



**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: 08/13/2018

REPORT EFFECTIVE DATE: PREVIOUS SEARCH UP TO 08/12/2018

CERTIFICATE # 2009-16521

ACCOUNT # 514121AD0110

ALTERNATE KEY # 728502

TAX DEED APPLICATION # 40240

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:

Storage Unit CU-16, of Verano at Miramar, A Condominium, according to the Declaration of Condominium thereof, as recorded on November 8, 2005 in Official Records Book 40855, Page 1725, of the Public Records of Broward County, Florida along with undivided interest in common elements appurtenant thereto.

PROPERTY ADDRESS: 2199 SW 81 AVENUE #CU-16, MIRAMAR FL 33025

OWNER OF RECORD ON CURRENT TAX ROLL:

VERANO AT MIRAMAR CONDO ASSN INC

5600 SW 135 AVE STE 108

MIAMI, FL 33183-5125 (Matches Property Appraiser records.)

APPARENT TITLE HOLDER & ADDRESS OF RECORD:

VERANO AT MIRAMAR CONDOMINIUM ASSOCIATION, INC.

5881 NW 151 STREET, #206

MIAMI LAKES, FL 33014 (Per Deed)

VERANO AT MIRAMAR CONDOMINIUM ASSOCIATION, INC.

5600 SW 135 AVENUE SUITE 108

MIAMI, FL 33183 (Per Sunbiz. Declaration recorded in 40855-1725.)

LAW OFFICES OF RAMON J. DIEGO, P.A., REGISTERED AGENT

O/B/O VERANO AT MIRAMAR CONDOMINIUM ASSOCIATION, INC.

5001 S.W. 74TH COURT, SUITE 103

MIAMI, FL 33155 (Per Sunbiz)

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: 5141 21 AD 0110

CURRENT ASSESSED VALUE: \$5,700

HOMESTEAD EXEMPTION: No

MOBILE HOME ON PROPERTY: No

OUTSTANDING CERTIFICATES: N/A

OPEN BANKRUPTCY FILINGS FOUND? No

OTHER INSTRUMENTS ASSOCIATED WITH PROPERTY BUT NO NOTICE REQUIRED:

No new documents found.

*Update search found no new recorded documents.

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



MARTY KIAR
BROWARD
COUNTY
PROPERTY APPRAISER

Site Address	2199 SW 81 AVENUE #CU-16, MIRAMAR FL 33025	ID #	5141 21 AD 0110
Property Owner	VERANO AT MIRAMAR CONDO ASSN INC	Millage	2713
Mailing Address	5600 SW 135 AVE STE 108 MIAMI FL 33183-5125	Use	11
Abbr Legal Description	VERANO @ MIRAMAR COMM CONDO UNIT CU-16		

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					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2018	\$600	\$5,440	\$6,040	\$6,040	
2017	\$570	\$5,130	\$5,700	\$5,700	\$340.10
2016	\$580	\$5,260	\$5,840	\$5,840	\$336.92

2018 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$6,040	\$6,040	\$6,040	\$6,040
Portability	0	0	0	0
Assessed/SOH	\$6,040	\$6,040	\$6,040	\$6,040
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	\$6,040	\$6,040	\$6,040	\$6,040

Sales History			
Date	Type	Price	Book/Page or CIN
9/22/2016	QCD-T	\$100	114078026
11/16/2006	WD	\$100	43894 / 1108

Land Calculations		
Price	Factor	Type
Adj. Bldg. S.F.		85
Units		1
Eff./Act. Year Built: 2006/1986		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
27			1K			MM		
C			1K					
85			.01			1		



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PITTSBURGH, PA 15222**
Phone: (412) 391-5555 Fax: (412) 391-7608
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PROPERTY INFORMATION REPORT

ORDER DATE: 03/13/2018

REPORT EFFECTIVE DATE: 20 YEARS UP TO 03/12/2018

CERTIFICATE # 2009-16521

ACCOUNT # 514121AD0110

ALTERNATE KEY # 728502

TAX DEED APPLICATION # 40240

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OWNER OF RECORD ON CURRENT TAX ROLL:

VERANO AT MIRAMAR CONDO ASSN INC
5600 SW 135 AVE STE 108
MIAMI, FL 33183-5125

APPARENT TITLE HOLDER & ADDRESS OF RECORD:

VERANO AT MIRAMAR
CONDOMINIUM ASSOCIATION, INC.
5881 NW 151 STREET, #206
MIAMI LAKES, FL 33014 (Per Deed)

Instrument: 114078026

VERANO AT MIRAMAR CONDOMINIUM ASSOCIATION, INC.
5600 SW 135 AVENUE SUITE 108
MIAMI, FL 33183 (Per Sunbiz. Declarations recorded in 40855-1725.)

LAW OFFICES OF RAMON J. DIEGO, P.A., REGISTERED AGENT
O/B/O VERANO AT MIRAMAR CONDOMINIUM ASSOCIATION, INC.
5001 S.W. 74TH COURT, SUITE 103
MIAMI, FL 33155 (Per Sunbiz)

MORTGAGE HOLDER OF RECORD:

None found.

LIENHOLDERS AND OTHER INTERESTED PARTIES OF RECORD:

FLORIDA TAX LIEN ASSETS IV, LLC
DEPARTMENT #6000
PO BOX 830539
BIRMINGHAM, AL 35283 (Tax Deed Applicant)

INTERNAL REVENUE SERVICE
COLLECTION ADVISORY GROUP
7850 SW 6TH COURT, MS 5780
PLANTATION, FL 33324 (Per Tax Lien)

OR: 50994, Page: 242

PROPERTY INFORMATION REPORT – CONTINUED

PARCEL IDENTIFICATION NUMBER: 5141 21 AD 0110

CURRENT ASSESSED VALUE: \$5,700

HOMESTEAD EXEMPTION: No

MOBILE HOME ON PROPERTY: No

OUTSTANDING CERTIFICATES: N/A

OPEN BANKRUPTCY FILINGS FOUND? No

OTHER INSTRUMENTS ASSOCIATED WITH PROPERTY BUT NO NOTICE REQUIRED:

Warranty Deed

OR: 43894, Page: 1108

(Deed out of the Developer)

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Christina Young

Title Examiner



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Mailing Address	5600 SW 135 AVE STE 108 MIAMI FL 33183-5125	Use	11

Abbreviated Legal Description	VERANO @ MIRAMAR COMM CONDO UNIT CU-16
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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 2017 Exemptions and Taxable Values as reflected on the Nov. 1, 2017 tax bill.					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2018	\$570	\$5,130	\$5,700	\$5,700	
2017	\$570	\$5,130	\$5,700	\$5,700	\$340.10
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Assessed/SOH	\$5,700	\$5,700	\$5,700	\$5,700
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	\$5,700	\$5,700	\$5,700	\$5,700

Sales History			
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Price	Factor	Type
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Units		1
Eff./Act. Year Built: 2006/1986		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
27			1K			MM		
C			1K					
85			.01			1		

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

CERTIFICATE OF MAILING NOTICES

Tax Deed #40240

STATE OF FLORIDA
COUNTY OF BROWARD

THIS IS TO CERTIFY that I, County Administrator in and for Broward County, Florida, did on the 3rd day of December 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:

VERANO AT MIRAMAR CONDOMINIUM ASSOCIATION, INC. 5600 SW 135 AVENUE SUITE 108 MIAMI, FL 33183	VERANO AT MIRAMAR CONDOMINIUM ASSOCIATION, INC. 5881 NW 151 STREET, #206 MIAMI LAKES, FL 33014	VERANO AT MIRAMAR CONDO ASSN INC 2199 SW 81 AVENUE #CU-16 MIRAMAR, FL 33025	INTERNAL REVENUE SERVICE, COLLECTION ADVISORY GROUP 7850 SW 6TH COURT, MS 5780 PLANTATION, FL 33324
LAW OFFICES OF RAMON J. DIEGO, P.A., REGISTERED AGENT O/B/O VERANO AT MIRAMAR CONDOMINIUM ASSOCIATION, INC. 5001 S.W. 74TH COURT, SUITE 103 MIAMI, FL 33155	CITY OF MIRAMAR UTILITY BILLING SECTION 2300 CIVIC CENTER PLACE MIRAMAR, FL 33025	CITY OF MIRAMAR DOUGLAS R GONZALES 200 E BROWARD BLVD #1900 FT LAUDERDALE, FL 33301	SOUTH FLORIDA PROPERTY MANAGEMENT, LLC 5600 SW 135 AVENUE, SUITE 108 MIAMI, FL 33183
VERANO AT MIRAMAR CONDOMINIUM ASSOCIATION 8029 SW 21ST CT MIRAMAR, FL 33025	VERANO AT MIRAMAR CONDOMINIUM 7900 NW 155 STREET MIAMI LAKES, FL 33016-5844		

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 3rd day of December 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

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

CERTIFICATE OF MAILING NOTICES

Tax Deed #40240

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COUNTY OF BROWARD

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GIVEN UNDER MY HAND AND OFFICIAL SEAL, this 2nd day of January 2019 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 40240

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: 514121-AD-0110
Certificate Number: 16521
Date of Issuance: 06/01/2010
Certificate Holder: FLORIDA TAX LIEN ASSETS IV, LLC
Description of Property: VERANO @ MIRAMAR COMM CONDO
UNIT CU-16

STORAGE UNIT CU-16, OF VERANO AT MIRAMAR, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED ON NOVEMBER 8, 2005 IN OFFICIAL RECORDS BOOK 40855, PAGE 1725, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA ALONG WITH UNDIVIDED INTEREST IN COMMON ELEMENTS APPURTENANT THERETO.

Name in which assessed: VERANO AT MIRAMAR CONDO ASSN INC
Legal Titleholders: VERANO AT MIRAMAR CONDO ASSN INC
5600 SW 135 AVE STE 108
MIAMI, FL 33183-5125

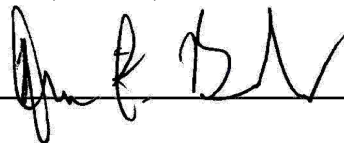
All of said property being in the County of Broward, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 16th day of January, 2019. 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 13th day of December, 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: 12/13/2018, 12/20/2018, 12/27/2018 & 01/03/2019
Minimum Bid: 6096.00

Broward County, Florida

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MIAMI, FL 33183-5125

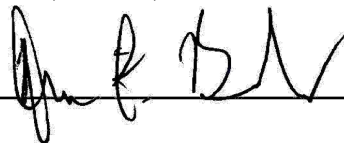
All of said property being in the County of Broward, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 20th day of February, 2019. 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 17th day of January, 2019.

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: 01/17/2019, 01/24/2019, 01/31/2019 & 02/07/2019
Minimum Bid: 6599.06

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 BARBARA JEAN COOPER, 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

40240

NOTICE OF APPLICATION FOR TAX DEED
CERTIFICATE NUMBER: 16521

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

02/07/2019

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.

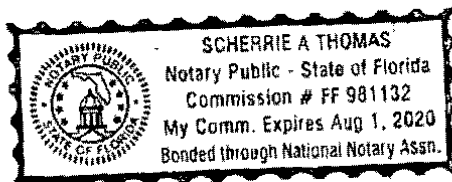
Barbara Jean Cooper

Sworn to and subscribed before me this
7 day of FEBRUARY, A.D. 2019

Scherrie A Thomas

(SEAL)

BARBARA JEAN COOPER personally known to me



Broward County, Florida RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION NOTICE OF APPLICATION FOR TAX DEED NUMBER 40240

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Certificate Number: 16521

Date of Issuance: 06/01/2010

Certificate Holder:

FLORIDA TAX LIEN ASSETS IV, LLC

Description of Property:

VERANO @ MIRAMAR COMM

CONDO

UNIT CU-16

STORAGE UNIT CU-16, OF VERANO

AT MIRAMAR, A CONDOMINIUM,

ACCORDING TO THE DECLARATION OF CONDOMINIUM

THEREOF, AS RECORDED ON

NOVEMBER 8, 2005 IN OFFICIAL

RECORDS BOOK 40855, PAGE

1725, OF THE PUBLIC RECORDS

OF BROWARD COUNTY, FLORIDA

ALONG WITH UNDIVIDED INTEREST IN COMMON ELEMENTS

APPURTENANT THERETO.

Name in which assessed:

VERANO AT MIRAMAR CONDO

ASSN INC.

Legal Titleholders:

VERANO AT MIRAMAR CONDO

ASSN INC

5600 SW 135 AVE STE 108

MIAMI, FL 33183-5125

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

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broward.deedauction.net

*Pre-registration is required to bid.

Dated this 17th day of January, 2019.

Bertha Henry

County Administrator

SEE ATTACHED

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: 6599.06

401-314

2/7

19-04/0000377753B



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

Detail by Entity Name

Florida Not For Profit Corporation

VERANO AT MIRAMAR CONDOMINIUM ASSOCIATION, INC.

Filing Information

Document Number	N05000011204
FEI/EIN Number	20-3807763
Date Filed	11/02/2005
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	12/10/2010

Principal Address

5600 SW 135 AVENUE
SUITE 108
MIAMI, FL 33183

Changed: 05/08/2017

Mailing Address

5600 SW 135 AVENUE
SUITE 108
MIAMI, FL 33183

Changed: 05/08/2017

Registered Agent Name & Address

Law Offices of Ramon J. Diego, P.A.
5001 S.W. 74th Court
Suite 103
MIAMI, FL 33155

Name Changed: 07/10/2017

Address Changed: 07/10/2017

Officer/Director Detail

Name & Address

Title P

ESCOBAR, CESAR
5600 SW 135 AVENUE

5600 SW 135 AVENUE
SUITE 108
MIAMI, FL 33183

Title T

MATOS, RICHARD
5600 SW 135 AVENUE
SUITE 108
MIAMI, FL 33183

Annual Reports

Report Year	Filed Date
2016	04/29/2016
2017	05/08/2017
2017	07/10/2017

Document Images

07/10/2017 -- AMENDED ANNUAL REPORT	View image in PDF format
05/08/2017 -- ANNUAL REPORT	View image in PDF format
04/29/2016 -- ANNUAL REPORT	View image in PDF format
04/29/2015 -- ANNUAL REPORT	View image in PDF format
04/25/2014 -- ANNUAL REPORT	View image in PDF format
04/30/2013 -- ANNUAL REPORT	View image in PDF format
05/23/2012 -- ANNUAL REPORT	View image in PDF format
04/27/2011 -- ANNUAL REPORT	View image in PDF format
12/10/2010 -- REINSTATEMENT	View image in PDF format
04/30/2009 -- ANNUAL REPORT	View image in PDF format
04/17/2009 -- ANNUAL REPORT	View image in PDF format
02/29/2008 -- ANNUAL REPORT	View image in PDF format
04/02/2007 -- ANNUAL REPORT	View image in PDF format
04/28/2006 -- ANNUAL REPORT	View image in PDF format
11/02/2005 -- Domestic Non-Profit	View image in PDF format

10194 Department of the Treasury - Internal Revenue Service
Form 668 (Y)(c)
 (Rev. February 2004) **Notice of Federal Tax Lien**

Area: SMALL BUSINESS/SELF EMPLOYED AREA #3 Serial Number 112056214
 Lien Unit Phone: (800) 913-6050 For Optional Use by Recording Office

As provided by section 6321, 6322, and 6323 of the Internal Revenue Code, we are giving a notice that taxes (including interest and penalties) have been assessed against the following-named taxpayer. We have made a demand for payment of this liability, but it remains unpaid. Therefore, there is a lien in favor of the United States on all property and rights to property belonging to this taxpayer for the amount of these taxes, and additional penalties, interest, and costs that may accrue.

Name of Taxpayer JOSE SUAREZ


Residence 16230 OWASCO CIR
 DAVIE, FL 33331-2102

IMPORTANT RELEASE INFORMATION: For each assessment listed below, unless notice of the lien is refiled by the date given in column (e), this notice shall, on the day following such date, operate as a certificate of release as defined in IRC 6325(a).

Kind of Tax (a)	Tax Period Ending (b)	Identifying Number (c)	Date of Assessment (d)	Last Day for Refiling (e)	Unpaid Balance of Assessment (f)
1040	12/31/2003		08/28/2006	09/27/2016	68782.74
1040	12/31/2004		03/30/2009	04/29/2019	200376.41
1040	12/31/2005		05/24/2010	06/23/2020	10027.72

Place of Filing County Courthouse
 Broward County
 Ft. Lauderdale, FL 33301 Total \$ 279186.87

This notice was prepared and signed at BALTIMORE, MD, on this, the 29th day of July, 2014.

Signature 
 for MS FULTON Title REVENUE OFFICER 23-02-2918
 (954) 423-7598

(NOTE: Certificate of officer authorized by law to take acknowledgment is not essential to the validity of Notice of Federal Tax lien Rev. Rul. 71-466, 1971 - 2 C.B. 409)

Part 1 - Kept By Recording Office

Form 668(Y)(c) (Rev. 2-2004)
 CAT. NO 60025X

1

THIS INSTRUMENT PREPARED BY,
RECORD & RETURN TO:
Machado & Herran, P.A.
Jose Luis Machado, Esq.
8500 S.W. 8th Street, Suite #238
Miami, Florida 33144

Property Folio Number: 11121-13-00100 and 11121-13-00200 (a portion thereof)

SPECIAL CONDOMINIUM WARRANTY DEED

THIS INDENTURE, made this 16th day of November, 2006, between GREC CONVERSIONS XVII, LTD., a Florida limited partnership, of the County of Miami-Dade in the State of Florida, hereinafter referred to as "GRANTOR", and whose post office address is: 8500 S.W. 8th Street, Suite #228, Miami, Florida 33144, and Jose Suarez and Silvia E. Suarez, husband and wife, hereinafter referred to as "GRANTEE", whose post office address is: 2248 S.W. 80th Terr., Miramar, FL 33025.

That the said GRANTOR, for and in consideration of the sum of \$10.00 and other valuable consideration, to him in hand paid by the said GRANTEE, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said GRANTEE, its heirs and assigns forever, the following described land, to wit:

CU-16, VERANO AT MIRAMAR, A CONDOMINIUM, according to the Declaration of Condominium thereof as recorded on November 8, 2005 in Official Records Book 40855, Page 1725, Public Records of Broward County, Florida, along with an undivided interest in the common elements appurtenant thereto.

GRANTEE, by acceptance hereof acknowledges that the conveyance is subject in every respect to the aforesaid Declaration and the Exhibits attached hereto, including but not limited to (whether the same are attached to the Declaration or referred to therein), the By-Laws and the Articles of Incorporation of the Association; and GRANTEE further acknowledges reading and examining said Declaration and said Exhibits; and further acknowledges that each and every provision of the foregoing is essential to the successful operation and management of said condominium property in the best interests and for the benefit of all owners therein, GRANTEE and all owners of parcels in the aforescribed Condominium, covenant and agree to abide by each and every provision of said Declaration and all exhibits attached thereto. GRANTEE hereby ratifies, confirms and approves all of the terms and provisions of said Declaration and exhibits attached thereto.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:

1. Real Estate Taxes for 2006 and thereafter, which are not yet due and payable.
2. Conditions, restrictions, dedications, reservations, existing zoning ordinances, and easements of record including but not limited to, water, sewer, gas, electric and other utility agreements of record, but shall not reimpose same.
3. Covenants, conditions, restrictions, terms and other provisions of the said Declaration of Condominium and other condominium instruments, including the amendment(s) to same, if any, as well as the master association for the property.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining. To have and to hold the same in fee simple forever.


And the said GRANTOR hereby covenants with said GRANTEE that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it 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 the said GRANTOR.

In Witness Whereof, the GRANTOR has caused these presents to execute in its name, by its proper officers thereunto duly authorized, the day and year first above written.

GREC Conversions XVII, Ltd. a Florida limited partnership

By: GREC Miramar Management, Inc., a Florida corporation
and General Partner


Print Name: Darlene Martinez

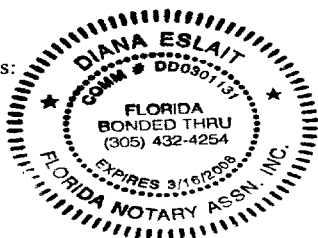

Print Name: Nicholas Handelsman


Agustin Herran, President

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me on this 16th day of November, 2006, by Agustin Herran, President of GREC Miramar Management, Inc., a Florida corporation and General Partner of GREC Conversions XVII, Ltd., a Florida limited partnership, (x) who is personally known to me or who has produced FDL as identification.

My commission expires:




Notary Public, State of Florida

Prepared by and return to:

DENNIS E. WALD, ESQ.
WALD, CASTILLO & WALD, P.A.
9990 SW 77th Avenue, Suite 220
Miami, Florida 33156
305-662-1212

[Space Above This Line For Recording Data]

QUIT CLAIM DEED

This QUIT CLAIM DEED, executed this 22nd day of September, 2016 between *Jose Suarez*, a married man, and *Silvia E. Suarez*, a married woman, whose post office address is 20230 SW 114th Place, Miami, Florida 33189, Grantors and the First Party, to *Verano at Miramar Condominium Association, Inc.*, a Florida Corporation, whose post office address is 5881 NW 151 Street, #206, Miami Lakes, FL 33014, Grantee and Second Party

(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 successor and assigns of corporations, trusts and trustees)

Witnesseth, that the First Party, for and in consideration of \$10.00 and other valuable consideration by the Second Party, the receipt of which is acknowledged, does remise, release, and quit-claim to the Second Party forever all the right, title, interest, claim, and demand which the First Party has in and to the following described lot, piece, or parcel of land:

Legal Description:

Storage Unit CU-16, of Verano at Miramar, A Condominium, according to the Declaration of Condominium thereof, as recorded on November 8, 2005 in Official Records Book 40855, Page 1725, of the Public Records of Broward County, Florida along with undivided interest in common elements appurtenant thereto.

Parcel Identification Number: 5141 21 AD 0110

To Have and to Hold the same together with all and singular appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity, and claim whatsoever of the first party, either in law or equity, to the only proper use, benefit, and behalf of the second party forever.

In Witness, the First Party has signed and sealed these presents the day and year first above written.

Signed, sealed, and delivered in the presence of:

Witness Name: Dennis E. Wald

Witness Name: James Bryant

Jose Suarez (Seal)
Jose Suarez

Silvia E. Suarez (Seal)
Silvia Suarez

The State of Florida }
County of Miami-Dade }

The foregoing instrument was acknowledged before me this 22 day of September, 2016 by Jose Suarez and Silvia Suarez and Stephanie Marie Suarez, who are personally known to me.

[Signature]
NOTARY PUBLIC

Printed Name: _____
My Commission Expires: _____



Dennis E. Wald
Commission # G6023883
Expires: August 26, 2020
Bonded thru Aaron Notary

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

DATE: December 3rd, 2018

PROPERTY ID # 514121-AD-0110 (TD # 40240)

WARNING

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

VERANO AT MIRAMAR CONDO ASSN INC
5600 SW 135 AVE STE 108
MIAMI, FL 33183-5125

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 2199 SW 81 AVE, #CU16, MIRAMAR, FL 33025 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER 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 OTHER 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 NOTICE.

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

AMOUNTS SHOWN BELOW ARE ESTIMATED AMOUNTS DUE WHICH MAY BE SUBJECT TO ADDITIONAL FEES. PLEASE CALL (954) 357-5374 FOR THE CORRECT AMOUNT DUE PRIOR TO SUBMITTING ANY PAYMENT TO REDEEM UNPAID TAXES AND REMOVE THE PROPERTY FROM AUCTION.

**MAKE CASHIER'S CHECK OR
MONEY ORDER PAYABLE TO: BROWARD COUNTY TAX COLLECTOR**

* Estimated Amount due if paid by December 31, 2018\$6,029.54

Or

* Estimated Amount due if paid by January 15, 2019\$6,096.00

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON January 16, 2019 UNLESS ALL BACK TAXES ARE PAID PRIOR TO AUCTION.

TO MAKE PAYMENT, OR TO RECEIVE FURTHER INFORMATION, CONTACT THE RECORDS, 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

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2199 SW 81 AVENUE, #CU-16
MIRAMAR, FL 33025

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

DATE: December 3rd, 2018
PROPERTY ID # 514121-AD-0110 (TD # 40240)

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VERANO AT MIRAMAR CONDOMINIUM ASSOCIATION, INC.
5881 NW 151 STREET, #206
MIAMI LAKES, FL 33014

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

DATE: December 3rd, 2018
PROPERTY ID # 514121-AD-0110 (TD # 40240)

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INTERNAL REVENUE SERVICE
COLLECTION ADVISORY GROUP
7850 SW 6TH COURT, MS 5780
PLANTATION, FL 33324

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

DATE: December 3rd, 2018
PROPERTY ID # 514121-AD-0110 (TD # 40240)

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LAW OFFICES OF RAMON J. DIEGO, P.A., REGISTERED AGENT
O/B/O VERANO AT MIRAMAR CONDOMINIUM ASSOCIATION, INC.
5001 S.W. 74TH COURT, SUITE 103
MIAMI, FL 33155

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

DATE: December 3rd, 2018
PROPERTY ID # 514121-AD-0110 (TD # 40240)

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CITY OF MIRAMAR
UTILITY BILLING SECTION
2300 CIVIC CENTER PLACE
MIRAMAR, FL 33025

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

DATE: December 3rd, 2018
PROPERTY ID # 514121-AD-0110 (TD # 40240)

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CITY OF MIRAMAR
DOUGLAS R GONZALES
200 E BROWARD BLVD #1900
FT LAUDERDALE, FL 33301

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

DATE: December 3rd, 2018

PROPERTY ID # 514121-AD-0110 (TD # 40240)

WARNING

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SOUTH FLORIDA PROPERTY MANAGEMENT, LLC
5600 SW 135 AVENUE, SUITE 108
MIAMI, FL 33183

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VERANO AT MIRAMAR CONDOMINIUM
7900 NW 155 STREET
MIAMI LAKES, FL 33016-5844

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 2199 SW 81 AVE, #CU16, MIRAMAR, FL 33025 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER 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 OTHER 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 NOTICE.

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

AMOUNTS SHOWN BELOW ARE ESTIMATED AMOUNTS DUE WHICH MAY BE SUBJECT TO ADDITIONAL FEES. PLEASE CALL (954) 357-5374 FOR THE CORRECT AMOUNT DUE PRIOR TO SUBMITTING ANY PAYMENT TO REDEEM UNPAID TAXES AND REMOVE THE PROPERTY FROM AUCTION.

MAKE CASHIER'S CHECK OR
MONEY ORDER PAYABLE TO: BROWARD COUNTY TAX COLLECTOR

* Estimated Amount due if paid by December 31, 2018\$6,029.54

Or

* Estimated Amount due if paid by January 15, 2019\$6,096.00

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON January 16, 2019 UNLESS ALL BACK TAXES ARE PAID PRIOR TO AUCTION.

TO MAKE PAYMENT, OR TO RECEIVE FURTHER INFORMATION, CONTACT THE RECORDS, 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: December 3rd, 2018
PROPERTY ID # 514121-AD-0110 (TD # 40240)

WARNING

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VERANO AT MIRAMAR CONDOMINIUM ASSOCIATION
8029 SW 21ST CT
MIRAMAR, FL 33025

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

DATE: January 2nd, 2019

PROPERTY ID # 514121-AD-0110 (TD # 40240)

WARNING

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

VERANO AT MIRAMAR CONDOMINIUM ASSOCIATION, INC.
5600 SW 135 AVENUE SUITE 108
MIAMI, FL 33183

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MAKE CASHIER'S CHECK OR
MONEY ORDER PAYABLE TO: BROWARD COUNTY TAX COLLECTOR

* Estimated Amount due if paid by January 31, 2019\$6,527.05

Or

* Estimated Amount due if paid by February 19, 2019\$6,599.06

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

DATE: January 2nd, 2019

PROPERTY ID # 514121-AD-0110 (TD # 40240)

WARNING

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VERANO AT MIRAMAR CONDOMINIUM ASSOCIATION, INC.
5881 NW 151 STREET, #206
MIAMI LAKES, FL 33014

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

DATE: January 2nd, 2019

PROPERTY ID # 514121-AD-0110 (TD # 40240)

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LAW OFFICES OF RAMON J. DIEGO, P.A., REGISTERED AGENT
O/B/O VERANO AT MIRAMAR CONDOMINIUM ASSOCIATION, INC.
5001 S.W. 74TH COURT, SUITE 103
MIAMI, FL 33155

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 2199 SW 81 AVE #CU-16, MIRAMAR, FL 33025 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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

DATE: January 2nd, 2019

PROPERTY ID # 514121-AD-0110 (TD # 40240)

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CITY OF MIRAMAR
DOUGLAS R GONZALES
200 E BROWARD BLVD #1900
FT LAUDERDALE, FL 33301

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

DATE: January 2nd, 2019
PROPERTY ID # 514121-AD-0110 (TD # 40240)

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CITY OF MIRAMAR
UTILITY BILLING SECTION
2300 CIVIC CENTER PLACE
MIRAMAR, FL 33025

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RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION

DATE: January 2nd, 2019
PROPERTY ID # 514121-AD-0110 (TD # 40240)

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INTERNAL REVENUE SERVICE
COLLECTION ADVISORY GROUP
7850 SW 6TH COURT, MS 5780
PLANTATION, FL 33324

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RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION

DATE: January 2nd, 2019
PROPERTY ID # 514121-AD-0110 (TD # 40240)

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SOUTH FLORIDA PROPERTY MANAGEMENT, LLC
5600 SW 135 AVENUE, SUITE 108
MIAMI, FL 33183

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VERANO AT MIRAMAR CONDO ASSN INC
2199 SW 81 AVENUE #CU-16
MIRAMAR, FL 33025

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DATE: January 2nd, 2019

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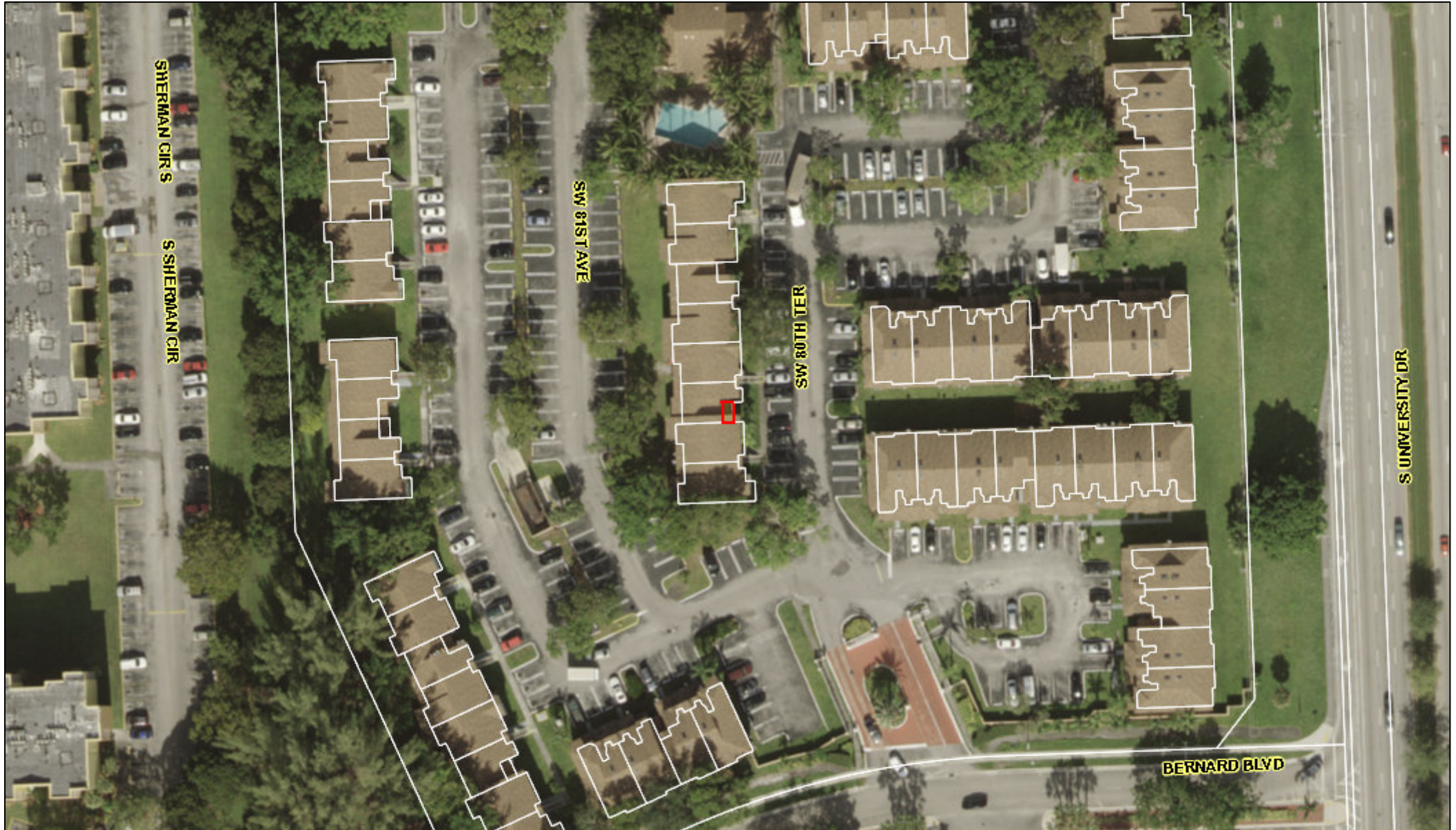
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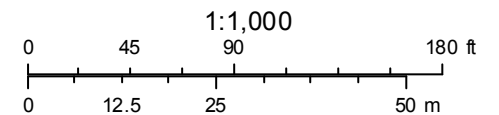
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November 26, 2018



7016 0040 0000 6236 2746

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

- | | | |
|--|----|--|
| <input type="checkbox"/> Return Receipt (hardcopy) | \$ | |
| <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 | \$ | |

Postmark
Here

Postage

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Total Postage

\$

Sent To

Street and A

City, State, Z

TD 40240 JANUARY 2019 WARNING
VERANO AT MIRAMAR
CONDOMINIUM ASSOCIATION, INC.
5600 SW 135 AVENUE SUITE 108
MIAMI, FL 33183

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

See Reverse for Instructions

701A 0040 0000 6236 2753

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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
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Postage

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Total Po

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Sent To

Street a.

City, State, ZIP+4[®]

TD 40240 JANUIARY 2019 WARNING
VERANO AT MIRAMAR
CONDOMINIUM ASSOCIATION, INC.
5881 NW 151 STREET, #206
MIAMI LAKES, FL 33014

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

See Reverse for Instructions

7018 0040 0000 6236 2760

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\$ _____

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

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

Postmark
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Postage
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Total Postage
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Sent To

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City, State, ZIP+4[®]

**TD 40240 JANUIARY 2019 WARNING
VERANO AT MIRAMAR
CONDO ASSN INC
2199 SW 81 AVENUE #CU-16
MIRAMAR, FL 33025**

7018 0040 0000 6236 2777

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

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Postage

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Total Postage

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Sent To

Street and Apt.

City, State, Zi.

TD 40240 JANUIARY 2019 WARNING
INTERNAL REVENUE SERVICE
COLLECTION ADVISORY GROUP
7850 SW 6TH COURT, MS 5780
PLANTATION, FL 33324

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

See Reverse for Instructions

7018 0040 0000 6236 2784

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

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|--|----|--|
| <input type="checkbox"/> Return Receipt (hardcopy) | \$ | |
| <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 | \$ | |

Postmark
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Postage

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Total Postage :

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Sent To

Street and Apt

City, State, Zip

TD 40240 JANUARY 2019 WARNING
LAW OFFICES OF RAMON J. DIEGO, P.A., REG
AGENT O/B/O VERANO AT MIRAMAR CONDO
ASSOCIATION, INC.
5001 S.W. 74TH COURT, SUITE 103
MIAMI, FL 33155

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

See Reverse for Instructions

7018 0040 0000 6236 2791

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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

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Total Postage \$

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Sent To

Street and Apt.

City, State, ZIP+4[®]

TD 40240 JANUARY 2019 WARNING
CITY OF MIRAMAR
UTILITY BILLING SECTION
2300 CIVIC CENTER PLACE
MIRAMAR, FL 33025

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

See Reverse for Instructions

7018 0040 0000 6236 2807

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Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
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Postmark
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Postage

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Total Postage

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Sent To

Street and Apt.

City, State, ZIP

TD 40240 JANUARY 2019 WARNING
CITY OF MIRAMAR
DOUGLAS R GONZALES
200 E BROWARD BLVD #1900
FT LAUDERDALE, FL 33301

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

See Reverse for Instructions

7018 0040 0000 6236 2814

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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 \$ _____
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Total Postage and Fees

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Street and Apt. No., or

City, State, ZIP+4[®]

TD 40240 JANUARY 2019 WARNING
SOUTH FLORIDA PROPERTY MANAGEMENT, LLC
5600 SW 135 AVENUE, SUITE 108
MIAMI, FL 33183

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

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- ☐ Return Receipt (hardcopy) \$ _____
☐ Return Receipt (electronic) \$ _____
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☐ Adult Signature Required \$ _____
☐ Adult Signature \$ _____

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Total Postage

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Sent To

Street and Ap.

City, State, ZIP+4[®]

TD 40240 JANUARY 2019 WARNING
VERANO AT MIRAMAR
CONDOMINIUM ASSOCIATION
8029 SW 21ST CT
MIRAMAR, FL 33025

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

See Reverse for Instructions

701A 0040 0000 6236 2621

701A 0040 0000 6236 2838

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| <input type="checkbox"/> Return Receipt (hardcopy) | \$ | |
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| <input type="checkbox"/> Adult Signature | \$ | |

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Total Postage a

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Sent To

Street and Apt.

City, State, ZIP+4[®]

TD 40240 JANUARY 2019 WARNING
VERANO AT MIRAMAR
CONDOMINIUM
7900 NW 155 STREET
MIAMI LAKES, FL 33016-5844

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

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7018 1830 0001 0960 5128

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Sent To

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City, State, ZIP+4®

TD 40240 FEBRUARY 2019 WARNING
VERANO AT MIRAMAR
CONDOMINIUM ASSOCIATION, INC.
5600 SW 135 AVENUE SUITE 108
MIAMI, FL 33183

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701A 1A30 0001 0960 5135

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

☐ Return Receipt (hardcopy) \$
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Sent To

Street and,

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TD 40240 FEBRUARY 2019 WARNING
VERANO AT MIRAMAR
CONDOMINIUM ASSOCIATION, INC.
5881 NW 151 STREET, #206
MIAMI LAKES, FL 33014

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

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

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| <input type="checkbox"/> Adult Signature Required | \$ | |
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Sent To

Street and

City, State,

TD 40240 FEBRUARY 2019 WARNING
VERANO AT MIRAMAR
CONDO ASSN INC
2199 SW 81 AVENUE #CU-16
MIRAMAR, FL 33025

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

See Reverse for Instructions

7018 1830 0001 0960 5142
2415 0960 1000 0097 9102

7016 1830 0001 0960 5159

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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 | \$ | |
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Total Postage

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Sent To

Street and Apt.

City, State, ZIP

**TD 40240 FEBRUARY 2019 WARNING
INTERNAL REVENUE SERVICE
COLLECTION ADVISORY GROUP
7850 SW 6TH COURT, MS 5780
PLANTATION, FL 33324**

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

See Reverse for Instructions

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

☐ Return Receipt (hardcopy)

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Sent To

Street and Apt. No.,

City, State, ZIP+4®

TD 40240 FEBRUARY 2019 WARNING
LAW OFFICES OF RAMON J. DIEGO, P.A., REG.
AGENT O/B/O VERANO AT MIRAMAR CONDO
ASSOCIATION, INC.
5001 S.W. 74TH COURT, SUITE 103
MIAMI, FL 33155

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

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7018 1830 0001 0960 5166

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

<input type="checkbox"/> Return Receipt (hardcopy)	\$	
<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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Total Postage

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Sent To

Street and Apt.

City, State, ZIP+4

TD 40240 FEBRUARY 2019 WARNING
CITY OF MIRAMAR
UTILITY BILLING SECTION
2300 CIVIC CENTER PLACE
MIRAMAR, FL 33025

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7018 1830 0001 0960 5180

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

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| <input type="checkbox"/> Return Receipt (hardcopy) | \$ | |
| <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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Total Postage

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Sent To

Street and Ap

City, State, Zi

TD 40240 FEBRUARY 2019 WARNING
CITY OF MIRAMAR
DOUGLAS R GONZALES
200 E BROWARD BLVD #1900
FT LAUDERDALE, FL 33301

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

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7018 1830 0001 0960 5197

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

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| <input type="checkbox"/> Return Receipt (hardcopy) | \$ | |
| <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 | \$ | |

Postmark
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Postage

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Total Postage

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Sent To

Street and Ap

City, State, Z.

TD 40240 FEBRUARY 2019 WARNING
SOUTH FLORIDA PROPERTY MANAGEMENT, LLC
5600 SW 135 AVENUE, SUITE 108
MIAMI, FL 33183

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

See Reverse for Instructions

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

<input type="checkbox"/> Return Receipt (hardcopy)	\$	
<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	\$	

Postmark
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Postage

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Total Postage

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Sent To

Street and

City, State

TD 40240 FEBRUARY 2019 WARNING
VERANO AT MIRAMAR
CONDOMINIUM
7900 NW 155 STREET
MIAMI LAKES, FL 33016-5844

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

See Reverse for Instructions

0125 0960 1000 0691 9102

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

<input type="checkbox"/> Return Receipt (hardcopy)	\$	
<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	\$	

Postmark
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Postage

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Total Postage

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Sent To

Street and,

City, State,

TD 40240 FEBRUARY 2019 WARNING
VERANO AT MIRAMAR
CONDOMINIUM ASSOCIATION
8029 SW 21ST CT
MIRAMAR, FL 33025

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

See Reverse for Instructions

7018 1830 0000 DEPT 9102

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 40240 JANUARY 2019 WARNING
SOUTH FLORIDA PROPERTY MANAGEMENT, LLC
5600 SW 135 AVENUE, SUITE 108
MIAMI, FL 33183



9590 9401 0015 5205 6892 11

2. Article Number (Transfer from service label)

7018 0040 0000 6236 2814

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

12/11/18

D. Is delivery address different from item 1? ☐ YesIf 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☐ Mail☐ Mail Restricted Delivery☐ ()☐ Priority Mail Express®☐ Registered Mail™☐ Registered Mail Restricted Delivery☐ Return Receipt for Merchandise☐ Signature Confirmation™☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

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 40240 JANUARY 2019 WARNING
CITY OF MIRAMAR
DOUGLAS R GONZALES
200 E BROWARD BLVD #1900
FT LAUDERDALE, FL 33301



9590 9401 0015 5205 6892 04

2. Article Number (Transfer from service label) ...

7018 0040 0000 6236 2807

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *Iglesias*☐ Agent☐ Addressee

B. Received by (Printed Name)

Iglesias

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

iii Restricted Delivery

- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

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 40240 JANUARY 2019 WARNING
INTERNAL REVENUE SERVICE
COLLECTION ADVISORY GROUP
7850 SW 6TH COURT, MS 5780
PLANTATION, FL 33324



9590 9401 0015 5205 6890 82

2. Article Number (Transfer from service label)

7018 0040 0000 6236 2777

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

12/13/18

D. Is delivery address different from item 1? ☐ YesIf 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

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ail Restricted Delivery

(over \$500)

☐ Priority Mail Express®☐ Registered Mail™☐ Registered Mail Restricted Delivery☐ Return Receipt for Merchandise☐ Signature Confirmation™☐ Signature Confirmation Restricted Delivery

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

12/13/18 Domestic Return Receipt

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 40240 JANUARY 2019 WARNING
LAW OFFICES OF RAMON J. DIEGO, P.A., REG.
AGENT O/B/O VERANO AT MIRAMAR CONDO
ASSOCIATION, INC.
5001 S.W. 74TH COURT, SUITE 103
MIAMI, FL 33155



9590 9401 0015 5205 6891 29

2. Article Number (Transfer from service label).....

7018 0040 0000 6236 2784

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent☐ Addressee

B. Received by (Printed Name)

T. Fernandez

C. Date of Delivery

12/10/18

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☐ Mail☐ Mail Restricted Delivery☐ Priority Mail Express®☐ Registered Mail™☐ Registered Mail Restricted Delivery☐ Return Receipt for Merchandise☐ Signature Confirmation™☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

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 40240 JANUARY 2019 WARNING
VERANO AT MIRAMAR
CONDOMINIUM ASSOCIATION, INC.
5600 SW 135 AVENUE SUITE 108
MIAMI, FL 33183



9590 9401 0015 5205 6891 98

7018 0040 0000 6236 2746

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

12/11/18

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

Mail

Mail Restricted Delivery

(Over 500)

☐ Priority Mail Express®☐ Registered Mail™☐ Registered Mail Restricted Delivery☐ Return Receipt for Merchandise☐ Signature Confirmation™☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt