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PRESIDENTIAL
TITLE & FINANCIAL SERVICES

ACCOUNT NO. : 072100000032

REFERENCE : 060637 9969A

AUTHORIZATION :

COST LIMIT : \$ PP

ORDER DATE : August 21, 1996

ORDER TIME : 11:10 AM

ORDER NO. : 060637

CUSTOMER NO: 9969A

CUSTOMER: John A. Moran, Esq
DUNLAP MORAN ROKNICH & GIBSON,
P.A.
Suite 700
1819 Main Street
Sarasota, FL 34236

9/10/96 11:10 AM
060637
9969A

SUNCOAST ONE TITLE COMPANY, INC.
08/21/96-01082-017
*****20.00 *****20.00

DOMESTIC FILING

NAME: SUNCOAST ONE TITLE COMPANY,
INC.

EFFECTIVE DATE:

XXX ARTICLES OF INCORPORATION
 CERTIFICATE OF LIMITED PARTNERSHIP

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

 CERTIFIED COPY
XXX PLAIN STAMPED COPY
 CERTIFICATE OF GOOD STANDING

CONTACT PERSON: Harry B. Davis

EXAMINER'S INITIALS:

FILED
SECRETARY OF CORPORATIONS
96 AUG 21 PM 3:36

RECEIVED
96 AUG 21 PM 12:06
DIVISION OF CORPORATION

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS

ARTICLES OF INCORPORATION

96 AUG 21 PM 3:36

OF

SUNCOAST ONE TITLE COMPANY, INC.

The undersigned incorporators, for the purpose of forming a Corporation for profit under the Florida Business Corporation Act, hereby adopt the following Articles of Incorporation:

ARTICLE I - NAME

The name of this Corporation is: SUNCOAST ONE TITLE COMPANY, INC.

ARTICLE II - TERM OF EXISTENCE

The date and time when corporate existence shall commence shall be the date of filing of these Articles with the Florida Department of State, and the Corporation shall have perpetual existence thereafter.

ARTICLE III - PURPOSES

The purposes of the Corporation are to engage in any activity or business permitted under the laws of the United States and the State of Florida.

ARTICLE IV - CAPITAL STOCK

The shares of stock of this Corporation shall consist of only one class. The number of shares of stock that this Corporation is authorized to have outstanding at any one time is 1,000 Shares of Common Stock having a par value of \$1.00 per share.

ARTICLE V - PRINCIPAL OFFICE

The principal place of business and mailing address of this Corporation shall be 2848 Proctor Road, Sarasota, FL 34231.

ARTICLE VI - INITIAL REGISTERED AGENT AND ADDRESS

The street address of the registered office of this Corporation is 2848 Proctor Road, Sarasota, FL 34231, and the registered agent at such office is GERALD W. PETTY.

ARTICLE VII - DIRECTORS

This Corporation shall have two (2) Directors initially. The number of Directors may be changed from time to time by Bylaws adopted by the Shareholders. The name and address of each member of the first Board of Directors is:

Gerald W. Petty	1137 Pine Road Venice, FL 34285
Susan M. Petty	1137 Pine Road Venice, FL 34285

ARTICLE VIII - AMENDMENT

These Articles of Incorporation may be amended in certain instances by the Board of Directors as provided by statute and in certain instances by resolutions adopted by the Board of Directors, proposed by them to the Shareholders and approved at a Shareholders Meeting by a majority of the stock entitled to vote thereon.

ARTICLE IX - INCORPORATOR

The name and street address of each incorporator to these Articles of Incorporation is:

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS

Gerald W. Petty


1137 Pine Road
Venice, FL 34285


96 AUG 21 PM 3:36

Susan M. Petty

1137 Pine Road
Venice, FL 34285


The undersigned has executed these Articles this 19th day of
August, 1996.


GERALD W. PETTY
Incorporator


SUSAN M. PETTY
Incorporator

Having been named as Registered Agent and to accept service of process for SUNCOAST ONE TITLE COMPANY, INC. at the place designated in the Articles, I hereby accept the appointment as Registered Agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as Registered Agent.

August 19, 1996
Date


GERALD W. PETTY
Registered Agent

NAH\MORAN\PETTY-SC.AOI