



**339 SIXTH AVENUE, SUITE 1400
PITTSBURGH, PA 15222
Phone: (412) 391-5555 Fax: (412) 391-7608
E-mail: TitleExpress@grantstreet.com**

www.GrantStreet.com

UPDATE REPORT

UPDATE ORDER DATE: 02/27/2018

REPORT EFFECTIVE DATE: PREVIOUS SEARCH UP TO 02/26/2018

CERTIFICATE # 2013-2035

ACCOUNT # 484202KM0170

ALTERNATE KEY # 78909

TAX DEED APPLICATION # 38762

COUNTY, STATE: BROWARD, FL

At the request of the County Tax Collector for the above-named county, a search has been made of the Public Records for the following described property:

LEGAL DESCRIPTION:

Condominium Parcel 157, Westbury I Condominium, a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 7037, Page 314, as amended, of the Public Records of Broward County, Florida.

PROPERTY ADDRESS: 157 WESTBURY I #157, DEERFIELD BEACH FL 33442-3221

OWNER OF RECORD ON CURRENT TAX ROLL:

PETER BENBOW

4241 SUGAR PINE DR

BOCA RATON, FL 33487 (Matches Property Appraiser records.)

APPARENT TITLE HOLDER & ADDRESS OF RECORD:

PETER BENBOW

157 WESTBURY I

DEERFIELD BEACH, FL 33442-3221 (Per Deed)

NOTE: Images and attachments from previous search not included in update.

MORTGAGE HOLDER OF RECORD:

No new documents found.

LIENHOLDERS AND OTHER INTERESTED PARTIES OF RECORD:

No new documents found.

UPDATE REPORT – CONTINUED

PARCEL IDENTIFICATION NUMBER: 4842 02 KM 0170

CURRENT ASSESSED VALUE: \$27,440

HOMESTEAD EXEMPTION: No

MOBILE HOME ON PROPERTY: No

OUTSTANDING CERTIFICATES:

1. 2017-1713

OPEN BANKRUPTCY FILINGS FOUND? No

OTHER INSTRUMENTS ASSOCIATED WITH PROPERTY BUT NO NOTICE REQUIRED:

No new documents found.

**Update search found no new recorded document.

This is a Property Information Report that has been prepared in accordance with the requirements of Sections 197.502(4) and (5), Florida Statutes, and which satisfies the minimum standards set forth in the Florida Administrative Code, Chapter 12D-13.016. This report is not title insurance. It is not an opinion of title, title insurance policy, warranty of title or any other assurance as to the status of title, and shall not be used for the purpose of issuing title insurance.

Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified by name in the property information report as the recipient(s) of the property information report.

Christina Young

Title Examiner

PROPERTY INFORMATION REPORT

ORDER DATE: 09/07/2017

REPORT EFFECTIVE DATE: 20 YEARS UP TO 09/05/2017

CERTIFICATE # 2013-2035

ACCOUNT # 484202KM0170

ALTERNATE KEY # 78909

TAX DEED APPLICATION # 38762

COUNTY, STATE: BROWARD, FL

At the request of the County Tax Collector for the above-named county, a search has been made of the Public Records for the following described property:

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OWNER OF RECORD ON CURRENT TAX ROLL:

PETER BENBOW

4241 SUGAR PINE DR

BOCA RATON, FL 33487 (Matches Property Appraiser records.)

APPARENT TITLE HOLDER & ADDRESS OF RECORD:

PETER BENBOW

OR: 49592, Page: 1883

157 WESTBURY I

DEERFIELD BEACH, FL 33442-3221 (Per Deed)

MORTGAGE HOLDER OF RECORD:

None found.

LIENHOLDERS AND OTHER INTERESTED PARTIES OF RECORD:

EAST COAST MAINTENANCE &

OR: 7037, Page: 314

MANAGEMENT, REGISTERED AGENT

O/B/O WESTBURY "I" CONDOMINIUM ASSOCIATION, INC.

254 S MILITARY TRAIL

DEERFIELD BEACH, FL 33442 (Per Sunbiz)

JASON HURLEY

3500 S.W. 121 AVENUE

DAVIE, FL 33330-1629 (Tax Deed Applicant)

PROPERTY INFORMATION REPORT – CONTINUED

PARCEL IDENTIFICATION NUMBER: 4842 02 KM 0170

CURRENT ASSESSED VALUE: \$26,600

HOMESTEAD EXEMPTION: No

MOBILE HOME ON PROPERTY: No

OUTSTANDING CERTIFICATES:

1. 2017-1713

OPEN BANKRUPTCY FILINGS FOUND? No

OTHER INSTRUMENTS ASSOCIATED WITH PROPERTY BUT NO NOTICE REQUIRED:

Warranty Deed	OR: 25957, Page: 338
Warranty Deed	OR: 31373, Page: 601
Warranty Deed	OR: 47768, Page: 294
Affidavit	OR: 49592, Page: 1876
Trust Affidavit	OR: 49592, Page: 1878

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Christina Young

Title Examiner



Site Address	157 WESTBURY I #157, DEERFIELD BEACH FL 33442-3221	ID #	4842 02 KM 0170
Property Owner	BENBOW,PETER	Millage	1112
Mailing Address	4241 SUGAR PINE DR BOCA RATON FL 33487	Use	04

Abbreviated Legal Description	WESTBURY I CONDO UNIT 157
--------------------------------------	---------------------------

The just values displayed below were set in compliance with **Sec. 193.011**, Fla. Stat., and include a reduction for costs of sale and other adjustments required by **Sec. 193.011(8)**.

Property Assessment Values					
Click here to see 2016 Exemptions and Taxable Values as reflected on the Nov. 1, 2016 tax bill.					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2017	\$2,740	\$24,700	\$27,440	\$27,440	
2016	\$2,660	\$23,940	\$26,600	\$25,440	\$727.33
2015	\$2,310	\$20,820	\$23,130	\$23,130	\$686.34

2017 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$27,440	\$27,440	\$27,440	\$27,440
Portability	0	0	0	0
Assessed/SOH	\$27,440	\$27,440	\$27,440	\$27,440
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$27,440	\$27,440	\$27,440	\$27,440

Sales History			
Date	Type	Price	Book/Page or CIN
3/7/2013	TD-T	\$100	111385625
2/28/2011	WD-T		47768 / 294
3/5/2001	WD	\$20,000	31373 / 601
12/30/1996	WD	\$100	25957 / 338
10/1/1989	WD	\$27,500	16885 / 433

Land Calculations		
Price	Factor	Type
Adj. Bldg. S.F.		585
Units/Beds/Baths		1/1/1
Eff./Act. Year Built: 1978/1977		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
11			2					
R			2					
1								

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

CERTIFICATE OF MAILING NOTICES

Tax Deed #38762

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 March 2018, 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:

JASON HURLEY
3500 S.W. 121 AVENUE
DAVIE, FL 33330-1629

PETER BENBOW
157 WESTBURY I
DEERFIELD BEACH, FL 33442-
3221

EAST COAST MAINTENANCE &
MANAGEMENT, REGISTERED
AGENT O/B/O WESTBURY "I"
CONDOMINIUM ASSOCIATION,
INC.
254 S MILITARY TRAIL
DEERFIELD BEACH, FL 33442

CITY OF DEERFIELD BEACH
150 NE 2 AVE
DEERFIELD BEACH, FL 33441

BENBOW,PETER
157 WESTBURY I # 157
DEERFIELD BEACH, FL 33442-
3221

BENBOW,PETER
4241 SUGAR PINE DR
BOCA RATON, FL 33487

PETER BENBOW
9547 NW 38TH PL
SUNRISE, FL 33351-5900

THE FOLLOWING AGENCIES WERE NOTIFIED BY INTEROFFICE

BROWARD COUNTY CODE ENFORCEMENT,
PERMITTING LICENSING & PROTECTION
DIVISION
GCW-1 NORTH UNIVERSITY DR
PLANTATION, FL 33324

BROWARD COUNTY CODE & ZONING
ENFORCEMENT SECTION PLANNING &
REDEVELOPEMENT DIV. ENVIRONMENTAL
PROTECTION & GROWTH MGMT DEPT
GCW – 1 NORTH UNIVERSITY DR
MAILBOX 302
PLANTATION, FL 33324

BROWARD COUNTY HIGHWAY CONSTRUCTION &
ENGINEERING DIVISION;
RIGHT OF WAY SECTION
ONE N. UNIVERSITY DR., STE 300 B
PLANTATION, FL 33324

BROWARD COUNTY WATER & WASTEWATER
2555 W. COPANS RD
POMPANO BEACH, FL 33069

PUBLIC WORKS DEPT REAL PROPERTY
GOVERNMENTAL CENTER, RM 326,
115 S. ANDREWS AVE
FT. 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 March 2018 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 **Juliette M. Aikman**

Broward County, Florida

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

NOTICE OF APPLICATION FOR TAX DEED NUMBER 38762

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: 484202-KM-0170
Certificate Number: 2035
Date of Issuance: 06/01/2014
Certificate Holder: HURLEY, JASON
Description of Property: WESTBURY I CONDO
UNIT 157

A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDIMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 7037, PAGE 314, AND ALL EXHIBITS AND AMENDMENTS THEREOF, PUBLIC RECORDS OF BROWARD COUNTY, FL.

Name in which assessed: BENBOW,PETER
Legal Titleholders: BENBOW,PETER
4241 SUGAR PINE DR
BOCA RATON, FL 33487

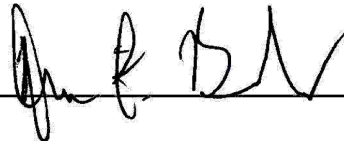
All of said property being in the County of Broward, State of Florida.

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 April, 2018. 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 15th day of March, 2018.

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: 03/15/2018, 03/22/2018, 03/29/2018 & 04/05/2018
Minimum Bid: 5645.46

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 GUERLINE 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

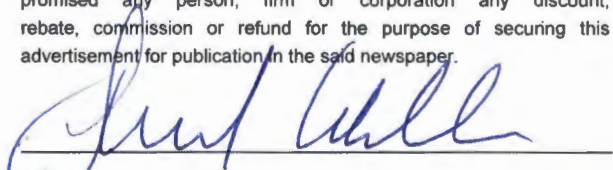
38762

NOTICE OF APPLICATION FOR TAX DEED
CERTIFICATE NUMBER: 2035

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

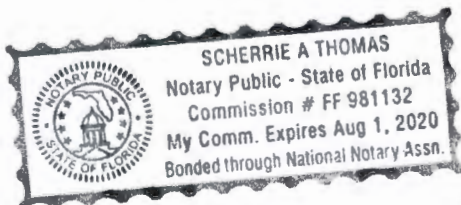
03/15/2018 03/22/2018 03/29/2018 04/05/2018

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 APRIL, A.D. 2018

(SEAL)

GUERLINE WILLIAMS personally known to me



Broward County, Florida RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION NOTICE OF APPLICATION FOR TAX DEED NUMBER 38762

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Property ID: 484202-KM-0170

Certificate Number: 2035

Date of Issuance: 06/01/2014

Certificate Holder:

HURLEY, JASON

Description of Property:

WESTBURY I CONDO

UNIT 157

A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 7037, PAGE 314, AND ALL EXHIBITS AND AMENDMENTS THEREOF, PUBLIC RECORDS OF BROWARD COUNTY, FL.

Name in which assessed:

BENBOW, PETER

Legal Titleholders:

BENBOW, PETER

4241 SUGAR PINE DR

BOCA RATON, FL 33487

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 April, 2018. 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 15th day of March, 2018.

Bertha Henry

SEE ATTACHED

County Administrator
RECORDS, TAXES, AND
TREASURY DIVISION

(Seal)

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.

Minimum Bid: 6721.70

401-314

3/15-22-29 4/5 18-113/0000301963B

Assignment: 5427 Service Sheet # 18-011755
SERVE A.S. AP. - RETURN TO TAX NOTICE TRAY
PLAINTIFF **BROWARD COUNTY, FL vs. BENBOW, PETER** DEFENDANT **TD 98799**
TAX SALE NOTICE COURT **COUNTY/BROWARD** HEARING DATE **4/18/2018**
SERVE **BENBOW, PETER** **157 WESTBURY I #157 DEERFIELD BEACH, FL 33442** **3/14/18 0800**

14279
BROWARD COUNTY REVENUE-DELINQ TAX SECTION
115 S. ANDREWS AVENUE, ROOM A-100
FT LAUDERDALE, FL 33301

Received this process on
Date **3/12/2018**
 Served
 Not Served - see comments
Date **3/14/18** at **1143** Time

JULIE AIKMAN SUPV.
Attorney
9884

On **BENBOW, PETER**, in Broward County, 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: *[Signature]* D.S.
[Signature]

ORIGINAL

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION
PROPERTY ID # 484202-KM-0170 (TD #38762)

RECEIVED SHERIFF
2018 MAR 12 AM 8:25
BROWARD COUNTY, FLORIDA

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

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 MAY REQUIRE US TO NOTIFY ALL PROPERTY OWNERS WHO LIVE AROUND THE PROPERTY SCHEDULED 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 amounts below)

MAKE CHECKS PAYABLE TO: BROWARD COUNTY TAX COLLECTOR

* Amount due if paid by March 30, 2018\$3,868.93

Or

* Amount due if paid by April 17, 2018\$3,914.74

*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 April 18, 2018 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

BENBOW, PETER
157 WESTBURY I #157
DEERFIELD BEACH, FL 33442

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

PALM BEACH COUNTY SHERIFF'S OFFICE ORIGINAL RETURN

Court: Circuit
Case No.: 2035
County: Broward

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BENBOW PETER

4241 SUGAR PINE DR
BOCA RATON, FL 33487

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BROWARD COUNTY -
TAX DEEDS
115 S ANDREWS AVENUE
RM A-100
FORT LAUDERDALE, FL 33301

NOTICE OF APPLICATION
FOR TAX DEED WITH
WARNING AND COPY

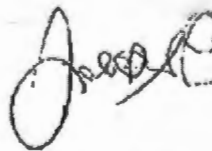
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IN RE: BENBOW PETER

N/A

Received this Writ on March 14, 2018 and served the same on the within named defendant at 12:45 PM on March 15, 2018, in Palm Beach County, Florida, a true copy of this Writ, endorsed thereon by me, Ronald Cohen by **Posting** an attached copy to a conspicuous place on the property.

 #6755
By:
Ronald Cohen 6755

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION
PROPERTY ID # 484202-KM-0170 (TD # 38762)

WARNING

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

PALM BEACH COUNTY SHERIFF'S OFFICE
ATTN: CIVIL DIVISION
3228 GUN CLUB ROAD
WEST PALM BCH, FL 33406

ORIGINAL DOCUMENT

NOTE

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FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT

www.broward.org/recordstaxestreasury

PLEASE SERVE THIS ADDRESS OR LOCATION

BENBOW, PETER
4241 SUGAR PINE DR
BOCA RATON, FL 33487

SB

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

RECORD and RETURN TO:
Jerome Ira Solkoff, Esq.
Suite 211 Century Plaza
1800 West Hillsboro Blvd.
Deerfield Beach, Florida 33442

97-045689 T#001
01-28-97 12:20PM

\$ 0.70
DOCU. STAMPS-DEED

RECVD. BROWARD CNTY
B. JACK OSTERHOLT

COUNTY ADMIN.

3K25957F3338

Tax Folio No. 8202 - NP - 0170

WARRANTY DEED

THIS INDENTURE made this 30 day of December, 1996, from
IDA HOCHMAN, an unmarried widow
Residing at Westbury I 157, Deerfield Beach, Fl. 33442, GRANTOR, TO

IDA HOCHMAN, an unmarried widow
S.S. [REDACTED]

a life estate without any liability for waste, with full power and authority in her to sell, convey, mortgage, lease and otherwise dispose of the property described below in fee simple with or without consideration, without joinder by the remainderman, and to retain absolutely any and all proceeds derived therefrom. Upon the death of life tenant, the remainder, if any, to **her children, LENORE KAGAN and IRA HOCHMAN, as joint tenants with right of survivorship**

whose post office address is, 246 PINE STREET, TEANECK, N.J. 07666 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 consideration to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee, the Grantee's heirs and assigns forever, the following described land, situate, lying and being in Broward County, Florida, to wit:

Condominium Parcel No. 157 of WESTBURY "I" CONDOMINIUM, according to the Declaration of Condominium thereof, as recorded in Official Records Book 7037, at page 316 thru 420, inclusive, of the Public Records of Broward County, Florida.

Subject to:

- 1. Conditions, restrictions, limitations and easements of record;

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

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

SIGNED, SEALED AND DELIVERED IN OUR PRESENCE:

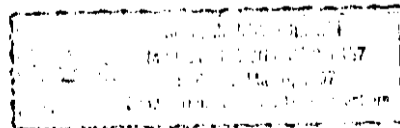
[Signature] Ida Hochman (SEAL)
Printed Name Jerome Ira Solkoff IDA HOCHMAN
[Signature]
Printed Name Jerome Ira Solkoff

STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY CERTIFY, that on this day, before me, an officer duly qualified to take acknowledgments, personally appeared IDA HOCHMAN, an unmarried widow who is personally known to me or who has produced _____ as identification and who executed the foregoing instrument and she acknowledged before me that she executed the same for the purpose herein expressed. WITNESS my hand and official seal in the County and State last aforesaid this 30 day of December, 1996.

[Signature]
Notary Public
My Commission Expires: _____

THIS INSTRUMENT PREPARED BY:
JEROME IRA SOLKOFF, ESQUIRE
Suite 211, Century Plaza
1800 W. Hillsboro Blvd.
Deerfield Beach, Fl. 33442



RECORDED IN OFFICIAL RECORDS BOOK 7037 PAGE 316

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1



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Detail By Document Number](#) /

Detail by Entity Name

Florida Not For Profit Corporation
 WESTBURY "I" CONDOMINIUM ASSOCIATION, INC.

Filing Information

Document Number 738656
FEI/EIN Number 59-1921822
Date Filed 04/13/1977
State FL
Status ACTIVE
Last Event AMENDMENT
Event Date Filed 01/14/1991
Event Effective Date NONE

Principal Address

EAST COAST MAINTENANCE & MANAGEMENT
 254 S MILITARY TRAIL
 DEERFIELD BCH, FL 33442

Changed: 01/11/2012

Mailing Address

EAST COAST MAINTENANCE & MANAGEMENT
 254 S MILITARY TRAIL
 DEERFIELD BCH, FL 33442

Changed: 01/11/2012

Registered Agent Name & Address

EAST COAST MAINTENANCE & MANAGEMENT
 254 S MILITARY TRAIL
 DEERFIELD BEACH, FL 33442

Name Changed: 01/11/2012

Address Changed: 03/01/2011

Officer/Director Detail

Name & Address

Title PD

ROSSI WILLIAMS, DIANE

629 SE 19TH AVE
 APT #202
 DEERFIELD BEACH, FL 33441

Title VPD

HOCHHAUSER, MINA
 147 WESTBURY 'I'
 DEERFIELD BEACH, FL 33442

Title D

BAKER, PATRICIA
 152 WESTBURY I
 DEERFIELD BEACH, FL 33442

Title TS

DELLINGER, BILL
 254 SOUTH MILITARY TRAIL
 DEERFIELD BEACH, FL 33442

Title D

MCCARTHY, KATHLEEN
 142 WESTBURY I
 33442, FL

Title D

RUHM, HUBERTUS
 145 WESTBURY I
 DEERFIELD BEACH, FL 33442

Annual Reports

Report Year	Filed Date
2015	01/22/2015
2016	01/20/2016
2017	01/24/2017

Document Images

01/24/2017 -- ANNUAL REPORT	View image in PDF format
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03/31/1998 -- ANNUAL REPORT	View image in PDF format
04/28/1997 -- ANNUAL REPORT	View image in PDF format
04/27/1996 -- ANNUAL REPORT	View image in PDF format
05/01/1995 -- ANNUAL REPORT	View image in PDF format

This Warranty Deed

Made this 5th day of March A.D. 2001
by Ida Hochman, a single woman

INSTR # 100897464
OR BK 31373 PG 0601

RECORDED 03/15/2001 08:06 AM
COMMISSION
BROWARD COUNTY
DOC STMP-D 140.00
DEPUTY CLERK 1931

hereinafter called the grantor, to
Makrouhi Haroutunian

whose post office address is: 182 Forest Street
Arlington, MA 02474

hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of \$ 10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in **Broward** County, Florida, viz:

Condominium Parcel 157, of WESTBURY I CONDOMINIUM, a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 7037, at Page 316, of the Public Records of Broward County, Florida.

SUBJECT TO covenants, restrictions, easements of record and taxes for the current year.

Parcel Identification Number: 8202-KM-0170

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 00

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Herbert D Katz
Name: Witness HERBERT D. KATZ

Ida Hochman LS
Name & Address: Ida Hochman
3096 Westbury H
Deerfield Beach, Fl 33442

Jay A Yeskel
Name: Witness JAY A. YESKEL

Name & Address: LS

Name: Witness

Name & Address: LS

Name: Witness

Name & Address: LS

State of Florida
County of Broward

The foregoing instrument was acknowledged before me this 5th day of March, 2001, by

Ida Hochman, a single woman

who is personally known to me or who has produced

as identification.

Jay A Yeskel
Notary Public
Print Name: _____
My Commission Expires: _____

PREPARED BY: Lorna G. Tritt
RECORD & RETURN TO:
First American Title Insurance Company
4758 N. Federal Highway
Lighthouse Point, Florida 33064
File No: 13886LP

OFFICIAL NOTARY SEAL
JAY A YESKEL
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC997073
MY COMMISSION EXP. FEB. 17, 2005

CERTIFICATE OF APPROVAL
OF

WESTBURY I CONDOMINIUM ASSOCIATION, INC.

THIS IS TO CERTIFY that MKAROUHI HAROUTUNIAN

has been approved by WESTBURY I CONDOMINIUM ASSOCIATION, INC. as the X purchaser or _____ transferee (check the appropriate space) of the following described real property in Broward County, Florida.

Condominium Parcel No. 157 of WESTBURY I CONDOMINIUM, according to the Declaration thereof, recorded in Official Record Book 7037 at Page 316 through 420 inclusive, of the Public Records of Broward County, Florida.

Such approval has been given pursuant to the provisions of the aforesaid Declaration of Condominium and constitutes a waiver of the Association's right of first refusal as specified in the Declaration and is conditioned upon the Deed of Conveyance containing in unqualified language, the following:

1. "SUBJECT TO: The Long-Term Lease recorded in Official Records Book 7037 at page 352, Public Records of Broward County, Florida, which Long-Term Lease Grantees (Transferees) herein assume (if applicable), and Amendments thereto, if any."
2. "SUBJECT TO: The Management Agreement to which the Grantees (Transferees) agree to be bound."
3. "SUBJECT TO: The Master Management Agreement recorded in Official Records Book 7037 at Page 414, Public Records of Broward County, Florida, to which the Grantees (Transferees) herein agree to be bound."
4. "SUBJECT TO: The Declaration of Condominium heretofore described and all the terms and conditions thereof to which the Grantees (Transferees) agree to be bound and Amendments thereto, if any."
5. "SUBJECT TO: The Membership of Grantor in the Cenclub Homeowners Association, Inc., the obligation of which the Grantees (Transferees) hereby agree to assume and be bound hereby (if applicable)."

In the event that the deed or instrument of conveyance or transfer does not contain the foregoing "SUBJECT TO" clauses, then this "CERTIFICATE OF APPROVAL" shall be deemed a part thereof, and the Grantee or Transferee agrees to, and shall be, bound thereby.

A photo copy of the recorded Deed shall be furnished to the Condominium Association, and all other parties entitled thereto, within thirty (30) days from the date of closing.

In the event a previously unapproved party is assuming possession of the premises, by virtue of the terms of the Deed of Conveyance, or Trust Indenture, then this Certificate of Approval shall be deemed, pursuant to said party's application therefor, including the Interrogatories and interview by the Associations's Board of Directors, binding as if it had been recorded with an instrument of conveyance.

Signed, Sealed and Delivered
IN THE PRESENCE OF:
Katie Goodman
KATIE GOODMAN
Helene Naselli
HELENE NASELLI

WESTBURY I CONDOMINIUM
ASSOCIATION, INC.
BY Muriel Levinson
PRESIDENT
ATTEST Esther Moses
SECRETARY

STATE OF FLORIDA)
COUNTY OF BROWARD)ss:

BEFORE ME, the undersigned authority, personally appeared Muriel Levinson and Esther Moses personally well known to me, and known to me to be the persons described in and who executed the foregoing instrument as President and Secretary, respectively, of WESTBURY I Condominium Association, Inc., and they, and each of them, duly acknowledged before me that they executed such instrument as such officers of said Association, and that the said instrument is the free act and deed of said Association and was executed for the purposes therein expressed.

WITNESS my hand and official seal in the State and County aforesaid this 12th day of March, 2001.

Mary Kay Vancavage
NOTARY PUBLIC STATE OF FLORIDA
AT LARGE

KATIE GOODMAN
CENTURY AMITN. & MGMT.
410 S. POWERLINE RD.
DEERFIELD BCH., FL 33442

(SEAL)

 Mary Kay Vancavage
MY COMMISSION # CC858428 EXPIRES
July 27, 2003
BONDED THRU TROY FAIR INSURANCE, INC.

This Warranty Deed

Made this 28 day of February, 2011
by **Makrouhi Haroutunian**, a single woman

hereinafter called the grantor to Makrouhi Haroutunian
and Liza H. Dorian as Trustees of **The Haroutunian Nominee
Trust –2011**, under this instrument dates February 28, 2011

Whose post office address is: 182 Forest Street
Arlington, MA 02474

Hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of **\$10.00** and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in **Broward County, Florida**, viz:
Condominium Parcel 157, of WESTBURY I CONDOMINIUM, a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Books 7037, at Page 314, of the Public Records of Broward County, Florida.

SUBJECT TO covenants, restrictions, easements of record and taxes for the current year.

Parcel Identification Number: 8202-KM-0170

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor in lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to February 28, 2011.

In Witness Whereof, the said grantor has signed and sealed there presents the day and year first above written.

Signed, sealed and delivered in our presence:

Nancy Tutunjian
Witness

Makrouhi Haroutunian
Makrouhi Haroutunian
168 Forest Street
Arlington, MA 02474

Anna A. Dorian
Witness

Liza H. Dorian
Liza H. Dorian
48 Merrill Road
Watertown, MA 02472

COMMONWEALTH OF MASSACHUSETTS

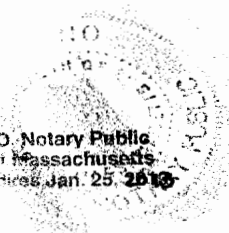
Middlesex SS.

On this 28 day of February, 2011, before me, the undersigned notary public, personally appeared Makrouhi Haroutunian, proved to me through satisfactory evidence of identification, which was Anna A. Dorian, to be the person whose name is signed on the preceding or attached document and acknowledged to me that she signed it voluntarily for its stated purposes.

[Signature]
Notary Public
My Commission Expires: _____



GIANPIERO SPINO, Notary Public
Commonwealth of Massachusetts
My Commission Expires Jan. 25, 2013



COMMONWEALTH OF MASSACHUSETTS

Middlesex SS.

1/25/13

On this 28 day of February, 2011, before me, the undersigned notary public, personally appeared Liza H. Dorian, proved to me through satisfactory evidence of identification, which was Anna A. Dorian, to be the person whose name is signed on the preceding or attached document and acknowledged to me that she signed it voluntarily for its stated purposes.

[Signature]
Notary Public
My Commission Expires: _____



GIANPIERO SPINO, Notary Public
Commonwealth of Massachusetts
My Commission Expires Jan. 25, 2013



Recorded by: Aztec Title Corporation
Record & Return to:
Spino Law Offices, P.C.
599 North Ave. Suite 7
Wakefield, MA 01880

This instrument prepared by and return to:
Lorna G. Tritt
Bailey Woodruff Title Company, Inc.
665 SE 10th St., Ste 104
Deerfield Beach, FL 33442
File #13-2756

AFFIDAVIT - DEATH CERTIFICATE

State of Florida

County of Broward

BEFORE ME, the undersigned authority, authorized to take acknowledgements in the State and County aforesaid personally appeared Lorna G. Tritt, who after being duly sworn deposes and says:

That I have reviewed a certified copy of the Death Certificate of **MAKROUHI HAROUTUNIAN**, ("the deceased"), a copy of which I have retained in my file conjunction with the sale or finance of real property located in Broward County, Florida, to-wit:

Condominium Parcel 157, Westbury I Condominium, a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 7037, Page 314, as amended, of the Public Records of Broward County, Florida.

Folio #484202-KM-0170

The following information is contained within the Death Certificate pertaining to the Deceased:

Sex: Female
Date of Death: XXXXXXXXXX
Place of Residence: 182 Forest St.
Arlington, MA 02474
Marital Status: Widow
Surviving Spouse: None
Informant's Name and Address: Liza Dorian
48 Merrill Road
Watertown, MA 02472

Further Affiant(s) sayeth naught.

Signed, sealed and delivered in the presence of these witnesses:

[Signature]
Witness Signature
Print Name: Jay A. Yeskel

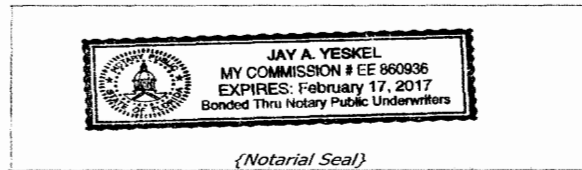
[Signature]
Lorna G. Tritt

[Signature]
Witness Signature
Print Name: S. Sylvestre

State of Florida
County of Broward

Sworn To, Subscribed and Acknowledged before me on March 8, 2013, by Lorna G. Tritt, who is personally known to me and who did take an oath. This document has been notarized pursuant to Florida Statutes, Chapter 668.

[Signature]
Notary Public
Jay A. Yeskel
(Printed Name)



My Commission expires: _____

{Notarial Seal}

Prepared by and Return to:

Lorna G. Tritt
Bailey Woodruff Title Company, Inc
665 S.E. 10th Street, Suite 104
Deerfield Beach, Florida 33441
File #13-2756

TRUST AFFIDAVIT

STATE OF MASSACHUSETTS
COUNTY OF Middlesex

Before me, the undersigned authority personally appeared **Liza H. Dorian**, who, after being duly sworn, deposes and says:

1. Affiant is of legal age, competent to testify in a court of law and has personal knowledge of the facts set forth herein.
2. That certain Declaration of Trust known as the **The Haroutunian Nominee Trust-2011, under this instrument dated February 28, 2011**, (hereinafter referred to as the "Trust") is in full force and affect and Affiant is the duly qualified and acting Trustee thereunder.
3. Affiant as Surviving Trustee of the Trust is the owner of that certain property described as follows:

Condominium Parcel 157, Westbury I Condominium, a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 7037, Page 314, as amended, of the Public Records of Broward County, Florida.

4. Affiant as Surviving Trustee of the Trust has full power and authority to sell, convey and/or mortgage the above described property.
5. The pertinent pages of the Trust (i.e. first page, signature page(s) containing powers of the Trustee and, if Affiant is the Successor Trustee, the pages containing the provisions as to the appointment and powers of the Successor Trustee) and, if applicable, those documents necessary to confirm the appointment and acceptance of the Successor Trustee are true and correct copies of the original thereof and none of the remaining terms or provisions of the Trust or any amendments thereto conflict with the terms and provisions set forth in the attachments to this Affidavit.
6. This Affidavit is given with full understanding that Bailey Woodruff Title Company, Inc., their successors and assigns, will rely upon same to establish the factual matters set forth herein.

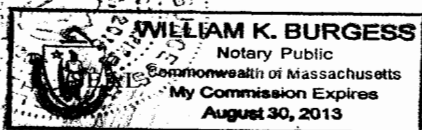
FURTHER AFFIANT SAYETH NOT



Liza H. Dorian

STATE OF MASSACHUSETTS
COUNTY OF Middlesex

Sworn to and subscribed before me this 7 day of March, 2013, by Liza H. Dorian, who is personally known to me or who has produced US Passport as identification.





Notary Public

William K Burgess

Print Notary Name

My Commission Expires:

DECLARATION OF TRUST

ESTABLISHING

The Haroutunian Nominee Trust - 2011

Makrouhi Haroutunian, of Arlington, Massachusetts and **Liza H. Dorian**, of Watertown, Massachusetts (the "Trustees"), hereby declare they and their successors in interest will hold in trust any and all property and interest in property, real and personal, that may be acquired hereunder (the "Trust Estate") for the sole benefit of the individuals or entities listed in the Schedule of Beneficiaries in the proportions stated in said Schedule, which Schedule has this day been executed by the Beneficiaries and filed with the Trustee with receipt acknowledged by at least one Trustee (hereafter, as it may be amended, "Schedule of Beneficiaries").

SECTION ONE

Name and Purpose

1.1 This Trust shall be known as The Makrouhi Haroutunian Florida Nominee Trust - 2011, under Declaration of Trust dated February 28, 2011 and is intended to be a nominee trust, so-called for federal and state income tax purposes and to hold the record legal title to the Trust Estate and perform such functions as are necessarily incidental thereto.

SECTION TWO

Trustees

2.1 In the event there are two Trustees, ANY ONE TRUSTEE may execute any and all instruments and certificates necessary to carry out the provisions of the Trust; and this Trust Declaration shall be valid and binding when executed by any one such Trustee. In the event there is only one (1) Trustee – said Trustee shall have full authority to and hereunder for all purposes. In the event there are more than two Trustees, ANY TWO TRUSTEES, except as otherwise provided in Paragraph 7.2, may execute such instruments and certificates necessary to carry out the provisions of the Trust; and this Trust Declaration shall be valid and binding when executed by any two such Trustees.

2.2 No Trustee shall be required to furnish bond. No Trustee hereunder shall be liable for any action taken at the direction of all of the Beneficiaries, nor any error of judgment nor for any loss arising out of any act or omission in the execution of the Trust so long as acting in good faith, but such Trustee shall be responsible only for his or her own willful breach of trust. No license of court shall be requisite to the validity of any transaction entered into by the Trustees. No purchaser, transferee, pledgee, mortgagee or other lender shall be under any liability to see to the application of the purchase money or of any money or property loaned or delivered to any Trustee or to see that the terms and conditions of this Trust have been complied with. Every agreement, lease, deed,

3.4 If any of the beneficiaries of this trust instrument shall be minors, said minors guardian shall be authorized hereunder to give any such consent required by a beneficiary hereunder.

SECTION FOUR
Powers of Trustees

4.1 The Trustees shall hold the principal of this Trust and receive the income therefrom for the benefit of the Beneficiaries, and shall pay over the principal and income pursuant to the direction of all of the Beneficiaries and without such direction shall pay the income to the Beneficiaries in proportion to their respective interests.

4.2 Except as hereinafter provided in case of the termination of this Trust, the Trustees shall have no power to deal in or with the Trust Estate except as directed by the all of the Beneficiaries. When, as, if and to the extent specifically directed by all of the Beneficiaries, the Trustees shall have the following powers:

- 4.2.1 to buy, sell, convey, assign, mortgage or otherwise dispose of all or any part of the Trust Estate and as landlord or tenant execute and deliver leases and subleases;
- 4.2.2 to execute and deliver notes for borrowing on behalf of the Beneficiaries;
- 4.2.3 to grant easements or acquire rights or easements and enter into agreements and arrangements with respect to the Trust Estate; and
- 4.2.4 to endorse and deposit checks in an account for the benefit of the Beneficiaries.

Any and all instruments executed by the Trustees pursuant to a direction by all the Beneficiaries may create obligations extending over any periods of time, including periods extending beyond the date of any possible termination of the Trust. A direction to the Trustees by the Beneficiaries may be by a Durable Power of Attorney.

4.3 Notwithstanding any provisions contained herein, no Trustee shall be required to take any action which will, in the opinion of such Trustee, involve the Trustee in any personal liability unless first indemnified to his or her satisfaction.

4.4 All persons extending credit to, contracting with or having any claim against any Trustee shall look only to the funds and property of this Trust for payment of any contract, or claim, or for the payment of any debt, damage, judgment, or decree, or for any money that may otherwise become due or payable to them from the Trustees, so that no Trustee or Beneficiary shall be personally liable therefore. If any Trustee shall at any time for any reason (other than for willful breach of trust) be held to be under any personal liability as such Trustee, then such Trustee shall be held harmless and

and to each of the Beneficiaries. Such resignation shall take effect on the latter of the date specified therein or upon the date of the recording of such instrument with the Registry of Deeds.

7.2 There shall at all times be at least one (1) Trustee of the Trust. Succeeding or additional Trustees may be appointed, or any Trustee may be removed, by an instrument or instruments in writing signed by all of the Beneficiaries, provided in each case that a certificate signed by ANY TRUSTEE naming the Trustee or Trustees appointed or removed and, in the case of an appointment, the acceptance in writing by the Trustee or Trustees appointed, shall be recorded in the Registry of Deeds. Upon the recording of such instrument, the legal title to the Trust Estate shall, without the necessity of any conveyance, be vested in said succeeding or additional Trustee or Trustees, with all the rights, powers, authority and privileges as if named as an original Trustee hereunder.

7.3 In the event that there is no Trustee, either through the death or resignation of a sole Trustee without prior appointment of a successor Trustee or for any other cause, a person purporting to be a successor Trustee hereunder may record in the Registry of Deeds an Affidavit (hereinafter the "Trustee's Affidavit"), under pains and penalties of perjury, stating he or she has been appointed by all of the Beneficiaries as a successor Trustee. The Trustee's Affidavit, when recorded together with an attorney's Affidavit stating that such attorney has knowledge of the affairs of the Trust and that the person signing the Trustee's Affidavit has been appointed a Trustee by all of the Beneficiaries, shall have the same force and effect as if the Certificate of a Trustee or Trustees required or permitted hereunder had been recorded and persons dealing with the Trust or Trust Estate may always rely without further inquiry upon a Trustee's Affidavit as so executed and recorded as to the matters stated herein.

7.4 Any persons dealing with the Trust may always rely without further inquiry upon such an Affidavit as so executed and recorded as to the matters stated therein.

SECTION EIGHT **Governing Law**

8.1 This Declaration of Trust shall be construed in accordance with the laws of the Commonwealth of Massachusetts.

SECTION NINE **Definitions**

9.1 The term "Registry of Deeds" shall mean the Registry of Deeds or Registry County for the County in the Commonwealth of Massachusetts in which any real estate included in the Trust Estate is located. If the real estate included in the Trust Estate is not located in the Commonwealth of Massachusetts, the "Registry of Deeds" shall mean the Registry of Deeds or equivalent with jurisdiction over the real estate

included in the Trust Estate.

Executed as a sealed instrument this 28 day of Feb., 2011.

Makrouhi Haroutunian
Makrouhi Haroutunian


Liza H. Dorian
Liza H. Dorian

COMMONWEALTH OF MASSACHUSETTS

COUNTY OF Middlesex

On this 28 day of Feb., 2011, before me, the undersigned notary public, personally appeared Makrouhi Haroutunian, proved to me through satisfactory evidence of identification, which were Driver's License, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.

[Signature]
Notary Public:
My commission expires: _____


 GIANPIERO SPINO, Notary Public
Commonwealth of Massachusetts
My Commission Expires Jan. 25, 2013

COMMONWEALTH OF MASSACHUSETTS

COUNTY OF Middlesex

On this 28 day of Feb., 2011, before me, the undersigned notary public, personally appeared Liza H. Dorian, proved to me through satisfactory evidence of identification, which were Driver's License, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.

[Signature]
Notary Public:
My commission expires: _____

 GIANPIERO SPINO, Notary Public
Commonwealth of Massachusetts
My Commission Expires Jan. 25, 2013

This Instrument Prepared by and Return to:

Lorna G. Tritt
Bailey Woodruff Title Company, Inc
665 S.E. 10th Street, Suite 104
Deerfield Beach, Florida 33441

Property Appraisers Parcel Identification (Folio) Numbers: **484202-KM-0170**

State of Florida Deed Documentary Stamps paid on this transaction: **\$59.50**

SPACE ABOVE THIS LINE FOR RECORDING DATA

Trustee's Deed

This Trustee's Deed made this **8th** day of **March, 2013** between **Liza H. Dorian, a married woman, individually and as Surviving Trustee of The Haroutunian Nominee Trust-2011, under this instrument dates February 28, 2011,** whose post office address is **48 Merrill Road, Watertown, MA 02472-1232,** grantor, and **Peter Benbow, a single man,** whose post office address is **157 Westbury I, Deerfield Beach, FL 33442-3221,** grantee:

(Whenever used herein the terms grantor and grantee include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum **TEN AND NO/100 DOLLARS (\$10.00)** 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 grantees heirs and assigns forever, the following described land, situate, lying and being in **Broward County, Florida,** to-wit:

Condominium Parcel 157, Westbury I Condominium, a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 7037, Page 314, as amended, of the Public Records of Broward County, Florida.

Neither the Trustee(s) named herein, nor the spouse(s) thereof or anyone for whose support they are responsible reside on or adjacent to the property herein described and is not therefore their homestead property. Her homestead address is 48 Merrill Road, Watertown, MA 02472-1232.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantors.

IN WITNESS WHEREOF, the said party of the first part has hereunto set his/her hand and seal on the day and year first above written.

The Haroutunian Nominee Trust-2011, under this instrument dates February 28, 2011

By: Liza H. Dorian
Liza H. Dorian, Surviving Trustee

Scott Bennett
Witness #1 Signature

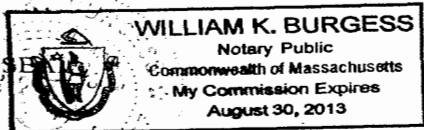
SCOTT BENNETT
Witness #1 Printed Name

Scott Bennett
Witness #2 Signature

SCOTT BENNETT
Witness #2 Printed Name

STATE OF MASSACHUSETTES
COUNTY OF Middlesex

The foregoing instrument was acknowledged before me this 7th day of **March, 2013** by **Liza H. Dorian, a married woman, individually and as Surviving Trustee of The Haroutunian Nominee Trust-2011, under this instrument dates February 28, 2011,** who is personally known to me or has produced US Passport as identification.



William K Burgess
Notary Public

William K Burgess
Printed Notary Name

My Commission Expires:

TITHE

**CERTIFICATE OF APPROVAL
OF
WESTBURY I CONDOMINIUM ASSOCIATION, INC.**

THIS IS TO CERTIFY that **PETER BENBOW** has been approved by **WESTBURY I CONDOMINIUM ASSOCIATION, INC.** as the purchaser of the following described real property in Broward County, Florida.

Condominium Parcel **157** of **WESTBURY I CONDOMINIUM**, according to the Declaration thereof, recorded in Official Record Book **7037** at Page **316** through **420** inclusive, of the Public Records of Broward County, Florida.

Such approval has been given pursuant to the provisions of the aforesaid Declaration of Condominium and constitutes a waiver of the Association's right of first refusal as specified in the Declaration and is conditioned upon the Deed of Conveyance containing in unqualified language, the following:

1. "SUBJECT TO: The Long-Term Lease recorded in Official Records Book **7037** at page **352**, Public Records of Broward County, Florida, which Long-Term Lease Grantees (Transferees) herein assume (if applicable), and Amendments thereto, if any."
2. "SUBJECT TO: The Management Agreement to which the Grantees (Transferees) agree to be bound.
3. "SUBJECT TO: The Management Agreement recorded in Official Records Book **7037** at Page **414**, Public Records of Broward County, Florida, to which the Grantees (Transferees) herein agree to be bound."
4. "SUBJECT TO: The Declaration of Condominium heretofore described and all the terms and conditions thereof to which the Grantees (Transferees) agree to be bound and Amendments thereto, if any."
5. "SUBJECT TO: The Membership of Grantor in the Cenclub Homeowners Association, Inc., the obligation of which the Grantees (Transferees) hereby agree to assume and be bound hereby (if applicable)."

In the event that the deed or instrument of conveyance or transfer does not contain the foregoing "SUBJECT TO" clauses, then this "CERTIFICATE OF APPROVAL" shall be deemed a part thereof, and the Grantee or Transferee agrees to, and shall be, bound thereby.

A photo copy of the recorded Deed shall be furnished to the Condominium Association, and all other parties entitled thereto, within thirty (30) days from the date of closing.

In the event a previously unapproved party is assuming possession of the premises, by virtue of the terms of the Deed of Conveyance, or Trust Indenture, then this Certificate of Approval shall be deemed, pursuant to said party's application therefor, including the Interrogatories and interview by the Association's Board of Directors, binding as if it had been recorded with an instrument of conveyance.

Signed, Sealed and Delivered
IN THE PRESENCE OF:

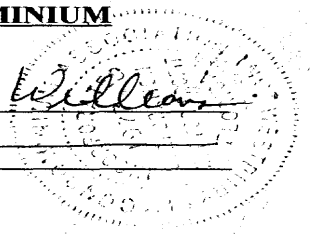
Bill Dellinger

E. Charnitsky

**WESTBURY I CONDOMINIUM
ASSOCIATION, INC.**

BY *Diane M Rossi Williams*

ATTEST _____



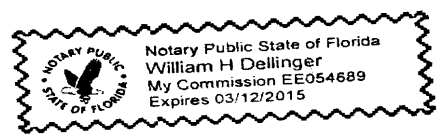
STATE OF FLORIDA
(COUNTY OF BROWARD)ss:

BEFORE ME, the undersigned authority, personally appeared *Diane M Rossi Williams* personally well known to me, and known to me to be the persons described in and who executed the foregoing instrument as President, respectively, of **Westbury I Condominium Association, Inc.** and they, and each of them, duly acknowledged before me that they executed such instrument as such officers of said Association, and that the said instrument is the free act and deed of said Association and was executed for the purposes therein expressed.

WITNESS *27th* day of *February*, 2013.

William H Dellinger

NOTARY PUBLIC STATE OF FLORIDA
AT LARGE



BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION

DATE: March 1st, 2018
PROPERTY ID # 484202-KM-0170 (TD # 38762)

WARNING

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

JASON HURLEY
3500 S.W. 121 AVENUE
DAVIE, FL 33330-1629

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 157 WESTBURY I #157, DEERFIELD BEACH, FL 33442 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 MAY REQUIRE US TO NOTIFY ALL PROPERTY OWNERS WHO LIVE AROUND THE PROPERTY SCHEDULED 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 amounts below)

MAKE CHECKS PAYABLE TO: BROWARD COUNTY TAX COLLECTOR

- * Amount due if paid by March 30, 2018\$3,868.93
- Or
- * Amount due if paid by April 17, 2018\$3,914.74

*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 April 18, 2018 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, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION

DATE: March 1st, 2018
PROPERTY ID # 484202-KM-0170 (TD # 38762)

WARNING

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PETER BENBOW
157 WESTBURY I
DEERFIELD BEACH, FL 33442-3221

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BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION

DATE: March 1st, 2018
PROPERTY ID # 484202-KM-0170 (TD # 38762)

WARNING

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EAST COAST MAINTENANCE & MANAGEMENT, REGISTERED AGENT
O/B/O WESTBURY "I" CONDOMINIUM ASSOCIATION, INC.
254 S MILITARY TRAIL
DEERFIELD BEACH, FL 33442

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BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION

DATE: March 1st, 2018
PROPERTY ID # 484202-KM-0170 (TD # 38762)

WARNING

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CITY OF DEERFIELD BEACH
150 NE 2 AVE
DEERFIELD BEACH, FL 33441

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BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION

DATE: March 1st, 2018
PROPERTY ID # 484202-KM-0170 (TD # 38762)

WARNING

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BENBOW, PETER
157 WESTBURY I # 157
DEERFIELD BEACH, FL 33442-3221

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BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION

DATE: March 1st, 2018
PROPERTY ID # 484202-KM-0170 (TD # 38762)

WARNING

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BENBOW, PETER
4241 SUGAR PINE DR
BOCA RATON, FL 33487

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BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION

DATE: March 1st, 2018
PROPERTY ID # 484202-KM-0170 (TD # 38762)

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PETER BENBOW
9547 NW 38TH PL
SUNRISE, FL 33351-5900

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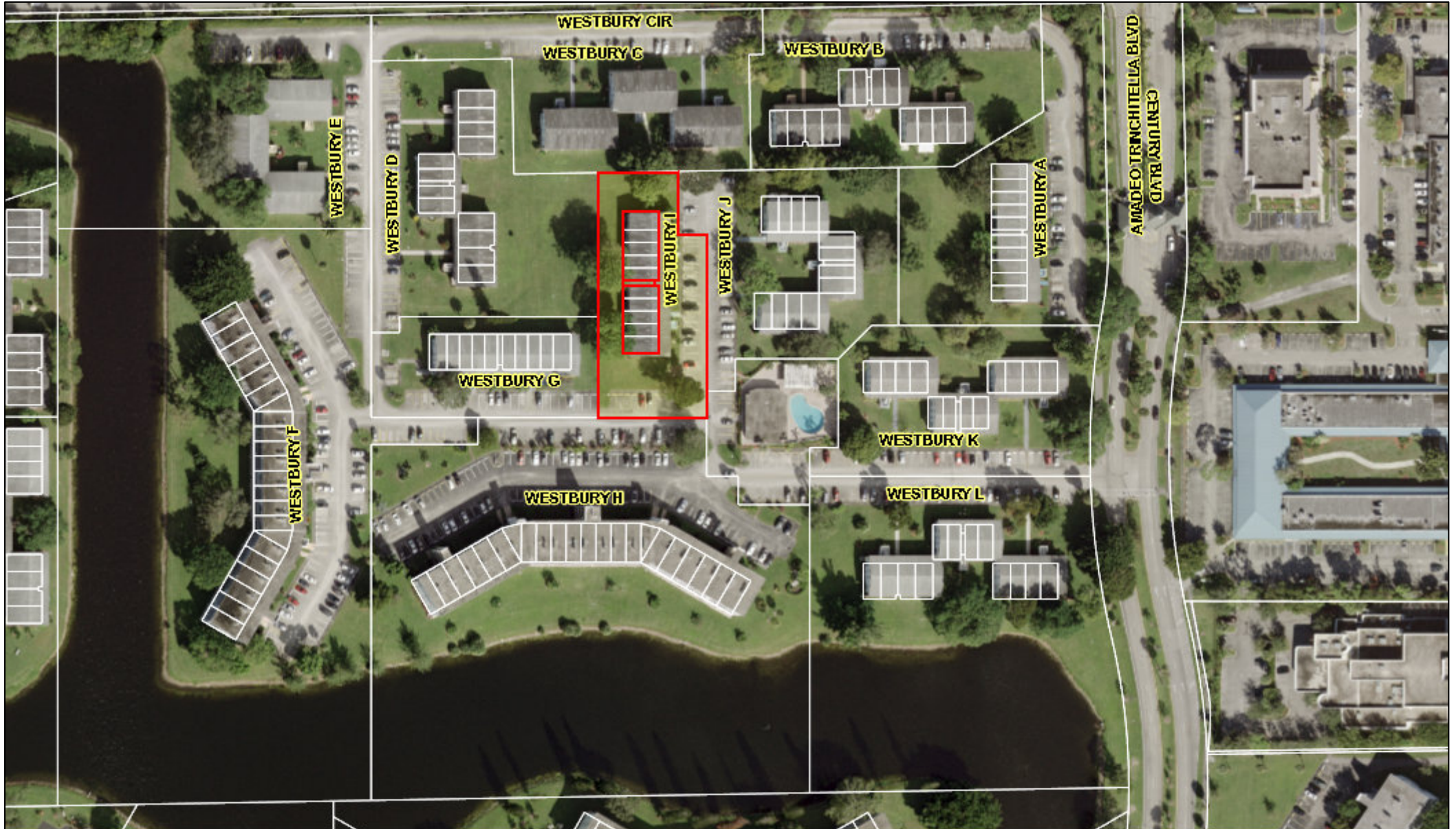
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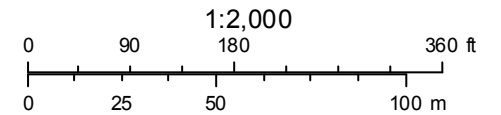
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www.broward.org/recordstaxestreasury



March 1, 2018



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Extra Services & Fees (check box, add fee as appropriate)

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| <input type="checkbox"/> Return Receipt (electronic) | \$ _____ |
| <input type="checkbox"/> Certified Mail Restricted Delivery | \$ _____ |
| <input type="checkbox"/> Adult Signature Required | \$ _____ |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$ _____ |

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City, State, ZIP+

TD 38762 APRIL 2017 WARNING

PETER BENBOW
9547 NW 38TH PL
SUNRISE, FL 33351-5900

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

See Reverse for Instructions

7017 1450 0000 5210 1776

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- Adult Signature Required \$ _____
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City, State, Z

TD 38762 APRIL 2017 WARNING

BENBOW, PETER
4241 SUGAR PINE DR
BOCA RATON, FL 33487

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

See Reverse for Instructions

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City, State, Z

TD 38762 APRIL 2017 WARNING

BENBOW, PETER
157 WESTBURY I # 157
DEERFIELD BEACH, FL 33442-3221

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| <input type="checkbox"/> Adult Signature Restricted Delivery | \$ | _____ |

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Total Postage and

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Sent To

Street and Apt. No.

City, State, ZIP+4

TD 38762 APRIL 2017 WARNING

CITY OF DEERFIELD BEACH
150 NE 2 AVE
DEERFIELD BEACH, FL 33441

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

See Reverse for Instructions

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Postmark
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Postage

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Total Postage

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TD 38762 APRIL 2017 WARNING

EAST COAST MAINTENANCE & MANAGEMENT, REGISTERED AGENT
O/B/O WESTBURY "I" CONDOMINIUM ASSOCIATION, INC.
254 S MILITARY TRAIL
DEERFIELD BEACH, FL 33442

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

See Reverse for Instructions

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Postmark
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Postage

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Total Postage and

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Sent To

Street and Apt. No.

City, State, ZIP+4

TD 38762 APRIL 2017 WARNING

PETER BENBOW
157 WESTBURY I
DEERFIELD BEACH, FL 33442-3221

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

See Reverse for Instructions

7017 1450 0000 5210 1721

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\$

Extra Services & Fees (check box, add fee as appropriate)

- Return Receipt (hardcopy) \$ _____
- Return Receipt (electronic) \$ _____
- Certified Mail Restricted Delivery \$ _____
- Adult Signature Required \$ _____
- Adult Signature Restricted Delivery \$ _____

Postmark
Here

Postage

\$

Total F

\$

Sent to

Street

City, St

TD 38762 APRIL 2017 WARNING

JASON HURLEY
3500 S.W. 121 AVENUE
DAVIE, FL 33330-1629

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

See Reverse for Instructions

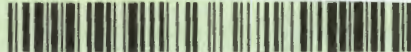
7017 1450 0000 5210 1714

SENDER: COMPLETE THIS SECTION

- ➔ Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

TD 38762 APRIL 2017 WARNING
 CITY OF DEERFIELD BEACH
 150 NE 2 AVE
 DEERFIELD BEACH, FL 33441



9590 9402 3578 7305 3924 77

2. Article Number (Transfer from service label)

7017 1450 0000 5210 1745

COMPLETE THIS SECTION ON DELIVERY

A. Signature

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Insured Mail
- Registered Mail™
- Registered Mail Restricted Delivery
- Return Receipt for Merchandise
- Signature Confirmation™
- Signature Confirmation Restricted Delivery
- Priority Mail Express®

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

TD 38762 APRIL 2017 WARNING
 JASON HURLEY
 3500 S.W. 121 AVENUE
 DAVIE, FL 33330-1629



2. Article Number (Transfer from service label)

7017 1450 0000 5210 1714

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 X *Jason Hurley* Agent Addressee

B. Received by (Printed Name) *Jason Hurley* C. Date of Delivery *3/20/18*

D. Is delivery address different from Item 1? Yes No
 If YES, enter delivery address below:

3. Service Type

<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®
<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™
<input type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery
<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Return Receipt for Merchandise
<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation™
<input type="checkbox"/> Collect on Delivery Restricted Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery
<input type="checkbox"/> Insured Mail	

Insured Mail Restricted Delivery

Domestic Return Receipt



Finance and Administrative Services Department
RECORDS, TAXES AND TREASURY DIVISION
Tax Deed Section
115 S. Andrews Avenue, Room A100, Fort Lauderdale, Florida 33301-1895

CERTIFIED MAIL®



7017 1450 0000 5210 1752

U.S. POSTAGE >> PITNEY BOWES



ZIP 33172 \$ 006.67⁰
02 4W
0000355754 MAR 14 2018

*UP
3/16*

TD 38762 APRIL 2017 WARNING

BENBOW, PETER
157 WESTBURY I # 157
23442-3771

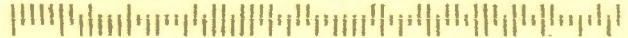
NIXIE 331 DE 1 0003/24/18

03/27/18

UN. 334423771 VAC
ATTEM 333011895

RETURN TO SENDER
UNABLE TO FORWARD
02:30:22-P

BC: 33301189599 * 0806-06444-14-42



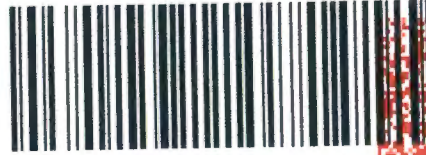


Finance and Administrative Services Department
RECORDS, TAXES AND TREASURY DIVISION

Tax Deed Section

115 S. Andrews Avenue, Room A100, Fort Lauderdale, Florida 33301-1895

CERTIFIED MAIL



7017 1450 0000 5210 1721

U.S. POSTAGE PITNEY BOWES



ZIP 33172 \$ 006.67⁰
02 4W
0000355754 MAR 14 2018

*UP
3/16*

TD 38762 APRIL 2017 WARNING

PETER BENBOW
157 WESTBURY I
DEERFIELD BEACH, FL 33442-3221

03/27/18

VAC
334423221 CO
333011895

NIXIE 331 DE 1 0003/24/18

RETURN TO SENDER
* VACANT *
UNABLE TO FORWARD

02:36:22-P

BC: 33301189599 *0806-06441-14-42

