P95000043458

Accuwrite Accounting
2955 Hartley Road, Suite 204
Jacksonville, Florida 32257

(City, State, Zip) (Phone #)

OFFICE USE ONLY

900001501499
-05/30/95--01062--011
*****70.00 *****70.00

CORPORATION NAME(S) & DOCUMENT NUMBER(S) (if known):

1. (Corporation Name) (Document #)
2. (Corporation Name) (Document #)
3. (Corporation Name) (Document #)
4. (Corporation Name) (Document #)

☐ Walk in ☐ Pick up time ______ ☐ Certified Copy

☐ Mail out ☐ Will wait ☐ Photocopy ☐ Certificate of Status

	NEW FILINGS
	Profit
	NonProfit
	Limited Liability
	Domestication
	Other

	AMENDMENTS
	Amendment
	Resignation of R.A., Officer/Director
	Change of Registered Agent
	Dissolution/Withdrawal
	Merger

	OTHER FILINGS
	Annual Report
	Fictitious Name
	Name Reservation

	REGISTRATION/ QUALIFICATION
	Foreign
	Limited Partnership
	Reinstatement
	Trademark
	Other

ufw

Examiner's Initials	

CR2E031(10/92)

ARTICLES OF INCORPORATION

OF

REAL ESTATE BUYER, INC.

95 MAY 30 PM 3:59

The undersigned does hereby make. subscribe, acknowledge and files these Articles of Incorporation, for the purpose of forming a corporation under the laws of the State of Florida.

ARTICLE 1 - NAME

The name of this corporation shall be:
Real Estate Buyer, Inc.
10991-55 San Jose Blvd.,
Jacksonville, Fl. 32223

ARTICLE 2 - PURPOSE

The corporation is organized for the purpose of transacting any or all lawful business for which corporations may be incorporated under Chapter 607, Florida Statutes, as now exists or may hereafter be amended.

ARTICLE 3- CAPITAL STOCK

3.1 The maximum number of shares that this Corporation is authorized to have outstanding at any time is five hundred (500) shares of common stock, each share having the par value of One Dollar ($1.00).

3.2 No holder of shares of stock of any class shall have any preemptive right to subscribe to or purchase any additional shares of any class, or any bonds, or convertible securities of any nature; provided,however, that the board of directors may, in authorizing the issuance of shares of stock of any class, confer any preemptive right that the board of directors may deem advisable in connection with such issuance.

3.3 The board of directors of the Corporation may authorize the issuance from time to time of shares of its stock of any class, whether now or hereafter authorized, or securities convertible into shares of its stock of any class, whether now or hereafter authorized, for such consideration as the board of directors may deem advisable, subject to such restrictions or limitations, if any, as may be set forth in the bylaws of the Corporation.

3.4 The board of directors of the Corporation may, by articles supplementary, classify or reclassify any unissued stock from time to time by setting or changing the preferences, conversions or other rights, voting powers, restrictions, limitations as to dividends, qualifications, or term or conditions of redemption of stock.

ARTICLE 4: TERM OF EXISTENCE

This corporation shall have perpetual existence commencing on the date of this filing of these Articles with the Department of State.

ARTICLE 5: INITIAL REGISTERED OFFICE AND AGENT

The street address of the initial registered office of the Corporation is 10991-55 San Jose Blvd., Jacksonville, Fl. , Name of the initial registered agent of this corporation at that address is Michael S. Osborne

ARTICLE 6: BOARD OF DIRECTORS

This corporation shall have one Director constituting the initial Board of Directors. The number of directors may be either increased or decreased from time to time by the bylaws; however, there shall never be less than one Director. The name and address of the initial Board of Directors of the corporation are:

NAME: Michael S. Osborne
10991-55 San Jose Blvd.
Jacksonville, Fl. 32223

ARTICLE 7: INCORPORATOR

The name and address of the Incorporator of this Corporation is as follows:
Michael S. Osborne, 10991-55 San Jose Blvd., Jacksonville, FL. 32223

ARTICLE 8 INDEMNIFICATION

The corporation shall, to the fullest extend permitted by the Florida Stock Corporation Act, as the same may be amended and supplemented, indemnify under the said provisions, from and against any and all the expenses, and liabilities, or other matters referred to in or covered by said provisions, and the indemnification provided for herein shall not be deemed exclusive of any other rights to which those indemnified may be entitled under any Bylaw, vote of stockholders, or disinterested directors, or otherwise, both as to action in his or her official capacity and as to action while holding such office, and shall continue as to a person who has ceased to be a director, officer, employee, or agent and shall inure to the benefit of the heirs, executors, and administrators of such a person

ARTICLE 9 SUB-CHAPTER S CORPORATION

The Corporation may elect to be an S Corporation, as provided in Sub-chapter S of the Internal Revenue Code of 1986, as amended

10 1 The shareholders of this Corporation may elect and, if elected, shall continue such election to be an S Corporation as provided in Sub-Chapter S of the Internal Revenue Code of 1986, as amended, unless the shareholders of the Corporation unanimously agree otherwise in writing

10 2 After this Corporation has elected to be an S Corporation, none of the shareholders of this Corporation, without the written consent of the other shareholders of this Corporation shall take any action, or make any transfer or other disposition of the shareholders shares of stock in the Corporation, which will result in the termination or revocation of such election to be an S Corporation, as provided in Sub-Chapter S of the Internal Revenue Code of 1986, as amended

10 3 Once the Corporation has elected to be an S Corporation, each share of stock issued by this Corporation shall contain the following legend:

"The shares of stock represented by this certificate cannot be transferred if such transfer would void the election of the Corporation to be taxed under Sub-chapter S of the Internal Revenue Code of 1986, as amended "

10: POWERS OF CORPORATION

The Corporation shall have the same powers as an individual to do all things necessary or convenient to carry out its business and affairs, subject to any limitations or restrictions imposed by applicable law or these Articles of Incorporation.

11: BYLAWS

The Board of Directors of the Corporation shall have power, without the assent or vote of the shareholders, to make, alter, amend or repeal the Bylaws of the Corporation, but the affirmative vote of a number of Directors equal to a majority of the number who would constitute a full Board of Directors at the time of such action shall be necessary to take any action for the making, alteration, amendment or repeal of the Bylaws.

12: AMENDMENT

The Corporation reserve the right to amend, alter, change or repeal nay provision contained in these Articles of Incorporation, or in any amendment hereto, or to add any provision to these Articles of Incorporation or to any amendment hereto, in any manner now or hereafter prescribed or permitted by the provisions of any applicable statute of the State of Florida, and allrights conferred upon shareholders in these Articles of Incorporation or any amendment hereto are granted subject to this reservation.

Michael S. Osborne, Incorporator

STATE OF FLORIDA COUNTY OF DUVAL

BEFORE ME, a Notary Public authorized to take acknowledgments in the State and County set forth above personally appeared Michael S. Osborne, know to be and known by me to be the person who executed the foregoing Articles of Incorporation, and he acknowledged before me that he executed those Articles of Incorporation.
IN WITNESS WHEREOF, I have set my hand and seal in the State and County above, this 26 day of May 1995

Mary Ann Carlson

Notary Public, In and For the State of Florida

Commission Expires:

NOTARY PUBLIC STATE OF FLORIDA

"OFFICIAL SEAL"
Mary Ann Carlson
My Commission Expires 11/21/98
Commission #CC 420326

CERTIFICATE DESIGNATING REGISTERED AGENT AND PLACE OF BUSINESS OR DOMICILE FOR SERVICE OF PROCESS WITHIN FLORIDA, AND ACCEPTANCE OF AGENT UPON WHOM PROCESS MAY BE SERVED

In compliance with Section 48 091 and 607.034, Florida Statutes, the following is submitted.

FIRST, that Real Estate Buyer, Inc., desiring to organize or qualify under the laws of the State of Florida, with its principle place of business at 10991-55 San Jose Blvd., Jacksonville, Fl 32223 has named Michael S. Osborne, as its agent to accept service of process within Florida. Dated this 26 day of MAY, 1995.

Michael S Osborne, Director

SECOND, that having been named to accept service of process for the above named Corporation, at the place designated in this certificate, I hereby agree to act in this capacity and I further agree to comply with the provisions of all statutes relative to the proper performance of my duties.

Michael S. Osborne
Registered Agent

RESOLUTION TO BE MAKE

SECTION 1244 STOCK ELECTION

The President explained that Section 1244 Stock offers benefits that should be taken advantage of Upon motion duly made, that following resolution was unanimously adopted·

RESOLVED, the President of the Corporation be authorized to take all necessary actions to make this Corporation a properly registered Section 1244 corporation stock.

DATED
26th May 1995

Michael S. Osborne
Director

Attest.
Mary Ann Carlson

"OFFICIAL SEAL"
Mary Ann Carlson
My Commission Expires 11/21/98
Commission #CC 420326

NOTARY PUBLIC STATE OF FLORIDA

PLEASE READ ALL INSTRUCTIONS BEFORE COMPLETING THIS FORM.

APPLICATION FOR REINSTATEMENT

FLORIDA DEPARTMENT OF STATE
Sandra B. Mortham
Secretary of State
DIVISION OF CORPORATIONS

FILED
96 OCT 14 PM 3:07
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

DOCUMENT # P95000043458

1. Corporation Name
REAL ESTATE BUYER, INC.

REINSTATEMENT 96

Principal Place of Business
10991-55 SAN JOSE BLVD.
JACKSONVILLE FL 32223

Mailing Address
10991-55 SAN JOSE BLVD.
JACKSONVILLE FL 32223

If above addresses are incorrect in any way, line through incorrect information and enter correction below

2. New Principal Office Address, If Applicable	3. New Mailing Office Address, If Applicable
Suite, Apt #, etc	Suite, Apt #, etc
City & State	City & State
Zip / Country	Zip / Country

4. Date Incorporated or Qualified To Do Business in Florida: 05/30/1995

5. FEI Number: 59-3321367 ☐ Applied For ☐ Not Applicable

6. CERTIFICATE OF STATUS DESIRED ☐ $8.75 Additional Fee required for a Certificate of Status

7. Names and Street Addresses of Each Officer and/or Director (Florida nonprofit corporations must list at least 3 directors)

1 Title(s)	2 Name of Officers and/or Directors	3 Street Address of Each Officer and/or Director (Do NOT Use Post Office Box Numbers)	4 City / State / Zip
D	OSBORNE, MICHAEL S	10991-55 SAN JOSE BLVD.	JACKSONVILLE FL 32223

500001981685—4
-10/21/96--01061--024
****375.00 ****375.00

10/18/96

8. Name and Address of Current Registered Agent

OSBORNE, MICHAEL S
10991-55 SAN JOSE BLVD.
JACKSONVILLE FL 32223

9. Name and Address of New Registered Agent

Name
Street Address (P.O. Box Number is Not Acceptable) N/A.
Suite, Apt #, Etc.
City | State FL | Zip Code

10. I being appointed the registered agent of the above named corporation, am familiar with and accept the obligations of Section 607.0505, F.S.

Signature of Registered Agent: [signature] REGISTERED AGENT MUST SIGN Date Sept 25 1996

11. Does this corporation pay any intangible tax to the Dept. of Revenue under S. 199.032, Florida Statutes. Yes ☐ No ☐ (See other side for information on intangible tax.)

12. I certify that I am an officer or director or the receiver or trustee empowered to execute this application as provided for in chapter 607 or 617, F.S. I further certify that when filing this reinstatement application the reason for dissolution has been eliminated, the corporate name satisfies the requirements of section 607.0401 or 617.0401, F.S. that all fees owed by the corporation have been paid and the names of individuals listed on this form do not qualify for an exemption under section 119.07(3)(i), F.S. The information indicated on this application is true and accurate, and my signature shall have the same legal effect as if made under oath.

SIGNATURE: [signature] MICHAEL S. OSBORNE
SIGNATURE AND TYPED OR PRINTED NAME OF SIGNING OFFICER OR DIRECTOR

Date: SEPT 25 1996 Daytime Phone #: 9042600037

CR2E040 (7/96)