

P97000042331

KEVIN M. LAMONTAGNE

ATTORNEY AT LAW

840 EAST OCEAN AVENUE
OCEAN PLAZA, SUITE 16
BOYNTON BEACH, FLORIDA 33435

MEMBER FLORIDA BAR

(561) 732-0100

May 6, 1997

Corporate Records Bureau
Division of Corporations
Department of State
Post Office Box 6327
Tallahassee, Florida 32314

RE: Articles of Incorporation for Sellers Only Real Estate
Brokerage Corporation

Dear Sir:

Please accept for filing the Articles of Incorporation for Sellers
Only Real Estate Brokerage Corporation. I enclose a check in the
amount of \$122.50, representing \$35.00 for the filing fee, \$35.00
for the designation of registered agent, and \$52.50 for a certified
copy of the Articles of Incorporation.

Very truly yours,

Kevin M. LaMontagne

Kevin M. LaMontagne

KML/fp

Enclosures

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-05/09/97--01073--005
****122.50 ****122.50

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS
97 MAY -9 PM 12:59

RP
5.13.97

ARTICLES OF INCORPORATION

OF

SELLERS ONLY REAL ESTATE BROKERAGE CORPORATION

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS
97 MAY -9 PM 12:59

The undersigned, for the purposes of forming a corporation under and pursuant to the laws of the State of Florida, hereby adopts the following Articles of Incorporation:

ARTICLE I
NAME

The name of the corporation is Sellers Only Real Estate Brokerage Corporation.

ARTICLE II
PURPOSES

The corporation is organized to transact any or all lawful business and engage in any activity for which corporations may be organized.

ARTICLE III
CAPITAL STOCK

The number of shares which the corporation is authorized to issue is One Thousand (1,000).

ARTICLE IV
REGISTERED OFFICE

The street address of the initial registered office of the corporation is 640 East Ocean Avenue, Suite 16, Boynton Beach, Florida 33435. The name of its initial registered agent at such address is Kevin M. LaMontagne.

ARTICLE V
PRINCIPAL OFFICE

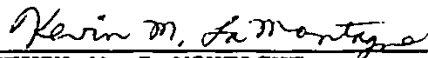
The address of the principal office of the corporation and its mailing address is 640 East Ocean Avenue, Suite 16, Boynton Beach, Florida 33435.

ARTICLE VI
SECTION 1244 STOCK

The stock of this corporation is intended to qualify under the requirements of Section 1244 of the Internal Revenue Code and the regulations issued thereunder. Such actions as are necessary will be taken by the appropriate officers to accomplish this compliance.

ARTICLE VII
INCORPORATOR

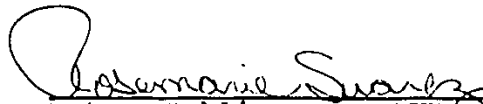
The name and address of the incorporator is Kevin M. LaMontagne, 640 East Ocean Avenue, Suite 16, Boynton Beach, Florida 33435.



KEVIN M. LaMONTAGNE
Incorporator

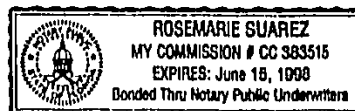
STATE OF FLORIDA
COUNTY OF PALM BEACH

On this 6th day of May, 1997, before me appeared Kevin M. LaMontagne, who is personally known to me or who produced a Florida driver's license as identification and who did not take an oath and who acknowledged that he executed the foregoing instrument for the purposes therein expressed.



Notary Public (SEAL)

My commission expires:



ACCEPTANCE BY REGISTERED AGENT

I acknowledge that I am familiar with the obligations of the position of registered agent, and I hereby accept the aforesaid designation as registered agent.

Kevin M. LaMontagne
Kevin M. LaMontagne

FILED
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