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(City/State/Zip/Phone #)

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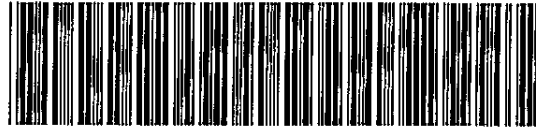
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TRANSMITTAL LETTER

TO: Registration Section
Division of Corporations

SUBJECT: Liberty Title Partners Group, II, LLC
(Name of Limited Liability Company)

The enclosed Articles of Organization and fee(s) are submitted for filing.

Please return all correspondence concerning this matter to the following:

Deborah Hammons
(Name of Person)

Liberty Title Partners Group, II, LLC.
(Firm/Company)

660 Shoreview Avenue
(Address)

Winter Park, FL 32789
(City/State and Zip Code)

For further information concerning this matter, please call:

Deborah Hammons at (407) 629-5533
(Name of Person) (Area Code & Daytime Telephone Number)

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STREET ADDRESS:
Registration Section
Division of Corporations
409 E. Gaines Street
Tallahassee, Florida 32399

MAILING ADDRESS:
Registration Section
Division of Corporations
P.O. Box 6327
Tallahassee, Florida 32314

**ARTICLES OF ORGANIZATION
OF
LIBERTY TITLE PARTNERS GROUP 11, LLC**

The undersigned, for the purpose of forming a limited liability company under the Florida Limited Liability Company Act, F.S. Chapter 608, hereby make, acknowledge, and file the following Articles of Organization.

ARTICLE I - NAME

The name of the limited liability company shall be Liberty Title Partners Group 11, LLC ("company").

ARTICLE II - PRINCIPAL OFFICE

The mailing address and street address of the principal office of the company is 660 Shoreview Avenue, Winter Park, Florida 32789.

ARTICLE III - DURATION

The company shall commence its existence on the date these articles of organization are filed by the Florida Department of State. The company's existence shall be perpetual, unless the company is dissolved earlier as provided in these articles of organization or in the regulations.

ARTICLE IV - REGISTERED OFFICE AND AGENT

The name and street address of the registered agent of the company in the state of Florida are Deborah L. Hammons, 660 Shoreview Avenue, Winter Park, Florida 32789.

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ARTICLE V - MANAGEMENT

The company shall be managed by a manager in accordance with regulations adopted by the members for the management of the business and affairs of the company. These regulations may contain any provisions for the regulation and management of the affairs of the company not inconsistent with law or these articles of organization. The name and address of the initial manager of the company is Nancy H. Curbello, 660 Shoreview Avenue, Winter Park, Florida 32789.

IN WITNESS WHEREOF, the undersigned organizers have made and subscribed these articles of organization at Winter Park, Florida, on the 14th day of June, 2004.

Liberty Title Company, Member

By: [Signature]
Deborah L. Hammons, President

[Signature]
Juan Oviedo, Member

[Signature]
Greg Courson, Member

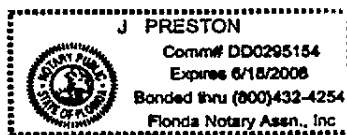
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STATE OF FLORIDA
COUNTY OF Orange

Sworn to and subscribed before me this the 14th day of June, 2004 by Deborah L. Hammons, President of Liberty Title Company, Juan Oviedo and Greg Courson, who are personally known to me OR produced identification.

Type of identification produced: _____

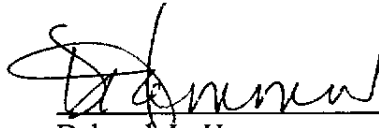
[Signature]
Notary Public -- State of Florida
[SEAL]



STATEMENT OF ACCEPTANCE OF REGISTERED AGENT

The undersigned, being the person named in the articles of organization of Liberty Title Partners Group 11, LLC, as the registered agent of this limited liability company, hereby consents to accept service of process for the above-stated company at the place designated in the articles of organization, and accepts the appointment as registered agent and agrees to act in this capacity. The undersigned further agrees to comply with the provisions of all statutes relating to the proper and complete performance of his or her duties, and is familiar with and accepts the obligations of the position of registered agent.

Dated: June 14, 2004



Deborah L. Hammons
Registered Agent

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