

P95000010551

Land Office
Ellen Mills Gibbs, P.A.

224 SOUTHEAST NINTH STREET
FORT LAUDERDALE, FLORIDA 33316

TELEPHONE 463-0631
AREA CODE 305
FACSIMILE 463-0662

February 1, 1995

Florida Department of State
Division of Corporations
The Capitol
Tallahassee, FL 32314

300001399003
-02/07/95 -01039--011
****122.50 ****122.50

Re: Ann Grainger Realty, Inc.
Gentlemen:

Please find enclosed for filing the original Articles of Incorporation for the above corporation, together with the Designation and Acceptance of the Registered Agent. Please certify and return the enclosed copy of the Articles of Incorporation. We enclose our check in the amount of \$122.50 to cover your costs.

If we may provide anything further, please advise.

Very truly yours,

Ellen Mills Gibbs
ELLEN MILLS GIBBS

EMG/pw
Enclosures

JB 2/8/95

FILED
1995 FEB - 6 PM 2:03
TALLAHASSEE, FLORIDA

ARTICLES OF INCORPORATION
OF
ANN GRAINGER REALTY, INC.

FILED
1995 FEB -6 PM 2:00
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ARTICLE 1.

NAME

The name of this corporation shall be ANN GRAINGER REALTY, INC.

ARTICLE 2.

EFFECTIVE DATE and DURATION

This corporation shall be effective upon filing. This corporation shall have perpetual existence.

ARTICLE 3.

PURPOSE

This corporation is organized for the purpose of carrying on and conducting or otherwise engaging in the business of real estate brokerage, management, leasing and development and to engage in any and all other lawful activities.

ARTICLE 4.

CAPITAL STOCK

This corporation is authorized to issue 5,000 shares of common stock of \$1.00 par

value.

ARTICLE 5.

INITIAL PRINCIPAL OFFICE, INITIAL REGISTERED OFFICE AND AGENT

The street address of the initial principal office and the initial registered office of this corporation shall be 1601 Southeast Third Court, Deerfield Beach, Florida 33441 and the name of the initial registered agent of this corporation at that office is Ann N. Grainger, who hereby accepts such designation.

ARTICLE 6.

INITIAL BOARD OF DIRECTORS

All corporate powers shall be exercised by and under the authority of, and the business and affairs of the corporation shall be managed under the direction of the board of directors.

This corporation shall have two (2) directors, initially. The number of directors may be either increased or diminished from time to time by the By-Laws, but shall never be less than one (1). The names and addresses of the initial directors of this corporation who shall hold office until their successors, who shall be chosen at the first meeting of the stockholders have qualified are:

Ann N. Grainger

1601 Southeast Third Court
Deerfield Beach, Florida 33441

Ann Creed

1601 Southeast Third Court
Deerfield Beach, Florida 33441

ARTICLE 7.

INCORPORATORS

The names and addresses of the persons signing these Articles of Incorporation are:

Ann N. Grainger 1601 Southeast Third Court
Deerfield Beach, Florida 33441

Ann Creed 1601 Southeast Third Court
Deerfield Beach, Florida 33441

ARTICLE 8.

INDEMNIFICATION

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

ARTICLE 9.

AMENDMENT

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

IN WITNESS WHEREOF, the undersigned subscribers have executed these Articles of Incorporation this 26th day of January, 1995.

Ann N. Grainger
ANN N. GRAINGER

Ann Creed
ANN CREED

STATE OF FLORIDA

COUNTY OF BROWARD

Acknowledged before me this 26 day of Jan, 19 95 by Ann N. Grainger and Ann Creed, who are personally known to me or who provided Personally Known as identification and who did not take an oath.

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXP. MAY 26, 1995
BONDED THRU GENERAL INS. UND.

Richard J. Schmitt
Notary Public - State of Florida at Large

Richard J. Schmitt
Notary's Printed or Typed Name

Richard J. Schmitt

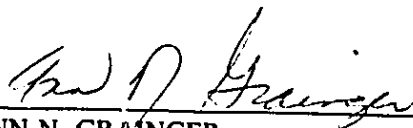
Print type
Personally known X
Type and number of filers
Personally Known
☐ DID take an oath, or
☒ DID NOT take an oath.

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

ANN GRAINGER REALTY, INC., desiring to organize under the laws of the State of Florida with its principal office, as indicated in the Articles of Incorporation, in Deerfield Beach County of Broward, Florida, has named **Ann N. Grainger** as Registered Agent, who may be served at the registered office located at 1601 Southeast Third Court, Deerfield Beach, Florida 33441, as its agent to accept service of process within this State.

ACKNOWLEDGEMENT BY DESIGNATED AGENT

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


ANN N. GRAINGER

TALLAHASSEE, FLORIDA

1995 FEB -6 PM 2:00

FILED