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Florida Department of State

Division of Corporations

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TALLAHASSEE, FLORIDA

FLORIDA PROFIT CORPORATION OR P.A.

guaranty realty & investments, inc.

Certificate of Status	0
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ARTICLES OF INCORPORATION
OF

GUARANTY REALTY & INVESTMENTS, INC.

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TALLAHASSEE, FLORIDA

The undersigned Subscribers to these articles of incorporation hereby associate themselves together to form a corporation under the laws of the State of Florida.

ARTICLE I

NAME

The name of this corporation is **GUARANTY REALTY & INVESTMENTS, INC.**

ARTICLE II

PURPOSE

This corporation may engage in any activity or business permitted under the laws of the United States and of the State of Florida including but not limited to operating a Real Estate brokerage business.

ARTICLE III

CAPITAL STOCK

The maximum number of shares of stock that this corporation is authorized to have outstanding at any one time is 1,000 (one thousand) shares of common stock having a nominal or par value of \$1.00 One Dollar per share. All said shares shall be payable in cash, property, labor or services at a valuation to be fixed by the Board of Directors at a meeting called for that purpose. Property, labor or services may be purchased or paid for with capital stock at a just valuation to be fixed by the Board of Directors.

ARTICLE IV

INITIAL CAPITAL

The amount of capital with which this corporation will begin business is not less than \$100.00.

Initialed by Josephina Garcia ; Jeff Engel ; Liza Garcia ; Kenneth J. Rizza 
JONATHAN KLINE, P.A. • Pembroke Pines Professional Center • 9050 Pines Boulevard • Suite 354
Pembroke Pines, Florida 33024
Florida Bar NO. 006092 (954) 432-2572 Facsimile (305) 435-7877
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ARTICLE V

TERM OF EXISTENCE

This corporation shall have a perpetual existence commencing on the date of receipt of these Articles of Incorporation by the Secretary of the State of Florida.

ARTICLE VI

OFFICE ADDRESS

The initial office address of the principal office of this corporation in the State of Florida is 6100 Hollywood Blvd., Suite 307, Hollywood, Florida 33024. The Board of Directors may from time to time move the principal office to another address in Florida.

ARTICLE VII

MAILING ADDRESS

The Board of Directors may at any time without notice to the shareholders change the mailing address of this corporation and this address may be different than the "office address" as reflected in Article VI of these articles.

ARTICLE VIII

DIRECTORS

This Corporation shall never have less than one director. The number of directors may be either increased or diminished from time to time by the By-laws adopted by the stockholders, but shall never be less than one.

ARTICLE IX

BOARD OF DIRECTORS

The names and post office addresses of the Board of Directors are:

Initialed by Josephina Garcia ; Jeff Engel ; Liza Garcia ; Kenneth J. Rizza 
JONATHAN KLINE, P.A. • Pembroke Pines Professional Center • 8050 Pines Boulevard Suite 354
Pembroke Pines, Florida 33024
Florida Bar NO. 006092 (954) 432-2572 Facsimile (305) 435-7877

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OFFICE	NAME	ADDRESS
President	Josefina Garcia	6100 Hollywood Blvd., Suite 307, Hollywood, Florida 33024
Vice President	Jeff Engel	6100 Hollywood Blvd., Suite 307, Hollywood, Florida 33024
Vice President of Marketing	Kenneth J. Rizza	6100 Hollywood Blvd., Suite 307, Hollywood, Florida 33024
Secretary	Liza Garcia	6100 Hollywood Blvd., Suite 307, Hollywood, Florida 33024
Treasurer	Liza Garcia	6100 Hollywood Blvd., Suite 307, Hollywood, Florida 33024

ARTICLE X

SUBSCRIBER

The names and post office address of the subscribers of these articles of incorporation, the number of shares of stock that have been agreed to, and the value of the consideration therefore is:

NAME & SHARES	CONSIDERATION	ADDRESS
Josefina Garcia 600 shares	\$600.00 (six hundred dollars)	6100 Hollywood Blvd., Suite 307, Hollywood, Florida 33024

Initialed by Josephina Garcia ; Jeff Engel ; Liza Garcia ; Kenneth J. Rizza 
JONATHAN KLINE, P.A. • Pembroke Pines Professional Center • 9060 Pines Boulevard • Suite 354
 Pembroke Pines, Florida 33024

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Jeff Engel 400 shares	\$400.00 (four hundred dollars)	6100 Hollywood Blvd., Suite 307, Hollywood, Florida 33024
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ARTICLE XI

AMENDMENT

These articles of incorporation may be amended in the manner provided by law. Every amendment shall be approved by the Board of Directors, proposed by them to the Stockholders, and approved at a Stockholders' meeting by two thirds of the stock entitled to vote thereon, unless all the Directors and all the stockholders sign a written statement manifesting their intention that a certain amendment of these Articles of Incorporation made.

ARTICLE XII

REGISTERED OFFICE AND REGISTERED AGENT

That *Guaranty Realty & Investments, Inc.*, desiring to organize under the laws of the State of Florida, with its principal office as indicated in the Articles of Incorporation in the City of Hollywood, the County of Broward, State of Florida, hereby designates Jonathan Kline, Esquire, as its Registered Agent, to accept service of process within the State. The registered agents' address shall be known as the registered office and is located at Pembroke Pines Professional Center, 9050 Pines Boulevard, Suite 354, Pembroke Pines, Florida 33024.

ARTICLE XIII

INCORPORATOR

The name and business address of the person signing these Articles of Incorporation is:

Initialed by Josephina Garcia ; Jeff Engel ; Liza Garcia ; Kenneth J. Rizza 
JONATHAN KLINE, P.A. • Pembroke Pines Professional Center • 9050 Pines Boulevard • Suite 354
Pembroke Pines, Florida 33024
Florida Bar NO. 006092 (954) 432-2572 Facsimile (305) 435-7877
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Josefina Garcia
6100 Hollywood Blvd., Suite 307, Hollywood, Florida 33024

WITNESS the hand and seal of the incorporator in Broward County, State of Florida, this 20th day of January, 1999.

Josefina Garcia
Josefina Garcia

STATE OF FLORIDA)
) SS
COUNTY OF BROWARD)

BEFORE ME, a Notary Public, authorized to take acknowledgments in the State of Florida and County set forth above, personally appeared **Josefina Garcia**, who is personally known to me or who provided ☒ a Florida Drivers License or ☐ _____, as identification and who executed the foregoing instrument and acknowledged before me that she executed the same.

WITNESS my hand and seal at, Broward County, Florida this 26th day of January, 1999.

Kolette Boykin
Notary Public



Initialed by Josephina Garcia JB; Jeff Engel JE; Liza Garcia LG; Kenneth J. Rizza KJR
JONATHAN KLINE, P.A. • Pembroke Pines Professional Center • 9150 Pines Boulevard • Suite 354
Pembroke Pines, Florida 33024
Florida Bar No. 006092 (854) 432-2572 Facsimile (305) 435-7877

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

In compliance with Section 48.091, of the Florida Statutes, the following is submitted:

That GUARANTY REALTY & INVESTMENTS, INC., desiring to organize under the laws of the State of Florida, with its principal place of business at the City of Hollywood, State of Florida, has named Jonathan Kline, located at the Pembroke Pines Professional Center, 9050 Pines Boulevard, Suite 354, Pembroke Pines, Florida 33024 as its Registered Agent to accept service of process within the State of Florida. Said designation shall not exceed one year.

Having been named to accept service of process for the above stated corporation, at the place designated in this certificate, I with the provisions of all statutes relative to the proper and complete performance of my duties



Jonathan Kline

Date: 1-28-99

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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