

02/25/2014 8:40

Division of Corporations

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Florida Department of State
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FLORIDA PROFIT/NON PROFIT CORPORATION
Surreal Holdings, Inc.

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SURREAL HOLDINGS, INC.

ARTICLES OF INCORPORATION

These Articles of Incorporation are adopted for the purpose of forming a corporation under the laws of the State of Florida, to be filed with the Florida Department of State, as follows:

ARTICLE ONE: NAME

The name of the corporation is Surreal Holdings, Inc., and its principal office address is 3908 26th St W, Bradenton, FL 34205, until and unless such address is subsequently changed by the corporation.

ARTICLE TWO: COMMENCEMENT AND DURATION

The corporation shall commence its corporate existence as of 25 February 2014 and it shall exist perpetually thereafter until dissolved according to law.

ARTICLE THREE: PURPOSE

The corporation is organized for the primary purpose of providing fiduciary services as a trustee of land trusts established pursuant to the Florida Land Trust Act, §689.071 of the Florida Statutes (or the corresponding provisions of any succeeding law), as amended from time to time, including any and all ancillary or related activities, transactions, and business related thereto.

Notwithstanding the foregoing, the corporation shall be permitted to transact any and all business permitted corporations under Florida law.

ARTICLE FOUR: FIDUCIARY IMPOSITION

Any and all real property, including any interest in real property, appearing to be owned by the corporation outright shall be deemed owned and held by the corporation in a fiduciary capacity as a trustee only, but conferred with the power and authority to protect, conserve, sell, lease, encumber, and otherwise manage and dispose of any and all such real property or any interest therein, pursuant to the Florida Land Trust Act and §689.073 of the Florida Statutes (or the corresponding provisions of any succeeding law), as amended from time to time.

No one dealing with the corporation shall be required to inquire as to the identification of the beneficiaries of any trust nor of the provisions or terms of any trust agreement. It shall be conclusively presumed that at the time of execution and delivery of any document by the corporation affecting any real property or any interest therein, a trust agreement was in full force and effect, such document was executed in full compliance therewith, and the corporation was duly authorized and empowered to execute and deliver such document.

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ARTICLE FIVE: CAPITALIZATION

The corporation shall have the authority to issue 100 shares of common stock with a par value of one penny per share.

ARTICLE SIX: DIRECTORS AND OFFICERS

The corporation shall be served by a board of one director. The director of the corporation shall be Marc H. Feldman, whose address is 3908 26th St W, Bradenton, FL 34205. A director may be removed from office only by unanimous vote of all shareholders. A director may resign from office at any time. Upon any removal or resignation of a director, a successor director shall be elected by majority vote of the shareholders.

The corporation shall be served by the offices of a President, a Secretary, and a Treasurer; however, one person may hold more than one position as an officer of the corporation. The President, Secretary, and Treasurer of the corporation shall be Marc H. Feldman, whose address is 3908 26th St W, Bradenton, FL 34205. An officer may be removed from office by the director of the corporation. An officer may resign from office at any time. Upon any removal or resignation of an officer, a successor officer shall be appointed by the director.

ARTICLE SEVEN: REGISTERED OFFICE AND AGENT

The Registered Office of the corporation is at 3908 26th St W, Bradenton, FL 34205, and the Registered Agent at that address is Agency Agents, LLC, a Florida limited liability company. The corporation may subsequently change either or both the Registered Office and Registered Agent from time-to-time hereafter.

ARTICLE EIGHT: INCORPORATOR

This corporation is formed by Fiduciary Title Services, LLC, a Florida limited liability company, 3908 26th St W, Bradenton, FL 34205.

Wherefore, the undersigned subscribes to these Articles of Incorporation on 25 February 2014.



Fiduciary Title Services, LLC,
a Florida limited liability company

by:

Marc H. Feldman, Manager

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ACCEPTANCE OF APPOINTMENT
as
REGISTERED AGENT

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Agency Agents, LLC, a Florida limited liability company, hereby accepts its appointment as Registered Agent for Surreal Holdings, Inc., a Florida corporation, and will maintain the Registered Office of the Company in Manatee County, Florida, at 3908 26th St W, Bradenton, FL 34205.

Agency Agents, LLC, is familiar with and accepts the obligations imposed upon it as Registered Agent under Florida law.

Dated: 25 February 2014.



Agency Agents, LLC,
a Florida limited liability company,

by: 

Marc H. Feldman, Manager

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