

CORPORATION INFORMATION
SERVICES, INC.
1201 HAYS STREET
TALLAHASSEE, FL 32301
904-222-9171
904-222-0393 FAX



800-342-8086

P95000000112

MAIL TO:
P.O. Box 5828
TALLAHASSEE, FL 32314

ACCOUNT NO. : 072100000032

REFERENCE : 515876 80472A

AUTHORIZATION :

COST LIMIT : \$ PREPAID

ORDER DATE : January 3, 1995

ORDER TIME : 8:57 AM

ORDER NO. : 515876

CUSTOMER NO: 80472A

CUSTOMER: Robert D. Sumner, Esq
SUMNER & WARREN, P.A.

P. O. Drawer 1047

Dade City, FL 33526-1047

FILED
95 JAN -3 AM 11:36
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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DOMESTIC FILING

P95000000112

NAME: SUMNER & ASSOCIATES REALTY,
INC.

XXXX ARTICLES OF INCORPORATION
CERTIFICATE OF LIMITED PARTNERSHIP

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

XXXX CERTIFIED COPY
PLAIN STAMPED COPY
CERTIFICATE OF GOOD STANDING

CONTACT PERSON: Debbie Skipper

EXAMINER'S INITIALS:

pm
1-3-95
c2/H

RECEIVED
95 JAN -3 AM 10:30
DIVISION OF CORPORATION

FILED
95 JAN -3 AM 11:29
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ARTICLES OF INCORPORATION
OF
SUMNER & ASSOCIATES REALTY, INC.

ARTICLE I - Name

The name of this corporation is SUMNER & ASSOCIATES REALTY, INC. The mailing address of the corporation is Post Office Box 443, Dade City, Florida 33526-0443, and the principal office address of the corporation is 14013 - 7th Street, Dade City, Florida 33525.

ARTICLE II - Duration

This corporation shall have perpetual existence, commencing with the filing of these Articles of Incorporation with the Secretary of State.

ARTICLE III - Purpose

This corporation is organized for the following purposes: To operate a general real estate agency and broker's business, as well as maintain and operate a general real estate appraisal business; to buy, sell, exchange and generally deal in all types of real properties, improved and unimproved; to build, construct, operate, maintain, lease and sell all types of real property; to act as agent, broker or attorney-in-fact for any person, corporation or governmental agency or subdivision; to make and obtain loans upon all types of real estate, improved or unimproved, and to manage, supervise and protect such property and loans and all interests and claims affecting the same; except that the corporation is not to conduct a banking, safe deposit, trust, insurance, surety, express, railroad, canal, telegraph, telephone or cemetery company, a building and loan association, mutual fire insurance association, cooperative association, fraternal benefit society, state fair or exposition; to obtain, make and furnish appraisals on any and all

types of property, both real and personal, for and on behalf of any and all types of legal entities, including individuals, corporations, trusts, municipalities, governmental agencies or subdivisions, etc.

The corporation shall have power:

(a) To act as broker, agent or factor for any person, firm or corporation.

(b) To purchase, lease or otherwise acquire real and personal property and leaseholds thereof and interests therein, and to own, hold, manage, develop, improve, equip, maintain and operate, and to sell, convey, exchange, lease or otherwise alienate and dispose of, and to mortgage, pledge or otherwise encumber any and all such property and any and all legal and equitable rights thereunder and interests therein.

(c) To borrow or raise money for any of the purposes of the corporation, and from time to time without limit as to amount, to draw, make, accept, endorse, execute and issue promissory notes, drafts, bills of exchange, warrants, bonds, debentures and other negotiable and non-negotiable instruments and evidences of indebtedness, and to secure payment thereof and any interest therein by mortgage, pledge, conveyance, or other assignment in trust, in whole or in part, of the assets of the corporation, real, personal or mixed, including contract rights, whether at the time owned or thereafter acquired.

(d) To enter into, make, perform and carry out contracts and arrangements of every sort and kind which may be necessary or convenient for the business of the corporation or business of a similar nature, with any person, firm, corporation, association or syndicate, or any private, public or municipal body politic existing under the government of the United States or of any state, territory, colony or dependency thereof or foreign government, so far as or to the extent that the same may be done or performed pursuant to law.

(e) In general, to do any and all of the acts and things herein set forth to the same extent as natural persons could do and

in any part of the world, as principal, factor, agent, contractor, broker or otherwise, either alone or in company with any corporation, association, partnership, firm, trustee, syndicate, entity or individual; to establish one or more offices, both within the State of Florida and in any part or parts of the world, at which meetings of Directors may be held and all or any part of the corporation's business may be conducted; and to exercise all or any of its corporate powers and rights in the State of Florida and in any and all other states, territories, districts, dependencies, colonies or possessions, in the United States of America and in any foreign countries.

(f) To do all and everything necessary and proper for the accomplishment of any of the purposes or the attainment of any of the objects or the furtherance of any of the powers enumerated in these Articles of Incorporation necessary or incidental to the protection and benefit of the corporation, and, in general, either alone or in association with others, to carry on any lawful business necessary or incidental to the accomplishment of the purposes or the attainment of the objects or the furtherance of such purposes or objects of the corporation, whether or not such business is similar in nature to the purposes and objects set forth in these Articles of Incorporation.

The corporation shall have, in addition to the foregoing powers, all powers granted by the laws of the State of Florida to corporations of the character of this corporation, and the enumeration of the foregoing powers shall not be construed as a limitation upon any powers granted by the laws of the State of Florida.

ARTICLE IV - Capital Stock

This corporation is authorized to issue ten thousand (10,000) shares of One and No/100 Dollar (\$1.00) par value common stock. The whole or any part of the capital stock of this corporation shall be payable in cash, or property, labor or services at a just valuation to be fixed by the Board of Directors. Property or labor

may also be purchased with the capital stock at such valuation as may be fixed by the Directors.

ARTICLE V - Preemptive Rights

Every shareholder, 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 pro rata share thereof (as nearly as may be done without issuance of fractional shares) at the price at which it is offered to others.

ARTICLE VI - Initial Registered Office and Agent

The name and street address of the initial registered agent of this corporation are ROBERT KEITH SUMNER, 14013 - 7th Street, Dade City, Florida 33525.

ARTICLE VII - Initial Board of Directors and Officers

This corporation shall have one (1) director initially. The number of directors may be either increased or diminished from time to time by the Bylaws, but shall never be less than one (1). The name and address of the initial director and officer of this corporation are:

Name and Address

ROBERT KEITH SUMNER
11851 Wichers Road
Dade City, Florida 33525

Office

President,
Secretary/Treasurer,
and Director

ARTICLE VIII - Incorporator

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

ROBERT KEITH SUMNER
11851 Wichers Road
Dade City, Florida 33525

ARTICLE IX - Bylaws

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

ARTICLE X - Restrictions on Transfer of Stock

Shares in the corporation may be transferred to the corporation, to other stockholders in the corporation, or to third persons, but any sale or other transfer to a third person must be approved in advance by the Board of Directors and may further be restricted by any stockholders' agreement that may exist between the individual shareholders of the corporation.

ARTICLE XI - Cumulative Voting

At each election for directors, every shareholder entitled to vote at such election shall have the right to cumulate his votes by giving one candidate as many votes as the number of directors to be elected at that time multiplied by the number of his shares, or by distributing such votes on the same principle among any number of such candidates.

ARTICLE XII - Indemnification

The corporation shall indemnify any officer or director, or any former officer or director, to the full extent permitted by law.

ARTICLE XIII - Amendment

This 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 subject to this reservation.

ARTICLE XIV - Additional Provision

No contract or other transaction of the corporation, in the absence of fraud, shall be affected or invalidated by the fact that any one or more of the directors of the corporation is or are parties to or interested in such contract, act or transaction, and each and every person who may become a director of the corporation is hereby relieved from any liability that might otherwise exist

from thus contracting with the corporation for the benefit of himself or any firm, association or corporation in which he may be in any way interested.

IN WITNESS WHEREOF, the undersigned subscriber has executed these Articles of Incorporation, this 29th day of December, 1994.

Witnesses:

Carol M. Reffuse
Carol M. Reffuse

Robert Keith Sumner (SEAL)
ROBERT KEITH SUMNER

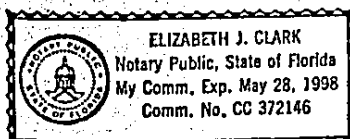
Elizabeth J. Clark
Elizabeth J. Clark

STATE OF FLORIDA
COUNTY OF PASCO

The foregoing instrument was executed and acknowledged before me this 29th day of December, 1994, by ROBERT KEITH SUMNER, who:

☒ [X] is personally known to me; or

☐ [] has produced _____
as identification.



Elizabeth J. Clark
(Signature of Notary Public)
Elizabeth J. Clark
(Printed or Typed Name of Notary)
Notary Public - State of Florida
Commission No. CC 372146
My Commission Expires: May 28, 1998

**CERTIFICATE DESIGNATING PLACE OF BUSINESS OR DOMICILE
FOR THE SERVICE OF PROCESS WITHIN THIS STATE, NAMING
AGENT UPON WHOM PROCESS MAY BE SERVED.**

FILED
95 JAN -3 AM 11:29
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

In pursuance of Chapter 48.091, Florida Statutes, the following is submitted in compliance with said Act:

First--That SUMNER & ASSOCIATES REALTY, INC., desiring to organize under the laws of the State of Florida, with its principal office, as indicated in the articles of incorporation at City of Dade City, County of Pasco, State of Florida, has named ROBERT KEITH SUMNER, located at 14013 - 7th Street, City of Dade City, County of Pasco, State of Florida, as its agent to accept service of process within this state.

ACKNOWLEDGMENT:

Having been named to accept service of process for the above stated corporation, at the place designated in this certificate, I hereby accept to act in this capacity, and agree to comply with the provision of said Act relative to keeping open said office.

Robert Keith Sumner

ROBERT KEITH SUMNER

Dated: December 29, 1994