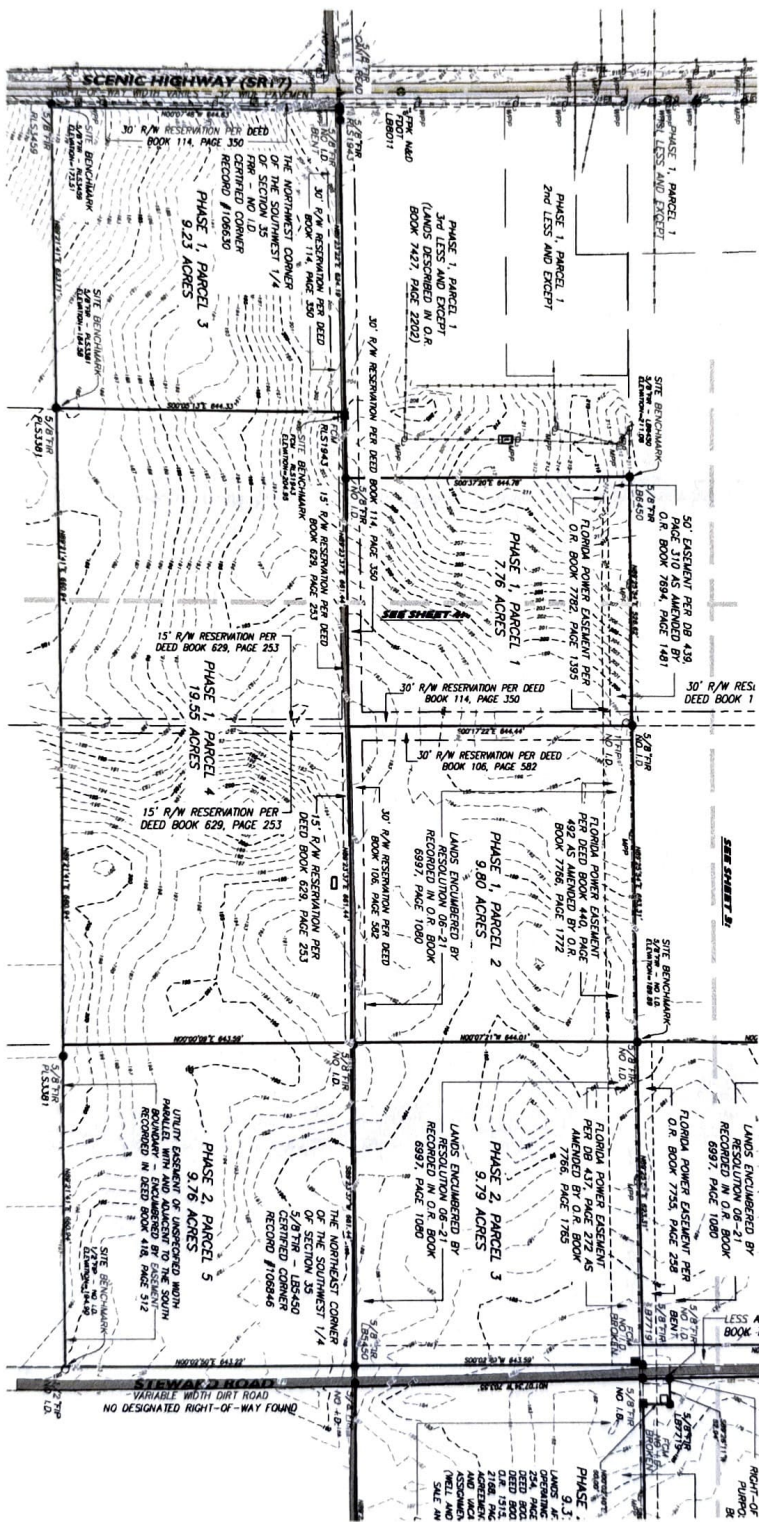
ALL APPLICANTS ON THIS DOCUMENT MUST
BE EMPLOYED BY A FLORIDA LICENSED
AGENT OR BROKER AT THE TIME OF ISSUANCE. OTHERWISE,
THIS DOCUMENT IS VOID.

NOT VALID WITHOUT THE ORIGINAL
SIGNATURE AND SEAL OF A FLORIDA LICENSED
AGENT OR BROKER.

KENNETH W. THOMPSON FSAI #4080



[illegible]

[illegible]

Kenneth W. Thompson



VERTICAL CONTROL NOTE:
VERTICAL CONTROL BASED ON A
LEVEL LOGIC APPROXIMATE CURVACY
VALUES PER CHAPTER
FD-709 (1) (2), FLORIDA
ADMINISTRATIVE CODE.

HORIZONTAL CONTROL NOTE:
HORIZONTAL CONTROL BASED ON
A COMBED IN THE CENTER OF
CLUSTER FOR TRANSVERSE ONE (1)
FOOT IN 10,000 FEET (ANNUAL).

CHECKED BY: NWT

NOTE:
THIS SURVEY, AS DEPICTED
IN ITS GRAPHIC FORM, IS THE
OFFICIAL DEPICTION OF THE
SUPPORTED LANDS DESCRIBED
HEREIN AND WILL IN NO
CIRCUMSTANCES BE
SUPPLANTED IN AUTHORITY
BY ANY OTHER GRAPHIC OR
ORAL FORM OF THE SURVEY.

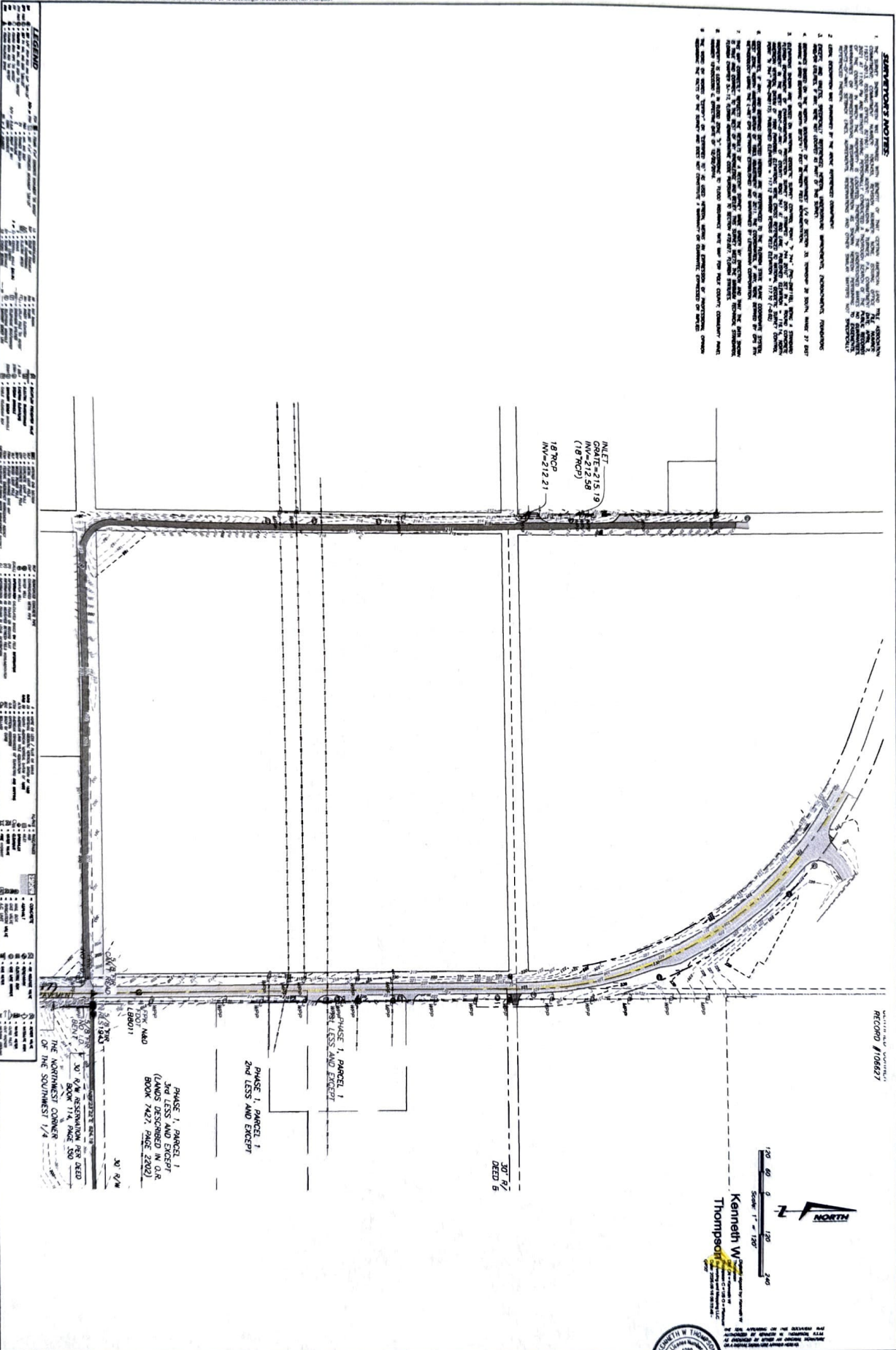
PSM PLATINUM
SURVEYING & MAPPING
3700 South Florida Avenue, Suite 1, Lakeland, Florida 338
(813) 904-6690 - kthompson@platinumsurveying.com
STATE OF FLORIDA AUTHORIZATION FOR:
K. THOMPSON, LICENSE NO. 12500

**PROGRESS HOMES
THAYER PROPERTIES
TOWN OF DUNDEE
POLK COUNTY, FLORIDA**

**BOUNDARY &
TOPOGRAPHIC
SURVEY**

NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND
SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER
UNLESS AFFIXED WITH AN ELECTRONIC SIGNATURE
STATE OF
FLORIDA
1/21/2022
FPM 01 DATE:
KENNETH W. THOMPSON FPM 01080

SWEET
5 of 6



- SURVEYOR'S NOTES:**
1. THIS SURVEY WAS MADE IN ACCORDANCE WITH THE FLORIDA SURVEYING AND MAPPING ACT, CHAPTER 349, F.S., AND THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING, CHAPTER 61, F.A.C.
 2. THE SURVEY WAS MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND IN ACCORDANCE WITH THE FLORIDA SURVEYING AND MAPPING ACT, CHAPTER 349, F.S., AND THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING, CHAPTER 61, F.A.C.
 3. I, THE SURVEYOR, HAVE PERSONALLY EXAMINED THE FIELD NOTES, PLANS, AND FIELD DATA OF THIS SURVEY AND HAVE FOUND THEM TO BE TRUE AND CORRECT.
 4. THE SURVEY WAS MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND IN ACCORDANCE WITH THE FLORIDA SURVEYING AND MAPPING ACT, CHAPTER 349, F.S., AND THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING, CHAPTER 61, F.A.C.
 5. THE SURVEY WAS MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND IN ACCORDANCE WITH THE FLORIDA SURVEYING AND MAPPING ACT, CHAPTER 349, F.S., AND THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING, CHAPTER 61, F.A.C.
 6. THE SURVEY WAS MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND IN ACCORDANCE WITH THE FLORIDA SURVEYING AND MAPPING ACT, CHAPTER 349, F.S., AND THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING, CHAPTER 61, F.A.C.
 7. THE SURVEY WAS MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND IN ACCORDANCE WITH THE FLORIDA SURVEYING AND MAPPING ACT, CHAPTER 349, F.S., AND THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING, CHAPTER 61, F.A.C.
 8. THE SURVEY WAS MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND IN ACCORDANCE WITH THE FLORIDA SURVEYING AND MAPPING ACT, CHAPTER 349, F.S., AND THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING, CHAPTER 61, F.A.C.
 9. THE SURVEY WAS MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND IN ACCORDANCE WITH THE FLORIDA SURVEYING AND MAPPING ACT, CHAPTER 349, F.S., AND THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING, CHAPTER 61, F.A.C.
 10. THE SURVEY WAS MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND IN ACCORDANCE WITH THE FLORIDA SURVEYING AND MAPPING ACT, CHAPTER 349, F.S., AND THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING, CHAPTER 61, F.A.C.

LEGEND

1. BOUNDARY LINE	2. EASEMENT LINE	3. RIGHT-OF-WAY LINE	4. ADJACENT PROPERTY
5. ROAD	6. RAILROAD	7. WATER	8. TREES
9. POWER LINES	10. FENCE	11. DRAINAGE	12. OTHER