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ACCOUNT NO : 072100000032

REFERENCE : 597244 85786A

AUTHORIZATION :

COST LIMIT : \$ PPD

ORDER DATE : May 11, 1995

ORDER TIME : 9:32 AM

ORDER NO. : 597244

CUSTOMER NO: 85786A

CUSTOMER: Ronald S. Webster, Esq

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-05/11/95--01030--014
****122.50 ****122.50

DOMESTIC FILING

NAME: ANCHOR TITLE, INC.

XXXX ARTICLES OF INCORPORATION

____ CERTIFICATE OF LIMITED PARTNERSHIP

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

____ CERTIFIED COPY

____ PLAIN STAMPED COPY

____ CERTIFICATE OF GOOD STANDING

CONTACT PERSON: Danny G. Smith

EXAMINER'S INITIALS:

T. BROWN

MAY 11 1995

SECRETARY OF STATE
TALLAHASSEE, FL 32304

95 MAY 11 AM 11:13

FILED

**ARTICLES OF INCORPORATION
OF
ANCHOR TITLE, INC.
A NEW FLORIDA CORPORATION**

FILED
95 MAY 11 AM 11:13
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

The undersigned subscribers to these Articles of Incorporation hereby forms a corporation under the laws of the State of Florida.

ARTICLE I

The name of the corporation is: ANCHOR TITLE, INC., a new Florida corporation. The mailing and business address of the corporation is 985 N. Collier Blvd., Marco Island, Florida 33937.

ARTICLE II

The general nature of the business to be transacted is all lawful business, including the authority:

To manufacture, purchase or otherwise acquire, and to own, mortgage, pledge, sell, assign, transfer or otherwise dispose of, and to invest in, trade in, deal in and with, goods, wares, merchandise, real and personal property, and services, of every class, kind and description; that it 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.

ARTICLE III

The maximum number of shares of stock that this corporation is authorized to have outstanding at any one time is 500 shares of common stock having a nominal par value of \$1.00 per share.

Additional shares may not be issued and all shares must be issued within two years of the date of incorporation. Shares shall consist of one class only.

ARTICLE IV

The amount of capital with which the corporation will begin business is not less than Five Hundred Dollars (\$500.00).

ARTICLE V

The corporation shall exist perpetually.

ARTICLE VI

The street address of the initial registered office of this corporation is 985 North Collier Boulevard, Marco Island, Florida 33937 and the name of its initial Resident Agent is Ronald S. Webster.

ARTICLE VII

The business of this corporation shall be managed by the stockholders rather than by a Board of Directors.

The stockholders shall be deemed directors and shall be subject to the liabilities of directors. Any action required of directors may be taken by the stockholders pursuant to law. Each stockholder shall have one vote per share of stock.

ARTICLE VIII

The initial subscribers, incorporators and officers are:

RONALD S. WEBSTER
985 N. Collier Blvd.
Marco Island, FL 33937

President, Secretary
Treasurer, Subscriber
and Shareholder

ARTICLE IX

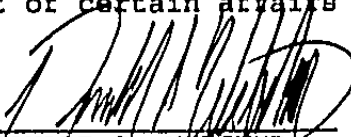
The stock of the corporation shall bear a restrictive legend which shall require an offering to the other stockholder before sale to a third person.

ARTICLE X

These Articles may be amended only by unanimous consent of the stockholder.

ARTICLE XI

The stockholder may enact By-Laws, if desired, or may enter into written agreements as to the conduct of certain affairs of the corporation.


RONALD S. WEBSTER
President,
Secretary, Treasurer
Subscriber and
Shareholder

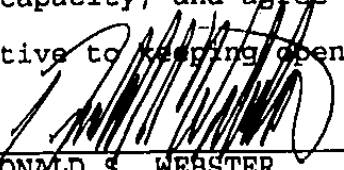
CERTIFICATE DESIGNATING PLACE OF BUSINESS OR DOMICILE FOR
THE SERVICE OF PROCESS WITHIN THIS STATE, NAMING AGENT UPON
WHOM PROCESS MAY BE SERVED

In pursuance of Chapter 48,901, Florida Statutes,
following is submitted, in compliance with said act.

First---That ANCHOR TITLE, INC., a new Florida
corporation, desiring to organize under the laws of the State of
Florida with its principal office, as indicated in the Articles
of Incorporation at Marco Island, County of Collier, State of
Florida, has named Ronald S. Webster with offices located at 985
North Collier Boulevard, Marco Island, FL 33937 County of
Collier, 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 provisions of said Act relative to keeping open said office.


RONALD S. WEBSTER
Resident Agent

FILED
95 MAY 11 AM 11:14
SECRETARY OF STATE
TALLAHASSEE, FLORIDA