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Florida Department of State

Division of Corporations

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To:

Division of Corporations
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From:

Account Name : EMPIRE CORPORATE KIT COMPANY
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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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FLORIDA PROFIT CORPORATION OR P.A.

turnkey title corporation

Certificate of Status	0
Certified Copy	1
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ARTICLES OF INCORPORATION

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

The undersigned incorporator, for the purpose of forming a corporation under the Florida Business Corporation Act, hereby adopts the following Articles of Incorporation:

ARTICLE I
NAME

The name of the corporation shall be TurnKey Title Corporation

ARTICLE II
PRINCIPAL OFFICE

The principal place of business and mailing address of this corporation shall be as follows:

1117 Ponce de Leon Drive
Fort Lauderdale, FL 33316-1360

ARTICLE III
SHARES

The number of shares of common stock that this corporation is authorized to have outstanding at any one time is one thousand (1,000) shares at a par value of \$.01 per share.

ARTICLE IV
INITIAL REGISTERED AGENT AND STREET ADDRESS

The name and address of the initial registered agent is Steven M. Stoll, 1117 Ponce de Leon Drive, Fort Lauderdale, FL 33316-1360.

ARTICLE V
INCORPORATOR

The name and street address of the incorporator to these Articles of Incorporation is Steven M. Stoll, 1117 Ponce de Leon Drive, Fort Lauderdale, FL 33316-1360.

Prepared by:
Steven M. Stoll, Esq.
Steven M. Stoll, P.A.
1117 Ponce de Leon Drive
Fort Lauderdale, FL 33316-1360
Florida Bar No. 946230
(954) 463-1510

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**ARTICLE VI
PURPOSE**

This corporation is organized for the purpose of transacting any and all lawful activities or business for which corporations may be formed under Chapter 607 of the Florida Statutes.

**ARTICLE VII
DIRECTORS**

This corporation shall have one (1) director initially and the number of directors may be increased or diminished from time to time as provided in the bylaws of this corporation, but shall never be less than one. The name of the initial director of this corporation is:

Steven M. Stoll

**ARTICLE VIII
AFFILIATED TRANSACTIONS ELECTION**

This corporation expressly elects not to be governed by Section 607.0901 of the Florida Business Corporation Act, as amended from time to time, relating to affiliated transactions.

**ARTICLE IX
CONTROL SHARE ACQUISITION ELECTION**

This corporation expressly elects not to be governed by Section 607.0902 of the Florida Business Corporation Act, as amended from time to time, relating to control share acquisitions.

The undersigned incorporator has executed these Articles of Incorporation this 1st day of August, 1999.



Steven M. Stoll

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**CERTIFICATE OF DESIGNATION OF REGISTERED
AGENT/REGISTERED OFFICE**

PURSUANT TO THE PROVISIONS OF SECTION 607.0501, FLORIDA
STATUTES, THE UNDERSIGNED CORPORATION, ORGANIZED UNDER THE
LAWS OF THE STATE OF FLORIDA, SUBMITS THE FOLLOWING
STATEMENT IN DESIGNATING THE REGISTERED OFFICE/REGISTERED
AGENT, IN THE STATE OF FLORIDA.

1. The name of the corporation is:

TurnKey Title Corporation

2. The name and address of the registered agent and office is:

**Steven M. Stoll
1117 Ponce de Leon Drive
Fort Lauderdale, FL 33316-1360**

*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 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.*



Steven M. Stoll

August 1, 1999

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TALLAHASSEE, FLORIDA**

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