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Florida Department of State
Division of Corporations
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To:

Division of Corporations
Fax Number : (850) 205-0381

From:

Account Name : EMPIRE CORPORATE KIT COMPANY
Account Number : 072450003255
Phone : (305) 634-3694
Fax Number : (305) 633-9696

FLORIDA PROFIT CORPORATION OR P.A.

WARRANTY TITLE & ESCROW COMPANY

Certificate of Status	0
Certified Copy	1
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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

B. McKnight JUL 25 2001

(3) H 01000084417

**ARTICLES OF INCORPORATION
OF
Warranty Title & Escrow Company**

THE UNDERSIGNED, has executed the following document as incorporator of the above named corporation, a corporation organized under the laws of the State of Florida, and all rights, duties and obligations of the undersigned as incorporator, and those of the corporation, are to be determined in accordance with the laws of the State of Florida.

ARTICLE I

NAME:

The name of this Corporation shall be: Warranty Title & Escrow Company.

ADDRESS: The principal place of business of this corporation shall be: 6610 N University Drive, Suite 250, Fort Lauderdale, FL 33321

ARTICLE II

NATURE OF BUSINESS:

This corporation may engage in any activity of business permitted under the laws of the United States of America and/or of the State of Florida.

ARTICLE III

CAPITAL STOCK:

This Corporation is authorized to issue one hundred (100) shares of stock, with a par value of One Dollar (\$1.00).

ARTICLE IV

TERM OF EXISTENCE:

This Corporation is to exist perpetually.

ARTICLE V

DIRECTORS:

The business of this Corporation shall be managed by the Shareholders of this Corporation, and such Shareholders shall be deemed Directors of the Corporation. The name and address of the initial Shareholder and Director is:

MANNY SINGH
6610 N University Drive, Suite 220
Fort Lauderdale, FL 33321

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ARTICLE VI

The undersigned incorporator has executed these articles of incorporation this
July 24, 2001

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TALLAHASSEE, FLORIDA



Manny Singh, as incorporator of Warranty Title & Escrow Company

**CERTIFICATE DESIGNATING PLACE OF BUSINESS OR DOMICILE FOR THE
SERVICE OF PROCESS WITHIN THIS STATE, NAMING AGENT UPON WHOM
PROCESS MAY BE SERVED.**

In pursuance of Chapter 607.34 Florida Statutes, the following is submitted, in
compliance with said Act:

Warranty Title & Escrow Company, desiring to organize under the laws of the
State of Florida with its principal office, as indicated in the articles of incorporation at: 6610
North University Drive, Suite 250, Fort Lauderdale, has named Manny Singh, 6610 North
University Drive, Suite 220, Fort Lauderdale, County of Broward, State of Florida 33321,
as its agent to accept service of process within this state.

ACKNOWLEDGMENT:

Having been named to accept service of process for the above stated corporation,
at place designated in this certificate, I hereby accept to act in this capacity, and agree to
comply with the provision of said Act relative to keeping open said office.

LAW OFFICES OF MANNY SINGH
6610 N University Drive, Suite 220
Fort Lauderdale, FL 33321
Telephone: (954) 722-1300
Facsimile: (954) 722-8125

By: 

Registered Agent: Manny Singh

Prepared By:
LAW OFFICES OF MANNY SINGH
6610 N University Drive, Suite 220
Fort Lauderdale, FL 33321
Telephone: (954) 722-1300/Facsimile: (954) 722-8125.