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January 23, 1995

State of Florida
Department of State
Corporate Division
409 East Gaines Street
Post Office Box 6327
Tallahassee, Florida 32314

900001389569
01/26/95--01004--015
****122.50 ****122.50

Re: Wagner Mortgage Corp.

Dear Sir/Madam:

Enclosed, please find the original and one copy of the Articles of Incorporation for the above-captioned corporation. Please file the original in your office and return to us a certified copy of same in the self-addressed envelope provided herein.

Also enclosed, please find our check in the amount of ONE HUNDRED TWENTY-TWO AND 50/100 DOLLARS (\$122.50) to cover the following:

Filing Articles of Incorporation \$ 35.00
Certified Copy Fee \$ 52.50
Designation of Registered Agent \$ 35.00

TOTAL **\$122.50**

If you have any question or require additional information, please do not hesitate to contact the undersigned. Thank you for your prompt attention.

Very truly yours,

JOHN T. KINSEY, P.A.

Nancy E. Crown

Nancy E. Crown

NEC/rmd
Enclosures

FILED
95 JUN 25 1984
SECRETARY OF STATE
TALLAHASSEE, FLORIDA
1-31-95

**ARTICLES OF INCORPORATION
OF
WAGNER MORTGAGE CORP.**

FILED

95 JAN 25 1984

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

I, the undersigned, being of legal age and a natural person, do hereby subscribe to, acknowledge and file the following Articles of Incorporation for the purpose of creating a Corporation under the laws of the State of Florida.

ARTICLE I

The name and initial address of this Corporation shall be

WAGNER MORTGAGE CORP.
1761 W. Hillsboro Boulevard, Suite 315
Deerfield Beach, Florida 33441

ARTICLE II

This Corporation may engage in any activity or business permitted under the laws of the State of Florida for corporations, including mortgage brokering.

ARTICLE III

The Capital stock of this Corporation, the par value thereof, and the characteristics of such stock shall be as follows:

<u>NUMBER OF SHARES AUTHORIZED</u>	<u>PAR VALUE PER SHARE</u>	<u>CLASS OF STOCK</u>
10,000	\$0.01	Common

The consideration for all of the said stock shall be payable in cash, property (real or personal), labor or services in lieu of cash, at a just valuation to be fixed by the Board of Directors of the Corporation.

ARTICLE IV

This Corporation shall commence its existence immediately upon the filing of these Articles of Incorporation and shall exist perpetually thereafter, unless sooner dissolved according to law.

ARTICLE V

The initial registered office of this corporation shall be located at 1761 W. Hillsboro Boulevard, Suite 315, Deerfield Beach, FL 33441, with the privilege of having its office and branch offices at other places within or without the State of Florida. The initial registered agent at that address shall be Mary Wagner.

ARTICLE VI

This corporation shall have at least one director, with the exact number to be specified by the stockholders from time-to-time unless the stockholders shall, by a majority vote thereafter, determine that the Corporation be managed by the Stockholders.

ARTICLE VII

The name and address of the first director of the corporation who shall hold office for the first year or until his successor(s) is duly elected and qualified, shall be:

Mary Wagner
1761 W. Hillsboro Boulevard, Suite 315
Deerfield Beach, Florida 33441

ARTICLE VIII

The name and address of the incorporator is:

Mary Wagner
1761 W. Hillsboro Boulevard, Suite 315
Deerfield Beach, Florida 33441

ARTICLE IX

No contract or other transaction between this Corporation and any other corporation, and no act of this Corporation, shall in any way be affected or invalidated by the fact that the directors of this Corporation are pecuniarily or otherwise interested in, or are directors or officers of, such other corporation. Any director individually, or any firm of which any director may be a member, may be a party to, or may be pecuniarily or otherwise interested in, any contract or transaction of this Corporation, provided that the fact he or such firm is so interested shall be disclosed or shall have been known to the Board of Directors or a majority thereof, and any director of this Corporation who is also a director of such other corporation, or who is so interested, may be counted in determining the existence of quorum at any meeting of the Board of Directors of this Corporation which shall authorize any such contract or transaction with like force and effect as if he were not such a director or officer of such other corporation, or not so interested.

ARTICLE X

The private property of the stockholders shall not be subject to payment of the corporate debts to any extent.

ARTICLE XI

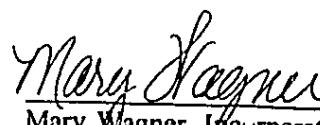
The Corporation shall indemnify, or advance expenses to, to the fullest extent authorized or permitted by the Florida General Corporation Act, any person made, or threatened to be made, a party to any action, suit or proceeding by reason of the fact that he (i) is or was a director of the Corporation; (ii) is or was serving at the request of the Corporation as a director of another corporation; (iii) is or was an officer of the Corporation, provided that he is or was

at the time a director of the Corporation; or (iv) is or was serving at the request of the Corporation as an officer of another corporation, provided that he is or was at the time a director of the Corporation, serving at the request of the Corporation. Unless otherwise expressly prohibited by the Florida General Corporation Act, and except as otherwise provided in the foregoing sentence, the Board of Directors of the Corporation shall have the sole and exclusive discretion, on such terms and conditions as it shall determine, to indemnify, or advance expenses to, any person made, or threatened to be made, a party to any action, suit or proceeding by reason of the fact that he is or was an officer, employee or agent of the Corporation, or is or was serving at the request of the Corporation as an officer, employee or agent of another corporation, partnership, joint venture, trust or other enterprise. No person falling within the purview of the foregoing sentence may apply for indemnification or advancement of expenses to any court of competent jurisdiction.

ARTICLE XII

The initial By-Laws of this Corporation shall be adopted by the Board of Directors. The By-laws may be repealed or amended and new By-Laws may be adopted by either the Board of Directors or the Shareholders.

IN WITNESS WHEREOF, I, the undersigned, being the incorporator hereinabove named, for the purpose of forming a corporation to do business both within and without the State of Florida under the laws of Florida, make and file these Articles of Incorporation, hereby certifying and declaring that the facts stated herein are true, and hereunto set my hand and seal this 23day of January, 1995.


Mary Wagner
Mary Wagner, Incorporator

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

In compliance with the laws of the State of Florida, the following is submitted:

1. Wagner Mortgage Corp., desiring to organize under the laws of the State of Florida, has named Mary Wagner its statutory registered agent.

Having been named the statutory agent of the above-named Corporation at the place designated in this certificate, I hereby accept the same and agree to act in this capacity, and agree to comply with the provisions of Florida law relative to keeping the registered office open.

Mary Wagner
Mary Wagner, Registered Agent

Dated this 23rd day of January, 1995

STATE OF FLORIDA)
)
) ss:
COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me on this 23rd day of January, 1995 by Mary Wagner, as Incorporator and as Registered Agent of Wagner Mortgage Corp. on behalf of the Corporation.

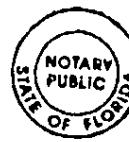
Nancy E. Crown
Notary Public, State of Florida

My commission expires:

Nancy E. Crown
Printed Name of Notary Public

Form of I.D.

Personally Known
 Other No. _____



NANCY E. CROWN
My Comm Exp. 3/16/97
Bonded By Service Ins
No. CC267102
 Personally Known Other I.D.