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CHRISTY S. BERKS

REAL ESTATE PARALEGAL
MICHELLE D. EDWARDS

LEGAL ASSISTANTS
SALLY SLATON
JENNIFER L. TORRENCE

July 30, 2004

Via Federal Express

Florida Department of State
Division of Corporations
403 E. Gaines St.
P.O. Box 6327
Tallahassee, FL 32314

RE: Ocean City Title Company, Inc.

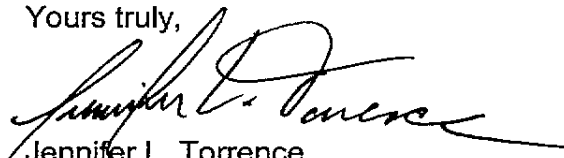
Ladies and Gentlemen:

Enclosed herewith please find an original and one photocopy of the Articles of Incorporation regarding the above-referenced corporation. Also enclosed is our trust account check in the amount of \$78.75 representing \$35.00 filing fee, \$8.75 certified copy fee, and \$35.00 designation.

If everything appears to be in order, please file the Articles and return a certified copy to this office using the pre-addressed Federal Express envelope provided herewith for your convenience.

If you should have any questions, please do not hesitate to contact me. Your assistance in this matter is greatly appreciated.

Yours truly,


Jennifer L. Torrence
Assistant to Keith D. Kern

:jlt
Enclosure(s)

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SEC
DIV.

**ARTICLES OF INCORPORATION
OF
OCEAN CITY TITLE COMPANY, INC.**

The undersigned incorporators, 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 is OCEAN CITY TITLE COMPANY, INC.

ARTICLE II - PRINCIPAL OFFICE/MAILING ADDRESS

The principal office of this corporation is:

88 NE Fifth Avenue
Delray Beach, FL 33483

The mailing address of this corporation is:

88 NE Fifth Avenue
Delray Beach, FL 33483

ARTICLE III - CAPITAL STOCK

The number of shares of stock that this corporation is authorized to issue is One Thousand (1000), which shares shall be common stock having a one dollar (\$1.00) par value.

ARTICLE IV - INITIAL REGISTERED OFFICE AND AGENT

The street address of the initial registered office of this corporation is 88 NE Fifth Avenue, Delray Beach, Florida 33483, and the name of the initial registered agent of this corporation at that address is Keith D. Kern, Esq.

ARTICLE V - INCORPORATOR

The names and addresses of the incorporators of this corporation are:

Keith D. Kern, 88 NE Fifth Avenue, Delray Beach, FL 33483
Mark A. Perry, 50 SE Fourth Avenue, Delray Beach, FL 33483

ARTICLE VI - PURPOSE

This corporation is organized for the legitimate business purposes, including but not limited to real estate title insurance services, and real estate closing service, or otherwise dealing in real property and the doing of any and all other business incidental thereto, or connected therewith, and the doing and performing of any and all acts or things necessary or proper for or incidental to the furtherance of the purposes herein mentioned or in any other activity or business permitted under the laws of the United States and of the State of Florida.

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OFFICE OF THE CLERK
OF THE CIRCUIT COURT
IN AND FOR THE COUNTY OF PALM BEACH
FLORIDA

ARTICLE VII - INITIAL BOARD OF DIRECTORS

The names and addresses of the initial Board of Directors of this corporation, who shall serve until the first annual meeting of shareholders, or until their successors shall have been elected and qualified, are as follows:

Keith D. Kern, 88 NE Fifth Avenue, Delray Beach, FL 33483

Mark A. Perry, 50 SE Fourth Avenue, Delray Beach, FL 33483

ARTICLE VIII- INITIAL OFFICERS

The name and address of the initial Officers of this corporation, who shall serve until the first annual meeting of shareholders, or until their successors shall have been elected and qualified, are as follows:

Keith D. Kern
88 NE Fifth Avenue
Delray Beach, FL 33483

President, Treasurer

Mark A. Perry
50 SE Fourth Avenue
Delray Beach, FL 33483

Vice President, Secretary

ARTICLE IX - BYLAWS

The power to adopt, alter, amend, or repeal bylaws shall be vested in the Board of Directors.

ARTICLE X - POWERS

This corporation shall have all of the corporate powers enumerated in the Florida Business Corporation Act.

ARTICLE XI - INDEMNIFICATION

This corporation may be empowered to indemnify any officer or director, or any former officer or director, to the full extent permitted by law.

ARTICLE XII - AMENDMENT

This corporation reserves the right to amend or repeal any provisions contained in these Articles of Incorporation, or any amendments hereto, and any right conferred upon the shareholders is subject to this reservation.

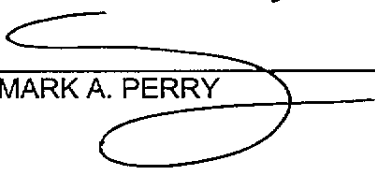
ARTICLE XIII - INFORMAL ACTION

If all of the directors or shareholders severally or collectively consent in writing to any action taken or to be taken by this corporation, and the writings evidencing their consent are filed with the Secretary of this corporation, the action shall be as valid as though it had been authorized at a meeting of the Board of Directors or Shareholders.

IN WITNESS WHEREOF, the undersigned incorporator has executed these Articles of Incorporation this 30th day of July, 2004.




KEITH D. KERN



MARK A. PERRY

Having been named as registered agent for the above-named corporation, I hereby 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 607.0505, Florida Statutes, this 30th day of July, 2004.



KEITH D. KERN, Registered Agent

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SECRET
DIVISION 1