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

From: Account Name : ROLAND D. WALLER
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SECRETARY OF STATE
TALLAHASSEE, FLORIDA
2004 NOV -4 P 12: 59
FILED

FLORIDA PROFIT CORPORATION OR P.A.

Sunset Realty Associates, Inc.

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ARTICLES OF INCORPORATION
OF
SUNSET REALTY ASSOCIATES, INC.

FILED
2004 NOV -4 P 12:59
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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

ARTICLE I. NAME

The name of the corporation shall be:

Sunset Realty Associates, Inc.

The address of the principal office of this corporation shall be 2254 Sand Bay Drive, Holiday, FL 34691 and the mailing address of the corporation shall be the same.

ARTICLE II. NATURE OF BUSINESS

This corporation may 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 1,000 shares of common stock having \$1.00 par value per share.

ARTICLE IV. REGISTERED AGENT

The street address of the initial registered office of the corporation shall be 2254 Sand Bay Drive, Holiday, FL 34691 and the name of the initial registered agent of the corporation at that address is ANNE D. FISHER.

ARTICLE V. TERM OF EXISTENCE

This corporation is to exist perpetually.

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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 this Articles of Incorporation. This corporation shall have (ONE) 1 Director, initially. The names and addresses of the initial members of the Board of Directors are:

<u>Name</u>	<u>Address</u>
Anne D. Fisher	2254 Sand Bay Drive Holiday, FL 34691

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:

<u>Name and Address</u>	<u>Office</u>
Anne D. Fisher 2254 Sand Bay Drive Holiday, FL 34691	President, Secretary, Treasurer

ARTICLE VIII. PREEMPTIVE RIGHTS

The corporation elects to have preemptive rights.

ARTICLE IX. SPECIAL PROVISION

It is the intent of the Incorporator that the corporation will qualify under Section 1244 of the Internal Revenue Code and shall take all actions necessary to obtain and maintain its status as an S corporation.

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ARTICLE X. INCORPORATOR

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

Anne D. Fisher
2254 Sand Bay Drive
Holiday, FL 34691

IN WITNESS WHEREOF, the undersigned Incorporator has executed these Articles of Incorporation this 2nd day of November, 2004.



ANNE D. FISHER, Incorporator

ACCEPTANCE OF REGISTERED AGENT DESIGNATED
IN ARTICLES OF INCORPORATION

I, ANNE D. FISHER, having been named as the registered agent for the above corporation for the purpose of accepting service of process at the registered office designated in the foregoing Articles, hereby accept such appointment and acknowledged that I am familiar with and accept the obligations and responsibilities of such office as provided for in Florida Statutes 607.0505.



ANNE D. FISHER, Registered Agent

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Sent By: WALLER AND MITCHELL;
850-206-0381

7278484183;

Nov-4-04 11:29AM;

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FLORIDA DEPARTMENT OF STATE

Glenda E. Hood
Secretary of State

November 4, 2004

ROLAND D. WALLER

SUBJECT: SUNSET REALTY, INC.
REF: W04000040405

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

The name designated in your document is unavailable since it is the same as, or it is not distinguishable from the name of an existing entity.

Please select a new name and make the correction in all appropriate places. One or more major words may be added to make the name distinguishable from the one presently on file.

Adding "of Florida" or "Florida" to the end of a name is not acceptable.

The document number of the name conflict is P12672.

An effective date may be added to the Articles of Incorporation if a 2005 date is needed, otherwise the date of receipt will be the file date. A separate article must be added to the Articles of Incorporation for the effective date.

If you have any further questions concerning your document, please call (850) 245-6928.

Tim Burch
Document Specialist
New Filings Section

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