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ACCOUNT NO. : 072100000032

REFERENCE : 835264 149835A

AUTHORIZATION :

*Patricia Pizit*

COST LIMIT : \$ 70.00

ORDER DATE : September 19, 2000

ORDER TIME : 1:19 PM

ORDER NO. : 835264-005

CUSTOMER NO: 149835A

CUSTOMER: Neal B. Lechtner, Esq  
Neal B. Lechtner, Esq

400003398384--8

Bay South Building  
1985 South Ocean Drive  
Hallandale, FL 33009

DOMESTIC FILING

NAME: WORLD TITLE AND ESCROW COMPANY

EFFECTIVE DATE:

XX ARTICLES OF INCORPORATION  
       CERTIFICATE OF LIMITED PARTNERSHIP  
       ARTICLES OF ORGANIZATION

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

       CERTIFIED COPY  
XX        PLAIN STAMPED COPY  
       CERTIFICATE OF GOOD STANDING

CONTACT PERSON: Sandra Mathis - EXT. 1165

EXAMINER'S INITIALS:

FILED  
SECRETARY OF STATE  
DIVISION OF CORPORATIONS  
00 SEP 19 PM 3:25

*g* 9/29/00  
RECEIVED  
00 SEP 19 PM 2:28  
DIVISION OF CORPORATION

ARTICLES OF INCORPORATION  
OF  
WORLD TITLE AND ESCROW COMPANY

FILED  
SECRETARY OF STATE  
DIVISION OF CORPORATIONS

00 SEP 19 PM 3:25

The undersigned incorporator hereby form a corporation under Chapter 607 of the laws of the State of Florida.

ARTICLE I. NAME

The name of the Corporation shall be:

WORLD TITLE AND ESCROW COMPANY

The address of the principal office of this corporation shall be 1985 S. Ocean Drive, Lower Lobby, Hallandale, Fl. 33009, and the mailing address of the corporation shall be 1985 S. Ocean Drive, Lower Lobby, Hallandale, Fl. 33009.

ARTICLE II. NATURE OF BUSINESS

This corporation may engage or transact in any or all lawful activities or business permitted under the laws of the United States, the State of Florida or any other state, country, territory or nation.

ARTICLE III. CAPITAL STOCK

The maximum number of shares of stock that this corporation is authorized to have outstanding at any one time is 500 shares of common stock having \$1.00 par value per share.

ARTICLE IV. REGISTERED AGENT

The name of the initial registered agent of the corporation is Neal B. Lechtner and his street address is 1985 S. Ocean Drive, Lower Lobby, Hallandale, Florida 33009.

#### ARTICLE V. TERM OF EXISTENCE

This corporation is to exist perpetually.

#### ARTICLE VI. DIRECTORS

All corporate powers shall be exercised by or under the authority of, and the business and affairs of the corporation managed under the direction of its Board of Directors, subject to any limitation set forth in these Articles of Incorporation. This corporation shall have three Directors, initially. The names and addresses of the initial members of the Board of Directors are:

Ross P. Beckerman Director	1985 S. Ocean Drive Lower Lobby Hallandale, Fl. 33009
Charles R. Burnett Director	1985 S. Ocean Drive Lower Lobby Hallandale, Fl. 33009
Neal B. Lechtner Director	1985 S. Ocean Drive Lower Lobby Hallandale, Fl. 33009

#### ARTICLE VII. OFFICERS

The names and addresses of the initial officers of the corporation who shall hold office for the first year of the corporation, or until their successors are elected or appointed are:

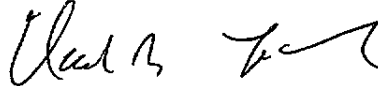
Neal B. Lechtner President	1985 S. Ocean Drive Lower Lobby Hallandale, Fl. 33009
Ross P. Beckerman Vice-President	1985 S. Ocean Drive Lower Lobby Hallandale, Fl. 33009
Charles R. Burnett Secretary/Treasurer	1985 S. Ocean Drive Lower Lobby Hallandale, Fl. 33009

ARTICLE VIII. INCORPORATOR

The name and street address of the incorporator to these  
Articles of Incorporation:

Neal B. Lechtner  
1985 S. Ocean Drive  
Lower Lobby  
Hallandale, Fl. 33009

IN WITNESS WHEREOF, Neal B. Lechtner, has hereunto set  
his hand and seal on September 14, 2000.



ACCEPTANCE OF REGISTERED AGENT

FILED  
SECRETARY OF STATE  
DIVISION OF CORPORATIONS

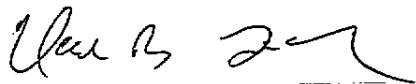
DESIGNATED IN THE ARTICLES OF INCORPORATION 00 SEP 19 PH 3:25

Neal B. Lechtner, an individual residing in this state  
having a business office identical with the registered office of  
the corporation named below, and having been designated as the  
Registered Agent in the above and foregoing Articles of  
Incorporation of

WORLD TITLE AND ESCROW COMPANY

is familiar with and accepts the obligations of the position of  
Registered Agent under Section 607.0505, Florida Statutes.

By:

  
Neal B. Lechtner