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Florida Department of State
Division of Corporations
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To:

Division of Corporations
Fax Number : (850) 922-4001

From:

Account Name : FAS-T CORP. AGENTS, INC.
Account Number : 071001002335
Phone : (305) 599-0839
Fax Number : (305) 716-0346

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

FLORIDA PROFIT CORPORATION OR P.A.

ENCORE TITLE & ESCROW, INC.

Certificate of Status	0
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FLORIDA DEPARTMENT OF STATE
Katherine Harris
Secretary of State

August 3, 2000

FAS-T

SUBJECT: ENCORE TITLE & ESCROW, INC.
REF: W00000019226

We received your electronically transmitted document. However, the document has not been filed. Please make the following corrections and refax the complete document, including the electronic filing cover sheet.

The document submitted does not meet legibility requirements for electronic filing. Please do not attempt to refax this document until the quality has been improved.

THE ONLY PART OF THE DOCUMENT THAT IS LEGIBLE IS THE REGISTERED AGENTS CERTIFICATE.

If you have any further questions concerning your document, please call (850) 487-6919.

Beth Register
Corporate Specialist Supervisor

FAX Aud. #: E00000040632
Letter Number: 800A00042037

ARTICLES OF INCORPORATION
of

ENCORE TITLE & ESCROW, INC.

Article I

The name of the corporation is:
ENCORE TITLE & ESCROW, INC.

Article II

This corporation shall exist perpetually unless sooner dissolved according to law, commencing on the date of execution and acknowledgment of these articles

Article III

The general nature of the business and the objects and purposes to be transacted and the operation of issue title insurance, act as closing agent and escrow funds in real estate transactions.

Article IV

This shall be a for profit corporation with the directors elected in a manner to be specified in the bylaws.

Article V

The date of Incorporation shall be the date that the Articles are filed with the Secretary of State.

Article VI

The street address of the initial registered office of this corporation is 7515 West Oakland Park Blvd., Suite 100, Fort Lauderdale, FL 33319, and the name of the initial registered agent of this corporation at that address is Eliana Leal, Esquire.

Article VII

The name(s) of the incorporator(s) signing these articles is\are: Eliana Leal.

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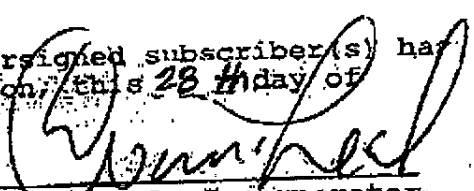
Article VIII

The principle place of business will be 7515 W. Oakland Park Blvd., Ste 100, Ft. Lauderdale, FL 33319, and the mailing address will be 7515 W. Oakland Park Blvd., Ste 100, Ft. Lauderdale, FL 33319.

ARTICLE VIII

The number of shares that this corporation is authorized to have outstanding at any one time is 100 shares at \$1.00 per share.

IN WITNESS WHEREOF, the undersigned subscriber(s) has executed these Articles of Incorporation, this 28 day of July, 2000.


Eliana Leal, Incorporator

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CERTIFICATE OF DESIGNATION
REGISTERED AGENT/REGISTERED OFFICE

Pursuant to the provisions of Section 607.325, Florida Statutes, the undersigned corporation, organized under the laws of the State of Florida, submits the following statement in designating the registered office/registered agent, in the State of Florida.

1. The name of the corporation:

ENCORE Title & Escrow, Inc

2. The name and address of the registered agent and office is:

ELIANA LEAL Esq

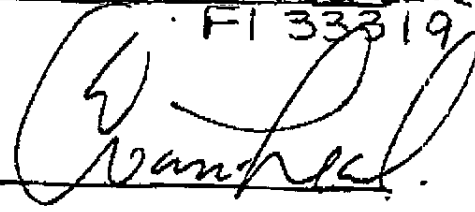
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FI 33319

SIGNATURE



TITLE

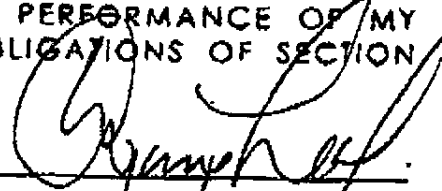
Pres, R.A.

DATE

7/28/00

HAVING BEEN NAMED TO ACCEPT SERVICE OF PROCESS FOR THE ABOVE STATED 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 AND COMPLETE PERFORMANCE OF MY DUTIES, AND I ACCEPT THE DUTIES AND OBLIGATIONS OF SECTION 607.325, FLORIDA STATUTES.

SIGNATURE



DATE

7/28/00