

Oct. 24. 2019 2:56PM

GRAY ROBINSON

No. 0915 P. 1

Division of Corporations

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FLORIDA PROFIT/NON PROFIT CORPORATION

40 Year Property, Inc.

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**ARTICLES OF INCORPORATION
OF
40 YEAR PROPERTY, INC.**

The undersigned, acting as the Incorporator of 40 YEAR PROPERTY, INC., a Florida corporation (the "Corporation"), pursuant to Chapter 607 of the Florida Statutes, hereby forms a corporation for profit under the laws of the State of Florida and adopts the following Articles of Incorporation for the Corporation:

ARTICLE I - NAME AND ADDRESS

The name of the Corporation is 40 YEAR PROPERTY, INC. The street address of the initial principal office and mailing address of the Corporation shall be 1213 SW 53rd Terrace, Cape Coral, Florida 33914.

ARTICLE II - CORPORATE EXISTENCE

The Corporation will exist effective as of October 30, 2019.

ARTICLE III - DURATION

The Corporation shall exist perpetually.

ARTICLE IV - PURPOSE

The Corporation is organized for the purpose of transacting any or all lawful businesses for which corporations may be incorporated under Chapter 607, Florida Statutes.

ARTICLE V - CAPITAL STOCK

The maximum number of shares of capital stock that the Corporation is authorized to issue and have outstanding at any one time is One Hundred (100) shares of common stock having a par value of \$1.00 per share.

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ARTICLE VI - INITIAL BOARD OF DIRECTORS

A. The Corporation shall have one (1) director initially. The number of directors may be either increased or decreased from time to time in accordance with the Bylaws, but shall never be less than one.

B. The names and addresses of the initial directors of the Corporation are as follows:

<u>Name</u>	<u>Street Address</u>
Michael S. Shephard	1213 SW 53rd Terrace Cape Coral, FL 33914

ARTICLE VII - INITIAL REGISTERED OFFICE AND AGENT

The street address of the initial registered office of the Corporation shall be:

1213 SW 53rd Terrace
Cape Coral, FL 33914

The name of the initial registered agent of the Corporation at that address shall be:

Michael S. Shephard

ARTICLE VIII - INCORPORATOR

The name and address of the person signing these Articles is:

<u>Name</u>	<u>Address</u>
Michael S. Shephard	1213 SW 53rd Terrace Cape Coral, FL 33914

ARTICLE IX - BYLAWS

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

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ARTICLE X - AMENDMENT

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

IN WITNESS WHEREOF, the undersigned Incorporator has executed these Articles of Incorporation this 24th day of October, 2019.



Michael S. Shephard, Incorporator

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CERTIFICATE OF ACCEPTANCE AS REGISTERED AGENT

40 YEAR PROPERTY, INC.

The undersigned, having been named as registered agent for the above named Corporation, at the place designated in the foregoing Articles of Incorporation, hereby accepts such designation and agrees to act in such capacity, and I further agree to comply with the provisions of all statutes relative to the proper and complete performance of my duties as registered agent. I am familiar with, and accept the duties and obligations of, Section 607.0505 of the Florida Statutes.



Michael S. Shephard

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