

Performance Property Management Services, Inc.
13501 SW 128 St Suite 114C Miami, FL 33186
Telephone: 866-523-5003 Fax: 866-523-5004

Order Date:	03/02/2015	Folio Number:	484235-32-0120
Internal Tax Deed Number:	34541	Parent Tract No:	NONE
Records Through	02/27/2015		
Updated Through	12/11/2015		

PROPERTY LOCATED IN BROWARD COUNTY DESCRIBED AS FOLLOWS:

LOT SEVEN (7), IN BLOCK TWO (2) AMENDED PLAT OF BLOCKS 1,2,3,4,5 AND 6, MONTICELLO PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 16, AT PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TO: Records, Taxes & Treasury Division, Delinquent Tax Department,Broward County

Applicant: EMANUEL LEGAKIS BANK HOME REALTY

Application has been made for Tax Deed on the above referenced property. Pursuant to chapter 197.502 and 197.522 of the Florida Statutes, below are the names and addresses of the persons you are required to notify prior to the sale of the property:

APPARENT TITLE HOLDER & ADDRESS AS INDEXED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA

O.R. Book 15320, Page 959 SMITH,MARGARET ROSE EST
% RICHARD PAESE
Warranty Deed 1837 CORAL RIDGE DR
CORAL SPRINGS FL 33071-7842

MORTGAGEE AND ADDRESS OF RECORD AS INDEXED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA

NONE

LIEN HOLDER AND ADDRESS OF RECORD AS INDEXED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA

NONE

NAME AND ADDRESS OF RECORD ON CURRENT TAX ROLL

SMITH,MARGARET ROSE EST
% RICHARD PAESE
1837 CORAL RIDGE DR
CORAL SPRINGS FL 33071-7842

NAME AND ADDRESS OF ESCROW AGENT: NONE

NAME AND ADDRESS OF TAX PAYING AGENT: NONE

APPLICATION FOR HOMESTEAD: NONE

GROSS ASSESSMENT: \$45,660.00

UNPAID OR OMITTED YEARS TAXES (Only Include the Years with Certificates)

<u>TYPE</u>	<u>TAX</u>	<u>CERTIFICATE</u>	<u>FACE AMOUNT</u>	<u>CERTIFICATE HOLDER</u>
Tax Deed	2008	34541	\$611.15	EMANUEL LEGAKIS BANK HOME REALTY
Tax Deed	2009	34541	\$637.67	EMANUEL LEGAKIS BANK HOME REALTY
Tax Deed	2010	34541	\$663.44	EMANUEL LEGAKIS BANK HOME REALTY
Tax Deed	2011	34541	\$720.44	EMANUEL LEGAKIS BANK HOME REALTY
Tax Deed	2012	34541	\$904.54	EMANUEL LEGAKIS BANK HOME REALTY
Tax Deed	2013	34541	\$955.87	EMANUEL LEGAKIS BANK HOME REALTY
CERTIFICATE	2014	3877	\$1168.56	CAPITAL ONE CLTRL ASSIGNEE OF FIG 2241, LLC

This Report is not a Legal Opinion of Title and should not be construed as dealing with the Quality of Title used as a Certified Abstract of Title, Title Insurance Commitment or Title Insurance Policy. Under Florida Statutes Chapter 197. Furthermore no Liability is assumed by PPMS, Inc for any liens and or judgments not filed in the Official Records of Broward County, Florida. PPMS, Inc. should only be liable for the amount of loss suffered by the Broward County Revenue Collection Division, as a result of legal matters filed against them, where such loss is determined to be from PPMS, Inc’s errors and omissions in performing its contractual responsibilities to the Broward County Revenue Collection Division, or for any refilling of fees that are required to bring subject property to sale.

BY: *Mitch Wilson*
BY: Antoinette Black
Authorized Signature

Board of County Commissioners, Broward County, Florida
Finance and Administrative Services Department
RECORDS, TAXES & TREASURY

NOTICE OF APPLICATION FOR TAX DEED NUMBER 34541

NOTICE is hereby given that the holder of the following certificate has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of the property, and the name in which it was assessed are as follows:

Property ID: 484235-32-0120
Certificate Number: 4867
Date of Issuance: 06/01/2012
Certificate Holder: EMANUEL LEGAKIS BANK HOME REALTY
Description of Property: MONTICELLO PARK AMENDED PLAT
16-21 B
LOT 7 BLK 2

Name in which assessed: SMITH,MARGARET ROSE EST % RICHARD PAESE
Legal Titleholders: SMITH,MARGARET ROSE EST
% RICHARD PAESE
1837 CORAL RIDGE DR
CORAL SPRINGS, FL 33071-7842

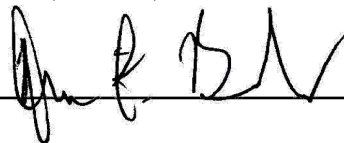
All of said property being in the County of Broward, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 18th day of May, 2016. Pre-bidding shall open at 9:00 AM EDT, sale shall commence at 10:00 AM EDT and shall begin closing at 11:01 AM EDT at:

broward.deedauktion.net
**Pre-registration is required to bid.*

Dated this 14th day of April, 2016.

Bertha Henry
County Administrator
RECORDS, TAXES, AND TREASURY DIVISION

By: 

Dana F. Buker
Deputy

This Tax Deed is Subject to All Existing Public Purpose Utility and Government Easements. The successful bidder is responsible to pay any outstanding taxes.

Publish: DAILY BUSINESS REVIEW
Issues: 04/14/2016, 04/21/2016, 04/28/2016 & 05/05/2016
Minimum Bid: 11958.51

Board of County Commissioners, Broward County, Florida
Records, Taxes, & Treasury

CERTIFICATE OF MAILING NOTICES

Tax Deed # 34541

STATE OF FLORIDA
COUNTY OF BROWARD

THIS IS TO CERTIFY that I, County Administrator in and for Broward County, Florida, did on the 1st day of April 2016, mail a copy of the Notice of Application for Tax Deed to the following persons prior to the sale of property, and that payment has been made for all outstanding Tax Certificates or, if the Certificate is held by the County, that all appropriate fees have been paid and deposited:

CITY OF POMPANO BEACH 100 WEST ATLANTIC BLVD POMPANO BEACH FL 33060	CAPITAL ONE CLTRL ASSIGNEE OF FIG 2241, LLC PO BOX 54862 NEW ORLEANS, LA 70154-4862	SMITH,MARGARET ROSE EST c/o RICHARD PAESE 1837 CORAL RIDGE DR CORAL SPRINGS FL 33071-7842
CITY OF POMPANO BEACH 100 W. ATLANTIC BLVD., SUITE 467 POMPANO BEACH, FLORIDA 33060	D & J REAL ESTATE & LEASING INC 5727 NE 14 AVE FORT LAUDERDALE FL 33334	HOWELL'S MOTOR COMPANY INC 14359 78 PL N LOXAHATCHEE FL 33470
TANNER,HERBERT MARTIN JR 124 NW 11 ST POMPANO BEACH FL 33060		

THE FOLLOWING AGENCIES WERE NOTIFIED BY INTEROFFICE

BROWARD COUNTY CODE ENFORCEMENT PERMITTING LICENSING & PROTECTION DIVISION ATTN: DIANE JOHNSON GCW-1 NORTH UNIVERSITY DR PLANTATION, FL 33324	BROWARD COUNTY CODE & ZONING ENFORCEMENT SECTION PLANNING & REDEVELOPEMENT DIV. ENVIRONMENTAL PROTECTION & GROWTH MGMT DEPT ATTN: GORDON MILLER GCW – 1 NORTH UNIVERSITY DR, MAILBOX 302 PLANTATION, FL 33324	BROWARD COUNTY HIGHWAY CONSTRUCTION & ENGINEERING DIVISION, RIGHT OF WAY SECTION ATTN: FRANK J GUILIANO ONE N. UNIVERSITY DR., STE 300-B PLANTATION, FL 33324
BROWARD COUNTY WATER & WASTEWATER ATTN: RACHEL FLEURY-CHARLES 2555 W. COPANS RD POMPANO BEACH, FL 33069	BROWARD COUNTY PUBLIC WORKS DEPT REAL PROPERTY SECTION ATTN: MARIE HAMMOND 115 S ANDREWS AVE, ROOM 326 FORT LAUDERDALE FL 33301	BROWARD COUNTY SHERIFF’S DEPT. ATTN: CIVIL DIVISION FT. LAUDERDALE, FL 33315

I certify that notice was provided pursuant to Florida Statutes, Section 197.502(4)
I further certify that I enclosed with every copy mailed, a statement as follows: 'Warning - property in which you are interested' is listed in the copy of the enclosed notice.
GIVEN UNDER MY HAND AND OFFICIAL SEAL, this 1st day of April 2016 in compliance with section 197.522 Florida Statutes, 1995, as amended by Chapter 95-147 Senate Bill No. 596, Laws of Florida 1995.

SEAL

Bertha Henry
COUNTY ADMINISTRATOR
Finance and Administrative Services Department
Records, Taxes, & Treasury Division

By _____
Deputy Rebecca Leder

401-316 Revised 05/13

BROWARD DAILY BUSINESS REVIEW

Published Daily except Saturday, Sunday and
Legal Holidays
Ft. Lauderdale, Broward County, Florida

STATE OF FLORIDA COUNTY OF BROWARD:

Before the undersigned authority personally appeared G. WILLIAMS, who on oath says that he or she is the LEGAL CLERK, of the Broward Daily Business Review f/k/a Broward Review, a daily (except Saturday, Sunday and Legal Holidays) newspaper, published at Fort Lauderdale, in Broward County, Florida; that the attached copy of advertisement, being a Legal Advertisement of Notice in the matter of

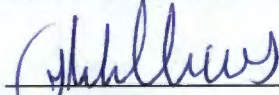
34541

NOTICE OF APPLICATION FOR TAX DEED
CERTIFICATE NUMBER: 4867

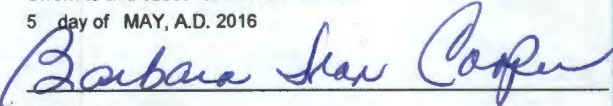
in the XXXX Court,
was published in said newspaper in the issues of

04/21/2016 04/28/2016 05/05/2016

Affiant further says that the said Broward Daily Business Review is a newspaper published at Fort Lauderdale, in said Broward County, Florida and that the said newspaper has heretofore been continuously published in said Broward County, Florida each day (except Saturday, Sunday and Legal Holidays) and has been entered as second class mail matter at the post office in Fort Lauderdale in said Broward County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

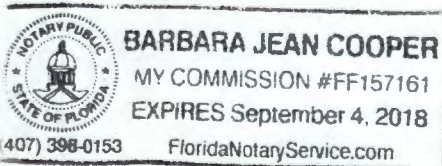


Sworn to and subscribed before me this
5 day of MAY, A.D. 2016



(SEAL)

G. WILLIAMS personally known to me



**Board of
County Commissioners,
Broward County, Florida
Finance and Administrative
Services Department
RECORDS, TAXES & TREASURY
NOTICE OF APPLICATION
FOR TAX DEED NUMBER 34541**

NOTICE is hereby given that the holder of the following certificate has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of the property, and the name in which it was assessed are as follows:

Property ID: 484235-32-0120

Certificate Number: 4867

Date of Issuance: 06/01/2012

Certificate Holder:

EMANUEL LEGAKIS BANK
HOME REALTY

Description of Property:

MONTICELLO PARK AMEND-
ED PLAT

16-21 B

LOT 7 BLK 2

Name in which assessed:

SMITH, MARGARET ROSE EST
% RICHARD PAESE

Legal Titleholders:

SMITH, MARGARET ROSE EST
% RICHARD PAESE

1837 CORAL RIDGE DR

CORAL SPRINGS, FL 33071-7842

All of said property being in the County of Broward, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 18th day of May, 2016. Pre-bidding shall open at 9:00 AM EDT, sale shall commence at 10:00 AM EDT and shall begin closing at 11:01 AM EDT at:

broward.deedauction.net

*Pre-registration is required to bid.

Dated this 14th day of April, 2016.

Bertha Henry

County Administrator

RECORDS, TAXES, AND

TREASURY DIVISION

SEE ATTACHED

(Seal)

By: Dana F. Buker
Deputy

This Tax Deed is Subject to All
Existing Public Purpose Utility and
Government Easements. The suc-
cessful bidder is responsible to pay
any outstanding taxes.

Minimum Bid: 11958.51

401-314

4/21-28 5/5 16-87/0000104435B

FROM THE COUNTY ADMINISTRATOR, BROWARD COUNTY, FORT LAUDERDALE, FLORIDA

DATE: April 1, 2016

PROPERTY ID #484235-32-0120 (TD #34541)

WARNING

PROPERTY IN WHICH YOU ARE INTERESTED IS LISTED IN THE ENCLOSED NOTICE

**AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT NW 11 STREET
POMPANO BEACH FL 33060 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE
THE PROPERTY IS SOLD IT CAN NOT BE REDEEMED. OTHER TAX YEARS MAY BE
OWED BUT NOT INCLUDED IN THE AMOUNT BELOW PLEASE CALL FOR MORE
INFORMATION.**

**FLA. STATUTES REQUIRE US TO NOTIFY ALL PROPERTY OWNERS WHO LIVE AROUND
THE PROPERTY THAT'S GOING UP FOR SALE. IF YOU DO NOT OWN OR HAVE LEGAL
INTEREST IN THIS PROPERTY, PLEASE DISREGARD THIS LETTER.**

**PAYMENT MUST BE MADE IN CASH, MONEY ORDER OR CASHIER'S CHECK; PERSONAL
OR BUSINESS CHECKS ARE NOT ACCEPTED.**

AMOUNT NECESSARY TO REDEEM: (See amount below)

MAKE CHECKS PAYABLE TO: BROWARD COUNTY TAX COLLECTOR

*** Amount due if paid by April 29, 2016\$ 9,447.21**

Or

*** Amount due if paid by May 17, 2016\$ 9,555.58**

***AMOUNTS DUE MAY BE SUBJECT TO ADDITIONAL FEES. PLEASE CALL (954) 357-5374
FOR THE CORRECT AMOUNT DUE PRIOR TO SUBMITTING PAYMENT FOR REDEMPTION.**

**THERE ARE UNPAID TAXES ON THIS PROPERTY AND WILL BE SOLD AT PUBLIC
AUCTION ON MAY 18, 2016 UNLESS THE BACK TAXES ARE PAID.**

**TO MAKE PAYMENT, OR TO RECEIVE FURTHER INFORMATION, CONTACT THE RECORD,
TAXES & TREASURY DIVISION, TAX DEED SECTION, 115 S. ANDREWS AVENUE ROOM
#A-100, FORT LAUDERDALE, FLORIDA 33301-1895. PHONE: (954) 357-5374**

**FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT
www.broward.org/recordstaxestreasury**

BROWARD COUNTY SHERIFF'S OFFICE
P.O. BOX 9507 FORT LAUDERDALE, FLORIDA 33310

RETURN OF SERVICE

Assignment: **14378** Service Sheet # **16-018127**
****SERVE A.S.A.P. - RETURN TO TAX NOTICE TRAY'S**
BROWARD COUNTY, FL vs. SMITH, MARGARET ROSE EST, ET AL **TD 34541**
TAX SALE NOTICE **COUNTY/BROWARD** **5/18/2016**
TYPE OF WRIT COURT HEARING DATE
SMITH, MARGARET ROSE EST **1837 CORAL RIDGE DRIVE**
SERVE **CORAL SPRINGS, FL 33071**
AND/OR C/O RICHARD PAESE

Received this process on

4/21/16 **8:00**
Date **9:14 14378**

14279

BROWARD COUNTY REVENUE-DELINQ TAX SECTION
115 S. ANDREWS AVENUE
FT LAUDERDALE, FL 33301

REBECCA LEDER, SUPV.
Attorney
9884

☒ Served

☐ Not Served - see comments

4/21/16 at **11:55**
Date Time

SMITH, MARGARET ROSE EST AND/OR C/O RICHARD PAESE Florida, by serving the within named person a true copy of the writ, with the date and time of service endorsed thereon by me, and a copy of the complaint, petition, or initial pleading, by the following method:

☐ **INDIVIDUAL SERVICE**

SUBSTITUTE SERVICE:

☐ At the defendant's usual place of abode on "any person residing therein who is 15 years of age or older", to wit:

_____, in accordance with F.S. 48.031(1)(a)

☐ To _____, the defendant's spouse, at _____ in accordance with F.S. 48.031(2)(a)

☐ To _____, the person in charge of the defendant's business in accordance with F.S. 48.031(2)(b), after two or more attempts to serve the defendant have been made at the place of business

CORPORATE SERVICE:

☐ To _____, holding the following position of said corporation _____ in the absence of any superior officer in accordance with F.S. 48.081

☐ To _____, an employee of defendant corporation in accordance with F.S. 48.081(3)

☐ To _____, as resident agent of said corporation in accordance with F.S. 48.091

☐ **PARTNERSHIP SERVICE:** To _____, partner, or to _____, designated employee or person in charge of partnership, in accordance with F.S. 48.061(1)

☐ **POSTED RESIDENTIAL:** By attaching a true copy to a conspicuous place on the property described in the complaint or summons. Neither the tenant nor a person residing therein 15 years of age or older could be found at the defendant's usual place of abode in accordance with F.S. 48.183

1st attempt date/time: _____

2nd attempt date/time: _____

☐ **POSTED COMMERCIAL:** By attaching a true copy to a conspicuous place on the property in accordance with F.S. 48.183

1st attempt date/time: _____

2nd attempt date/time: _____

☒ **OTHER RETURNS:** See comments

COMMENTS: **POSTED**

You can now check the status of your writ by visiting the Broward Sheriff's Office Website at www.sheriff.org and clicking on the icon "Service Inquiry"

SCOTT J. ISRAEL, SHERIFF
BROWARD COUNTY, FLORIDA

BY: **James Townsend 14378** D.S.

ORIGINAL

FROM THE COUNTY ADMINISTRATOR, BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
PROPERTY ID #484235-32-0120 (TD #34541)

WARNING

PROPERTY IN WHICH YOU ARE INTERESTED IS LISTED IN THE ENCLOSED NOTICE

BROWARD COUNTY SHERIFF'S DEPT
ATTN: CIVIL DIVISION
FT LAUDERDALE, FL 33312

RECEIVED SHERIFF
2016 APR 19 AM 10:55
BROWARD COUNTY, FLORIDA

NOTE

AS PER FLORIDA STATUTES 197.542, THIS PROPERTY IS BEING SCHEDULED FOR TAX DEED AUCTION, AND WILL NO LONGER BE ABLE TO BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW PLEASE CALL FOR MORE INFORMATION.

FLA. STATUTES REQUIRE US TO NOTIFY ALL PROPERTY OWNERS WHO LIVE AROUND THE PROPERTY THAT'S GOING UP FOR SALE. IF YOU DO NOT OWN OR HAVE LEGAL INTEREST IN THIS PROPERTY, PLEASE DISREGARD THIS LETTER.

PAYMENT MUST BE MADE IN CASH, MONEY ORDER OR CASHIER'S CHECK; PERSONAL OR BUSINESS CHECKS ARE NOT ACCEPTED.

AMOUNT NECESSARY TO REDEEM: (See amount below):

MAKE CHECKS PAYABLE TO: BROWARD COUNTY TAX COLLECTOR

* Amount due if paid by April 29, 2016\$ 9,447.21

Or

* Amount due if paid by May 17, 2016\$ 9,555.58

*AMOUNTS DUE MAY BE SUBJECT TO ADDITIONAL FEES. PLEASE CALL (954) 357-5374 FOR THE CORRECT AMOUNT DUE PRIOR TO SUBMITTING PAYMENT FOR REDEMPTION.

THERE ARE UNPAID TAXES ON THIS PROPERTY AND WILL BE SOLD AT PUBLIC AUCTION ON MAY 18, 2016 UNLESS THE BACK TAXES ARE PAID.

TO MAKE PAYMENT, OR TO RECEIVE FURTHER INFORMATION, CONTACT THE RECORD, TAXES & TREASURY DIVISION, TAX DEED SECTION, 115 S. ANDREWS AVENUE ROOM #A-100, FORT LAUDERDALE, FLORIDA 33301-1895. PHONE: (954) 357-5374 OR 5395

FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT

www.broward.org/recordstaxestreasury

PLEASE SERVE THIS ADDRESS OR LOCATION

**SMITH, MARGARET ROSE EST AND/OR c/o RICHARD PAESE
1837 CORAL RIDGE DR
CORAL SPRINGS FL 33071-7842**

**NOTE: THIS IS NOT THE ADDRESS OF THE PROPERTY SCHEDULED FOR AUCTION
THIS IS THE ADDRESS OF THE OWNER!**

BROWARD COUNTY SHERIFF'S OFFICE
P.O. BOX 9507 FORT LAUDERDALE, FLORIDA 33310

RETURN OF SERVICE

Assignment: **14986** Service Sheet # **16-018126**
****SERVE A.S.A.P. - RETURN TO TAX NOTICE TRAY****
BROWARD COUNTY, FL vs. SMITH, MARGARET ROSE EST, ET AL **TD 34541**
TAX SALE NOTICE **COUNTY/BROWARD** **5/18/2016**
PLAINTIFF VS. DEFENDANT CASE
TYPE OF WRIT COURT HEARING DATE
SMITH, MARGARET ROSE EST **A VACANT LOT LOCATED AT NW 11 STREET**
SERVE **POMPAHO BEACH, FL 33060**
AND/OR C/O RICHARD PAESE
Received this process on **4/20/16**
14279
BROWARD COUNTY REVENUE-DELINQ TAX SECTION
115 S. ANDREWS AVENUE
FT LAUDERDALE, FL 33301
☒ Served
☐ Not Served - see comments
REBECCA LEDER, SUPV. **4/20/16** at **1253**
Attorney Date Time
9884

SMITH, MARGARET ROSE EST AND/OR C/O RICHARD PAESE, Florida, by serving the within named person a true copy of the writ, with the date and time of service endorsed thereon by me, and a copy of the complaint, petition, or initial pleading, by the following method:

☐ **INDIVIDUAL SERVICE**

SUBSTITUTE SERVICE:

- ☐ At the defendant's usual place of abode on "any person residing therein who is 15 years of age or older", to wit:

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- ☐ To _____, the defendant's spouse, at _____ in accordance with F.S. 48.031(2)(a)

- ☐ To _____, the person in charge of the defendant's business in accordance with F.S. 48.031(2)(b), after two or more attempts to serve the defendant have been made at the place of business

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- ☐ To _____, holding the following position of said corporation _____ in the absence of any superior officer in accordance with F.S. 48.081

- ☐ To _____, an employee of defendant corporation in accordance with F.S. 48.081(3)

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1st attempt date/time: _____

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- ☒ **OTHER RETURNS:** See comments

COMMENTS: **4/20/16 1253 Posted on gate**

You can now check the status of your writ by visiting the Broward Sheriff's Office Website at www.sheriff.org and clicking on the icon "Service Inquiry"

SCOTT J. ISRAEL, SHERIFF
BROWARD COUNTY, FLORIDA

BY: **Ken Sams** **4/20/16** D.S.

ORIGINAL

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PROPERTY ID # 484235-32-0120 (TD #34541)

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FT LAUDERDALE, FL 33312

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2016 APR 19 AM 10:55
BROWARD COUNTY, FLORIDA

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FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT

www.broward.org/recordstaxestreasury

PLEASE SERVE THIS ADDRESS OR LOCATION

**SMITH, MARGARET ROSE EST AND/OR c/o RICHARD PAESE
A VACANT LOT LOCATED AT NW 11 STREET
POMPANO BEACH FL 33060**

NOTE: THIS IS THE ADDRESS OF THE PROPERTY SCHEDULED FOR AUCTION

88130018

This instrument was prepared by:
Cynthia M. Briggs, Esq.
Name
201 N. Federal Hwy.
Address Suite 205
Deerfield Beach, FL 33441

Warranty Deed

(STATUTORY FORM—SECTION 689.02 F.S.)

This Indenture, Made this 10 day of February 1988, Between
MARGARET RUSSELL SMITH, also known as MARGARET R. SMITH,
a single woman,

of the County of Broward, State of Texas, grantor, and

MARGARET ROSE SMITH, a single woman,

whose post office address is 124 NW 11 Street, Pompano Beach 33061

of the County of Broward, State of Florida, grantee,

Witnesseth, That said grantor, for and in consideration of the sum of Ten and no/100 (\$10.00) Dollars,

and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee, and grantee's heirs and assigns forever, the following described land—situate, lying and being in Broward County, Florida, to-wit:

Lot 1, Block 2, Amended Plat of Blocks 1, 2, 3, 4, 5 and 6, MONTICELLO PARK, according to the Plat thereof, as recorded in Plat Book 16, at Page 21, of the Public Records of Broward County, Florida.

The conveyance is subject to the following:

1. Conditions, restrictions, limitations and easements of record, if any.
2. Zoning and other governmental regulations.
3. Taxes and assessments for 1988 and subsequent years.
4. First mortgage first mortgage given by the Grantee to the grantor herein to secure the sum of \$7,000.00.

Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

* Grantor and grantee are used for singular or plural, as context requires.

In Witness Whereof, Grantor has hereunto set grantor's hand and seal the day and year first above written, and sealed and delivered in our presence.

[Signature]
Margaret Russell Smith a/k/a
Margaret R. Smith

[Signature] (Seal)
Margaret Russell Smith a/k/a
Margaret R. Smith (Seal)
(Seal)
(Seal)

STATE OF ~~FLORIDA~~ TEXAS
COUNTY OF ~~BROWARD~~

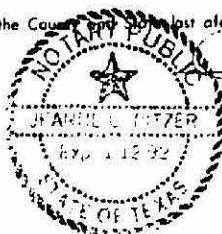
I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared

MARGARET RUSSELL SMITH, also known as MARGARET R. SMITH,

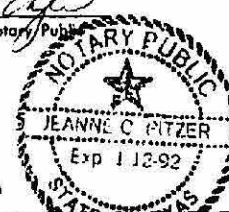
known to be the person described in and who executed the foregoing instrument and acknowledged before me that he executed the same.

WITNESS my hand and official seal in the County of ~~Broward~~ last aforesaid this 10th day of February 1988.

My commission expires 1/12/92



[Signature]
Notary Public



88 APR 11 PM 3:30

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c/o RICHARD PAESE
1837 CORAL RIDGE DR
CORAL SPRINGS FL 33071-7842

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions