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(Requestor's Name)

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(City/State/Zip/Phone #)

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(Business Entity Name)

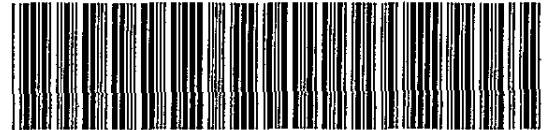
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2005 JAN 21 PM 1:53  
STATE  
TALLAHASSEE, FLORIDA

1/24/05

TRANSMITTAL LETTER

2005 JAN 21 PM 1:53

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

DEPARTMENT OF STATE  
TALLAHASSEE FLORIDA

SUBJECT: \_\_\_\_\_

Sales By Owner Realty, Inc.  
(PROPOSED CORPORATE NAME - MUST INCLUDE SUFFIX)

Enclosed are 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: \_\_\_\_\_

Edith M. Carr

Name (Printed or typed)

3914 Cassia Dr

Address

Orlando, FL 32828

City, State & Zip

407. 249. 3776

Daytime Telephone number

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



FLORIDA DEPARTMENT OF STATE  
Glenda E. Hood  
Secretary of State

2005 JAN 21 PM 1:53  
TALLAHASSEE FLORIDA

January 13, 2005

EDITH M. CARR  
3914 CASSIA DRIVE  
ORLANDO, FL 32828

SUBJECT: SALES BY OWNER REALTY INC.  
Ref. Number: W05000002097

We have received your document for SALES BY OWNER REALTY INC. and your check(s) totaling \$87.50. However, the enclosed document has not been filed and is being returned for the following correction(s):

You may file using only one (1) registered agent and only one (1) has to sign.

Please return the original and one copy of your document, along with a copy of this letter, within 60 days or your filing will be considered abandoned.

If you have any questions concerning the filing of your document, please call (850) 245-6973.

Claretha Golden  
Document Specialist  
New Filings Section

Letter Number: 105A00002629

**ARTICLES OF INCORPORATION**

**FOR**

**Sales By Owner Realty, Inc.**

2005 JAN 21 PM 1:53

STATE OF FLORIDA  
TALLAHASSEE FLORIDA

The undersigned, desiring to form a corporation under and by virtue of the laws of the State of Florida providing for the formation, liability, rights, privileges and immunities of a corporation for profit, states as follows:

**ARTICLE I**

**Name and Address of Corporation**

The name of this corporation shall be Sales By Owner Realty Inc., and the principal business and mailing address is 3914 Cassia Drive, Orlando, Florida 32828.

**ARTICLE II**

**Objects and Purposes of Corporation**

The objects and purposes of the corporation and the general nature of the business or businesses to be transacted shall be:

1. To engage in any lawful businesses permitted or allowed under the Florida General Corporation Act.
2. To make and enter into all contracts necessary and proper for the conduct of its business or businesses.
3. To borrow money from any person, firm, or corporation; to issue bonds, debentures, or obligations of this corporation from time to time for any of the objects or purposes of the corporation; and to secure same by mortgage, pledge or by any other lawful means.
4. To have offices, conduct its business and promote its objects within or without the State of Florida, in other states, the District of Columbia, the territories and possessions of the United States, and in foreign countries without restriction as to place or amount.
5. To do any and all things necessary, suitable and proper for the accomplishment of any of its objects or for the exercise of any of the powers set forth above, whether herein specified or not, either alone or in connection with other firms, individuals, or corporations, whether in the State of Florida, or throughout the United States, or elsewhere, and to do any other act or acts, thing or things incidental or pertinent to or

connected with the businesses hereinbefore described, or any part or parts thereof, if not inconsistent with the laws of the State of Florida.

6. In general, this corporation shall have and exercise all the powers conferred by the laws of the State of Florida upon corporations for profit. It is hereby expressly provided that the foregoing enumeration of specific powers shall not be held to limit or restrict in any manner such general powers.

### **ARTICLE III**

#### **Term of Existence**

The corporation shall have perpetual existence.

### **ARTICLE IV**

#### **Designation of Registered Agent and Acceptance**

The name of the initial registered agent of this corporation is Sylvester Jennings and the address of the initial registered office of this corporation shall be 3914 Cassia Drive, Orlando, Florida 32828.

The undersigned is familiar with, and accepts, the obligations attendant upon his appointment as registered agent of the corporation.

### **ARTICLE V**

#### **Capital Stock**

The capital stock of the corporation shall consist of 1000 shares of common stock with a par value of \$1.00 per share.

### **ARTICLE VI**

#### **Board of Directors**

The business of the corporation shall be conducted by a board of at least two directors. The name and post office address of the initial directors of the corporation are Sylvester Jennings and Edith M Carr.

The directors named above shall hold office for the first year of the existence of the corporation or until his or her successors are elected and have qualified.

**ARTICLE VII**  
**Initial Capital**

The amount of capital with which the corporation shall begin business is \$1000.00.

**ARTICLE VIII**  
**Corporate Officers**

The officers of the corporation shall be a President, one or more Vice-Presidents, a Secretary and a Treasurer. The number of Vice-Presidents may be fixed and determined by the Board of Directors from time to time. Until the first meeting of the Board of Directors or until their successors are elected and have qualified the following shall be the officers of the corporation:

President:               Sylvester Jennings  
                              712 Tuten Trail  
                              Orlando, FL 32828

Vice President:       Edith M Carr  
                              3914 Cassia Drive  
                              Orlando, FL 32828

Secretary:             Vacant

Treasurer:            Vacant

**ARTICLE IX**  
**Identity of Incorporator; Pre-emptive Rights**

The names and address of the incorporators are Sylvester Jennings, 712 tuten Trial Orlando, FL 32828 Edith M. Carr, 3914 Cassia Drive, Orlando, Florida 32828.

Every share holder of the corporation, upon the sale for cash of any new stock of this corporation of the same kind, class or series as that which he already holds, shall have the right to purchase his prorata share thereof (as nearly as may be done without issuance of fractional shares) at the price at which it is offered to others.

**ARTICLE X**  
**Annual Meeting of Shareholders**

1. The annual meeting of the shareholders shall be held on the first Monday of January of each year, or at such other time as may be fixed by the By-Laws, at which time the Board of Directors shall be elected and such other business as may properly come before the meeting may be considered and transacted.

2. The officers of the corporation shall be elected annually by the Board of Directors at a meeting of the Board to be held annually following the annual Shareholders meeting.

3. The time, place and manner of calling meetings of the shareholders or directors shall be fixed by the By-Laws of the corporation. The Board of Directors may provide for the election of and prescribe the duties of such other officers and agents as the Board may deem advisable and proper, and may take such action not inconsistent with the Articles of Incorporation, and the By-Laws of the corporation and the laws of the State of Florida, as such Board may deem advisable for the conduct and operation of the business of the corporation.

4. The Board of Directors shall appoint a resident agent as required by the State of Florida.

**ARTICLE XI**  
**Commencement of Corporate Existence**

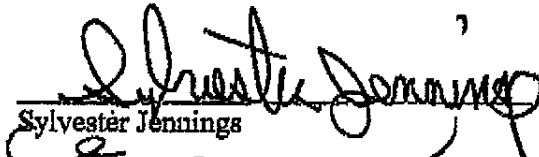
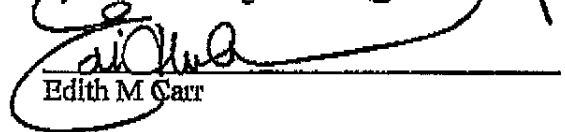
In accordance with Section 607.167, Florida Statutes, the date when corporate existence shall commence is as of the date of filing these Articles of Incorporation with the Secretary of the State.

**ARTICLE XII**  
**Limits of Liability**

The highest amount of liability to which this corporation can, at any time, subject itself, shall be unlimited.

A special meeting of the incorporator and his or her assigns shall be held, upon the call of the President, for the purpose of completing the organization of the corporation and adoption of the By-Laws and the transaction of such other business as may be desired.

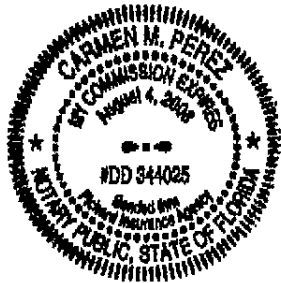
In WITNESS WHEREOF, I have hereunto set my hand and seal at Orlando, Florida on January 7, 2005.


  
Sylvester Jennings  
  
Edith M Carr


STATE OF FLORIDA  
COUNTY OF ORANGE

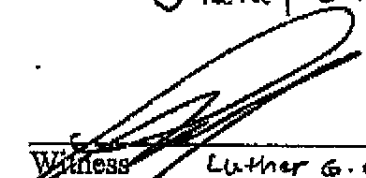
BEFORE ME, the undersigned authority, personally appeared Sylvester Jennings and Edith M Carr, name who is to me well known and known by me to be the person described in and who signed the foregoing Articles of Incorporation, and who acknowledged before me that she signed the same freely and voluntarily for the uses and purposes therein expressed.

WITNESS my hand and official seal on January 7, 2005



  
Notary Public  
My Commission Expires: August 4, 2008

  
Witness Beverly Darhorn 1/7 Date

  
Witness Luther G. Carr 1/7 Date

2005 JAN 21 PM 1:53  
STATE  
ALLAHACREE FLORIDA