

P97000029536

LETTER OF TRANSMITTAL

To: Secretary of State
Division of Corporations
P.O. Box 6327
Tallahassee, Fl. 32314

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-03/31/97--01091--018
*****70.00 *****70.00

In Re: **HAPPY HOMES REALTY, INC.**

Gentlemen;

Enclosed please find the original and one copy of the Articles of Incorporation for HAPPY HOMES REALTY, INC., together with my check for \$ 70.00.

This represents the cost of the Filing Fees, and the fee for Registered Agent Designation for the above named Corporation.

Sincerely,

HAPPY HOMES REALTY, INC.

Bennet S. Jones
2908 Beagle Place
Seffner, Fl. 33584
813-685-3788

FILED
97 MAR 31 PM 3:35
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

mc 4/1/97

**ARTICLES OF INCORPORATION
of
HAPPY HOMES REALTY, INC.**

The undersigned subscriber(s) to these Articles of Incorporation, natural persons competent to contract, hereby form a corporation under the Florida Business Corporation Act.

ARTICLE I CORPORATE NAME

The name of the corporation shall be:

HAPPY HOMES REALTY, INC.

ARTICLE II DURATION

This corporation shall exist perpetually unless dissolved according to the Laws of the State of Florida.

ARTICLE III PURPOSE

The corporation is hereby organized for the purpose of engaging in any activities or business permitted under the laws of the United States and the State of Florida.

ARTICLE IV CAPITAL STOCK

The corporation is authorized to issue Ten Thousand (10,000) shares of Common Stock which shall be designated "Common Shares".

ARTICLE V INITIAL REGISTERED OFFICE AND AGENT

The principal office address shall be:

2908 Beagle Place
Seffner, Fl. 33584

The mailing address (if different from the above-stated) shall be:

Same

The name and street address of the Initial Registered Agent of this corporation is:

Bennet S. Jones
2908 Beagle Place
Seffner, Fl. 33584

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TALLAHASSEE, FLORIDA

ARTICLE VI INITIAL BOARD OF DIRECTORS

This corporation shall have one director(s) 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 name(s) and address(es) of the initial director(s) of the corporation are as follows:

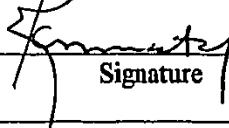
Bennet S. Jones, President
2908 Beagle Place
Seffner, FL 33584

ARTICLE VII INCORPORATORS

The name(s) and address(es) of the incorporator(s) signing these Articles of Incorporation are as follows:

Bennet S. Jones, President
2908 Beagle Place
Seffner, FL 33584

IN WITNESS WHEREOF, under penalty of perjury, the undersigned subscriber(s) have executed these Articles of Incorporation this 27 day of MARCH 1997.

 _____ Signature	_____ Signature
_____ Signature	_____ Signature

**CERTIFICATE AND ACKNOWLEDGEMENT
OF REGISTERED AGENT**

**CERTIFICATE OF REGISTERED AGENT
OF**

HAPPY HOMES REALTY, INC.

Pursuant to the provisions of section 607.0501 or 617.0501 Florida Statutes, the undersigned corporation organized under the laws of the State of Florida, submits the following statement in designating the Registered Agent/Registered Office in the State of Florida.

The name and address of of the of the Registered Agent and Office is as stated immediately below:

Bennet S. Jones
2908 Beagle Place
Seffner, Fl. 33584

ACKNOWLEDGEMENT

Having been named as Registered Agent and to accept service of process for the above-stated corporation, at the place designated in this certificate, I, Bennet S. Jones, hereby accept the appointment as Registered Agent and agree to act in this capacity. I, Bennet S. Jones, 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.



Registered Agent

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TALLAHASSEE, FLORIDA