



CERTIFICATE OF INCORPORATION  
OF

LAKE VILLAGE REALTY, INC.

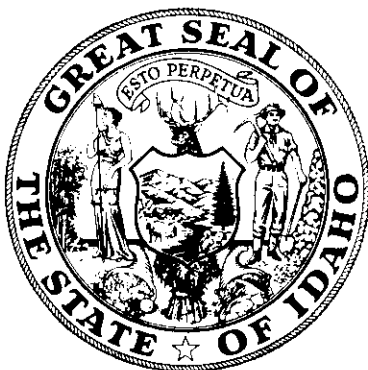
I, PETE T. CENARRUSA, Secretary of State of the State of Idaho, hereby certify that duplicate originals of Articles of Incorporation for the incorporation of \_\_\_\_\_

LAKE VILLAGE REALTY, INC.

duly signed pursuant to the provisions of the Idaho Business Corporation Act, have been received in this office and are found to conform to law.

ACCORDINGLY and by virtue of the authority vested in me by law, I issue this Certificate of Incorporation and attach hereto a duplicate original of the Articles of Incorporation.

Dated: **February 11, 1981**



SECRETARY OF STATE

by: \_\_\_\_\_

FEB 11 8 35 AM '81

SECRETARY OF STATE

ARTICLES OF INCORPORATION

of

LAKE VILLAGE REALTY, INC.

We, the undersigned, being natural persons of the age of twenty-one years or more, and subscribers to the shares of the corporation to be organized pursuant hereto, and all citizens of the United States, have this day voluntarily associated ourselves together for the purposes of forming a private corporation under the laws of the State of Idaho and to that end hereby adopt the following Articles of Incorporation:

I.

The name of the proposed corporation is:

LAKE VILLAGE REALTY, INC.

II.

The duration of this corporation shall be perpetual.

III.

The location and Post Office address of the registered office of the corporation in the State of Idaho shall be:

Lake Village Realty, Inc.

Route #3, Box 427

Coeur d'Alene, Idaho 83814

IV.

The purposes of this corporation shall be:

1) To principally transact a real estate brokerage business and to do all things not prohibited by law in the

pursuance thereof, and to otherwise transact all business not forbidden by law;

2) To have and exercise all of those corporate powers as are granted by virtue of 30-1-4, Idaho Code;

3) To acquire by purchase, exchange, lease, or otherwise, and to own, hold, use, develop, operate, sell, assign, lease, transfer, convey, exchange, mortgage, pledge or otherwise dispose of or deal in and with real and personal property of every class or description and rights and privileges therein wheresoever situate, whether as principal, agent, broker or otherwise;

4) To do anything and everything necessary and proper and to the extent permitted by law in connection with the owning, managing, leasing, and operating of real and personal property of any and all kinds;

5) To acquire by purchase, exchange, or otherwise, all or any part of, or any interest in, the properties, assets, business, and good will of any one or more persons, firms, associations or corporations heretofore or hereafter engaged in any business for which a corporation may now or hereafter be organized under the laws of this State; to pay for the same in cash, property, or its own or other securities; to hold, operate, re-organize, liquidate, sell, or in any manner dispose of the whole or any part thereof; and in connection therewith, to assume or guarantee performance of any liabilities, obligations, or contracts of such persons, firms, associations, or corporations, and to conduct the whole or any part of any business thus acquired.

6) To carry out any one or more of the purposes

## 2. ARTICLES OF INCORPORATION

and objects herein enumerated as principal, factor, agent, contractor, or otherwise, either alone, through, or in conjunction with any persons, partnership, association or corporation.

#### V

The capital of this Corporation shall be represented solely by non-assessable common stock, all of which stock shall have full voting rights in conformity with the Statutes of the State of Idaho. The total number of par value shares of stock shall be fifty (50); the aggregate par value of the total authorized number of par value shares is \$25,000.00. The total authorized number of shares shall have a par value of \$500.00 per share.

#### VI

The Corporation, by and through it's officers and directors, shall, pursuant to the provisions of 30-1-23(a) Idaho Code, have the power to enter into such contracts and agreements in respect to the restrictions upon transfer of stock issued by this Corporation.

#### VII

The Corporation particularly disclaims that any shareholder of stock in this Corporation shall have any pre-emptive rights to stock to be issued by the Corporation as provided by 30-1-26, Idaho Code.

#### VIII

The Board of Directors of the Corporation, pursuant to the provision of 30-1-27, Idaho Code, shall have the right to adopt By-Laws of this corporation and shall, by a two-thirds (2/3) majority vote of the Directors, have the right to amend, repeal, and modify the By-Laws of the

### 3. ARTICLES OF INCORPORATION

Corporation, subject to the shareholders rights as  
proclaimed by 30-1-27, Idaho Code.

IX

The total number of shareholders authorized to  
exist under and by virtue of this Corporation shall not  
exceed the number of five (5) and this Corporation is  
organized under and pursuant to the provisions of a Sub  
Chapter "S" Corporation pursuant to and in accordance  
with the statutes and rules and regulations of the United  
States of America pertaining or applicable thereto.

X

The names and Post Office address of each of the  
incorporators and the number and class of shares for which  
each has subscribed herein are as follows:

<u>Name and Address</u>	<u>No. of Shares Common Stock</u>
DAWN MATTMILLER P. O. Box 1077 Coeur d'Alene, Idaho 83814	
VICKI L. SMITH Route #9, Box 381 Coeur d'Alene, Idaho 83814	
E. L. MILLER 216 Lakeview Drive Coeur d'Alene, Idaho 83814	

XI

The Board of Directors of such corporation shall  
be three (3) in number. No person shall be required to be  
a shareholder or stockholder of the corporation to hold  
office as a Director nor shall any director be required to  
be a resident of the State of Idaho. The Directors shall  
have such powers, duties and authority as are authorized and

4. ARTICLES OF INCORPORATION

provided by 30-1-35, Idaho Code, and as may be prescribed by the By-Laws of the Corporation not in conflict therewith. The original Board of Directors of said Corporation shall be:

DAWN MATMILLER  
VICKI L. SMITH  
E. L. MILLER,

who shall serve until their successors have been duly elected as provided by the By-Laws of the Corporation.

XII

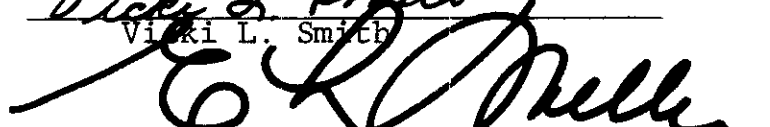
The registered agent for such corporation shall be:

DAWN MATMILLER  
Route #3, Box 427  
Coeur d'Alene, Idaho 83814

IN WITNESS WHEREOF, the parties to these Articles of Incorporation have this 9 day of February, 1981, set their hands.

  
Dawn Matmiller

  
Vicki L. Smith

  
E. L. Miller

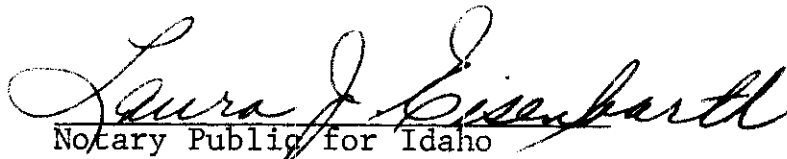
STATE OF IDAHO )

County of Kootenai ) ss.

On this 9 day of February, 1981, before me, the undersigned Notary Public, personally appeared DAWN MATTMILLER, VICKI L. SMITH and E. L. MILLER, known to me

to be the persons whose names are subscribed to the foregoing Articles of Incorporation, and they each acknowledged to me that they executed the same.

WITNESS my hand and seal the day and year first above written.

  
Notary Public for Idaho  
Residing at Coeur d'Alene.  
My Commission Expires: Life