

PO1000079424

Department of State  
Division of Corporations  
P. O. Box 6327  
Tallahassee, FL 32314

800004530288--4  
-08/13/01--01058--003  
\*\*\*\*\*87.50 \*\*\*\*\*87.50

SUBJECT: Team Title and Escrow, Inc.  
(PROPOSED CORPORATE NAME - MUST INCLUDE SUFFIX)

Enclosed is an original and one(1) copy of the articles of incorporation and a check for :

☐ \$70.00  
Filing Fee

☐ \$78.75  
Filing Fee  
& Certificate of Status

☐ \$78.75  
Filing Fee  
& Certified Copy

☒ \$87.50  
Filing Fee,  
Certified Copy  
& Certificate of  
Status

ADDITIONAL COPY REQUIRED

FROM: Sean Kavanaugh  
Name (Printed or typed)

377 NW 104 Avenue  
Address

Coral Springs, FL 33071  
City, State & Zip

954.227-8737  
Daytime Telephone number

FILED  
2001 AUG 13 PM 2:00  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

NOTE: Please provide the original and one copy of the articles.

BC

**ARTICLES OF INCORPORATION  
OF**

FILED  
2001 AUG 13 PM 2:00  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

Team Title and Escrow, Inc.

The undersigned incorporator, for the purpose of forming a corporation under the Florida Business Corporation Act, hereby adopts the following Articles of Incorporation.

**ARTICLE I Name**

The name of the corporation shall be:

Team Title and Escrow, Inc

**ARTICLE II Principle Office**

The principal place of business and mailing address of this corporation shall be:

1267 University Drive  
Coral Springs, FL 33071

**ARTICLE III Purpose**

The purpose for which the corporation is organized is: To engage in the closing procedures of Real Estate transactions including but not limited to the following actions:

Coordinating and conducting Real Estate closings.  
Providing title commitments on behalf of underwriters approved with.  
Holding escrow deposits for Real Estate purchases.  
Receiving funds from lenders for Real Estate loans.  
Disbursing funds according to the settlement statement for each Real Estate transaction.

The foregoing purposes and activities will be interpreted as examples only and not as limitations, and nothing therein shall be deemed as prohibiting the corporation from engaging in any lawful act or activity for which a corporation may be organized under the Corporation Law of Florida.

**ARTICLE IV Capital Stock**

The number of shares of stock that this corporation is authorized to have outstanding at any one time is:

100 shares

**ARTICLE V Initial Officers / Directors**

President:

Todd Markus  
7405 NW 74 Drive  
Parkland, FL 33067

Vice President:

Russ Fitzpatrick  
8195 NW 2 Manor  
Coral Springs, FL 33071

Vice President:

Sean Kavanaugh  
377 NW 104 Avenue  
Coral Springs, FL 33071

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2001 AUG 13 PM 2:00  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

**ARTICLE VI Registered Agent and Address**

The name and address of the initial registered agent are:

Sean Kavanaugh  
377 NW 104th Avenue  
Coral Springs, FL 33071

**ARTICLE VII INCORPORATOR**

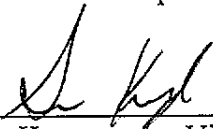
The name and street address of the incorporator to these Articles of Incorporation is:

Sean Kavanaugh  
377 NW 104th Avenue  
Coral Springs, FL 33071

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Having been named as registered agent to accept services of process for the above stated corporation at the place designated in this certificate, I am familiar with and accept the appointment as registered agent and agree to act in this capacity.

The undersigned has executed these Articles of Incorporation this 2nd day of August, 2001.

  
Sean Kavanaugh - Vice President