

UPPER KEYS GARDEN CLUB, INC.
 Reorganized as: GARDEN CLUB UPPER KEYS, INC. 9/1/2012
 FRANCIS TRACY GARDEN CENTER
 94040 Overseas Highway (MM 94 Bayside)
 P.O. Box 373
 Tavernier, FL 33070-0373
 WEBSITE: gardenclubupperkeys.org (member12-auntmary)

**DOCUMENTS IN SAFE DEPOSIT BOX
 COMMUNITY BANK – KEY LARGO**

TIB BANK – Old Safe Deposit Lease 4/4/07 *No Copy of Agreement w/ Community Bank

DOCUMENTS UNDER ORIGINAL NAME: UKGC

Upper Keys Garden Club, Inc. – 4/4/07 Florida Corporation – Federal Employer Identification #593673229
 Warranty Deed – Filed 6/6/63
 Mortgage Deed - Recorded 5/8/64
 Repayment Note – Dated 11/15/67
 Satisfaction of Mortgage – Filed 12/11/67
 Original Charter – with original Board Officers & Directors – Dated 9/11/56
 Plat Diagram of Property
 The American Institute of Architects – Bldg. Owner/Contractor Agreement – Dated 4/21/64
 Notice of Commencement – Dated 5/8/64
 Charitable Organization Certificates – Dated 11/30/73 – 11/30/75, Financial Report- Dated 11/28/72-
 Registered by the Florida Federation of Garden Clubs

UKGC Original Board Officers/Directors – Dated 8/21/56:

President: Alida Ward Tjader **Vice President:** Vivian T. Gross
Secretary: Mary M. Easton **Treasurer:** Margaret H. Bond
Directors: Anne Baldwin, Francis D. Tracy, Patricia Lett, Bonnie Shreffler, Margaret G. Ely, & Carolyn V. Cohen
 List of Past Presidents: 1956-2015

DOCUMENTS UNDER REORGANIZED NAME: GCUK "Public Charity Status"

Garden Club of the Upper Keys, Inc. – Recorded 9/1/2012 Florida Corporation #N12000008412
 _ Filed to correct name change: 12/5/2013
 _ Filed amendments to Articles of Incorporation: 12/5/2013

GCUK New Board Officers/Directors – Dated 12/2/2013:

President: Marilyn Rogers **Vice President:** N/A
Secretary: Linda Gonsalves **Treasurer:** Edna Waldorf
Past President: Evelyn McGlone
Directors: Jerri Grossman, Kathy Janc, Terry Esteb, Paula Mitchell, Lonell Rice, & Julie Schneeberger

GCUK Bylaws (draft) waiting for Membership Vote of Approval
 Florida Department of State Division of Corporation Certification #N12000008412, Dated 1/16/2013
 Federal Employer Identification #45-1027108, Dated 9/1/2012
 Tax Exempt Status: 501(C)(3) Internal Revenue Service (IRS), Dated 8/31/2012
 Consumer's Certificate of Exemption – Florida Department of Revenue #85-8016349611C-8 (expire 1/31/2019)
 Articles of Incorporation, Filed 8/31/2012
 GCUK Brochure, dated 2013-14

State of Florida,

County of Monroe

OFFICIAL
RECORD 283 PAGE 68

I HEREBY CERTIFY, That on this 6th day of June
A. D. 19 63, before me personally appeared FREDERICK T. BOND and
MARGARET H. BOND, his wife

to me known to be the persons described in and who executed the foregoing
conveyance to UPPER KEYS GARDEN CLUB, INC., a non-profit Florida
corporation
and severally acknowledged
the execution thereof to be their free act and deed for the uses and purposes
therein mentioned.

WITNESS my signature and official seal at
in the County of Monroe and State of Florida, the day and
year last aforesaid.

My Commission Expires Oct. 12, 1966

Barbara E. Canale
Notary Public



100

Date

ABSTR.

STATE
County of

On this
A. D. 19
instrument
being duly
I have recd

public reco
In Witness
unto set r
seal of th
of said Stat

This Indenture.

Made this 6th day of June A. D. 19 63

Between FREDERICK T. BOND and MARGARET H. BOND, his wife

of the County of Monroe and State of Florida
 parties of the first part, and
 non-profit UPPER KEYS GARDEN CLUB, INC.
 a corporation existing under the laws of the State of Florida
 having its principal place of business in the County of Monroe and
 State of Florida party of the second part,

Witnesseth, that the said parties of the first part, for and in consideration of the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATIONS to them in hand paid, the receipt whereof is hereby acknowledged, have granted, bargained, sold, aliened, remised, released, enfeoffed, conveyed and confirmed and by these presents do grant, bargain, sell, alien, remise, release, enfeoff, convey and confirm unto the said party of the second part and its successors and assigns forever, all that certain parcel of land lying and being in the County of Monroe and State of Florida, more particularly described as follows:

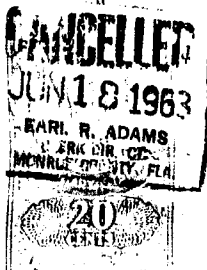
A portion of Tract C as shown on plat of Sunset Gardens in Section 23, Township 62 South, Range 38 East, Key Largo, Monroe County, Florida, recorded in Plat Book 4 at Page 62, Public Records of Monroe County, Florida, and more particularly described as follows: Begin at the northeast corner of said Tract C, on the northwesterly right-of-way line of State Road No. 5 (Overseas Highway) and run West on the North line of said Tract C, a distance of 268.0 feet; thence South at right angles to said North line, a distance of 207.4 feet; thence East and parallel to said North line, a distance of 84.35 feet to the said northwesterly right-of-way line of State Road No. 5; thence northeasterly along said northwesterly right-of-way line, a distance of 277.0 feet to the Point of Beginning.

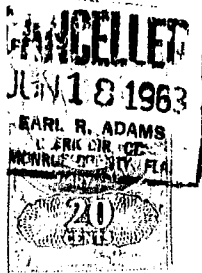
In the event the premises cease to be used for Garden Club purposes then the title to the property conveyed herein shall revert to the grantors herein. Any building constructed hereon shall be subject to the approval of the grantors.

Together with all the tenements, hereditaments and appurtenances, with every privilege, right, title, interest and estate, dower and right of dower, reversion, remainder and easement thereto belonging or in anywise appertaining:

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

And the said parties of the first part do covenant with the said party of the second part that they are lawfully seized of the said premises, that they are free of all incumbrance, and that they have good right and lawful authority to sell the same; and that said parties of the first part doth hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.





of said Tract C, on the northwesterly right-of-way line of State Road No. 5 (Overseas Highway) and run West on the North line of said Tract C, a distance of 268.0 feet; thence South at right angles to said North line, a distance of 207.4 feet; thence East and parallel to said North line, a distance of 84.35 feet to the said northwesterly right-of-way line of State Road No. 5; thence northeasterly along said northwesterly right-of-way line, a distance of 277.0 feet to the Point of Beginning.

In the event the premises cease to be used for Garden Club purposes then the title to the property conveyed herein shall revert to the grantors herein. Any building constructed hereon shall be subject to the approval of the grantors.

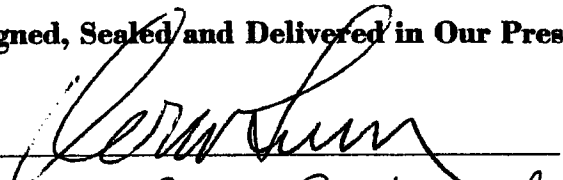
Together with all the tenements, hereditaments and appurtenances, with every privilege, right, title, interest and estate, dower and right of dower, reversion, remainder and easement thereto belonging or in anywise appertaining:

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

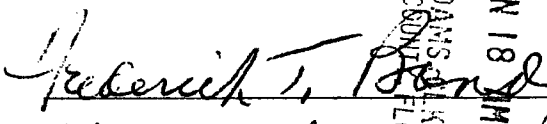
And the said parties of the first part do covenant with the said party of the second part that they are lawfully seized of the said premises, that they are free of all incumbrance, and that they have good right and lawful authority to sell the same; and that said parties of the first part doth hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, the said parties of the first part have hereunto set their hand and seals the day and year above written.

Signed, Sealed and Delivered in Our Presence:



Barbara E. Cannole



Margaret H. Bond

FILED FOR RECORD
JUN 18 1963 4 35
EARL R. ADAMS
CLERK OF COURT
MONROE COUNTY
FLORIDA

in the County of
year last aforesaid.

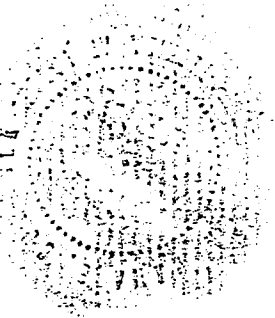
Monroe

and State of Florida, the day and

My Commission Expires Oct. 12, 1966

Barbara E. Canale
Notary Public

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Warranty Deed

TO CORPORATION

TO

Date

ABSTRACT OF DESCRIPTION

STATE OF FLORIDA,
County of }

On this day of
A. D. 19 , at o'clock m., this
instrument was filed for record, and
being duly acknowledged and proven,
I have recorded the same on pages
 of Book in the
public records of said County.

In Witness Whereof, I have here-
unto set my hand and affixed the
seal of the Circuit Court of the
Judicial Circuit
of said State, in and for said County.

Clerk.

_____, D. C.

TURNER & HODSON
ATTORNEYS-AT-LAW
830 N. KROME AVE.

109748

RECORDED IN OFFICIAL RECORD BOOK
OF MONROE COUNTY, FLORIDA
✓ EARL R. ADAMS
CLERK OF CIRCUIT COURT
✓ RECORD VERIFIED

ORDER APPROVING INCORPORATION

This matter coming on for consideration by the Court, and it appearing to the Court that the above charter is in proper form, and for an object authorized by the applicable and governing provisions of Florida Statutes, 1941, the same being Chapter 617 thereof, and there being no cause shown to the contrary,

IT IS ORDERED, ADJUDGED AND DECREED that the above and foregoing charter of the "UPPER KEYS GARDEN CLUB" a corporation not for profit, be and the same is hereby approved.

DONE AND ORDERED at Key West, Florida, this 11th day of

September, A.D. 1956.

Agustine Lopez Jr.
CIRCUIT JUDGE

