



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

**[www.GrantStreet.com](http://www.GrantStreet.com)**

## PROPERTY INFORMATION REPORT

**ORDER DATE:** 03/21/2018

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

**CERTIFICATE #** 2014-19343

**ACCOUNT #** 514115030670

**ALTERNATE KEY #** 629874

**TAX DEED APPLICATION #** 40349

**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:

Lot 6 in Block 6 of BOULEVARD HEIGHTS SECTION TWELVE, according to the Plat thereof, recorded in Plat Book 54, Page 4, of the Public Records of BROWARD County, Florida.

**PROPERTY ADDRESS:** 7421 NW 1 COURT, PEMBROKE PINES FL 33024-7212

### OWNER OF RECORD ON CURRENT TAX ROLL:

RONALD TUTTLE REV TR

7421 NW 1 CT

PEMBROKE PINES, FL 33024-7212 (Matches Property Appraiser records.)

### APPARENT TITLE HOLDER & ADDRESS OF RECORD:

GARY GEORGE TUTTLE AS TRUSTEE OF THE OR: 47903, Page: 476

RONALD TUTTLE REVOCABLE TRUST DATED 4/18/2011

4468 LARKSPUR COURT

PORT CHARLOTTE, FL 33948 (Per Deed. Unable to locate prior deed in the public records.)

### MORTGAGE HOLDER OF RECORD:

None found.

### LIENHOLDERS AND OTHER INTERESTED PARTIES OF RECORD:

LB-AMNIA 14 LLC

PO BOX 37531

BALTIMORE, MD 21297-7531 (Tax Deed Applicant)

**PROPERTY INFORMATION REPORT – CONTINUED**

**PARCEL IDENTIFICATION NUMBER:** 5141 15 03 0670

**CURRENT ASSESSED VALUE:** \$251,160

**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:**

Affidavit

OR: 50636, Page: 379

(This document is being included for informational purposes only, to show that Ronald David Tuttle is now deceased. Per Deed 47903-476, he held a life estate interest in said property which ceased upon his death.)

**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



<b>Site Address</b>	7421 NW 1 COURT, PEMBROKE PINES FL 33024-7212	<b>ID #</b>	5141 15 03 0670
<b>Property Owner</b>	RONALD TUTTLE REV TR	<b>Millage</b>	2613
<b>Mailing Address</b>	7421 NW 1 CT PEMBROKE PINES FL 33024-7212	<b>Use</b>	01

<b>Abbreviated Legal Description</b>	BOULEVARD HEIGHTS SEC 12 54-4 B LOT 6 BLK 6
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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	\$62,490	\$188,670	\$251,160	\$243,470	
2017	\$62,490	\$188,670	\$251,160	\$221,340	\$4,791.93
2016	\$62,490	\$154,060	\$216,550	\$201,220	\$4,387.51

2018 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
<b>Just Value</b>	\$251,160	\$251,160	\$251,160	\$251,160
<b>Portability</b>	0	0	0	0
<b>Assessed/SOH</b>	\$243,470	\$251,160	\$243,470	\$243,470
<b>Homestead</b>	0	0	0	0
<b>Add. Homestead</b>	0	0	0	0
<b>Wid/Vet/Dis</b>	0	0	0	0
<b>Senior</b>	0	0	0	0
<b>Exempt Type</b>	0	0	0	0
<b>Taxable</b>	\$243,470	\$251,160	\$243,470	\$243,470

Sales History			
Date	Type	Price	Book/Page or CIN
4/18/2011	WD-T	\$100	47903 / 476
12/1/1967	WD	\$18,000	
9/1/1963	WD	\$17,800	

Land Calculations		
Price	Factor	Type
\$5.00	12,497	SF
<b>Adj. Bldg. S.F. (Card, Sketch)</b>		2401
<b>Units/Beds/Baths</b>		1/4/2
<b>Eff./Act. Year Built: 1964/1963</b>		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
26			B1					
R			B1					
1			.29					

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

CERTIFICATE OF MAILING NOTICES

Tax Deed #40349

STATE OF FLORIDA  
COUNTY OF BROWARD

THIS IS TO CERTIFY that I, County Administrator in and for Broward County, Florida, did on the 2nd day of July 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:

CITY OF PEMBROKE PINES  
FINANCE DEPARTMENT  
ATTN MELINDA  
10100 PINES BLVD  
PEMBROKE PINES, FL 33026

RONALD TUTTLE REV TR  
7421 NW 1 CT  
PEMBROKE PINES, FL 33024-  
7212

LB-AMNIA 14 LLC  
PO BOX 37531  
BALTIMORE, MD 21297-7531

GARY GEORGE TUTTLE AS  
TRUSTEE OF THE RONALD  
TUTTLE REVOCABLE TRUST  
DATED 4/18/2011  
4468 LARKSPUR COURT  
PORT CHARLOTTE, FL 33948

\*VELAZQUEZ,ALEXANDER H/E  
VELAZQUEZ, ANDREA  
7431 NW 1 CT  
HOLLYWOOD, FL 33024

\*SOCCOL,L  
7430 POLK ST  
HOLLYWOOD, FL 33024-7235

\*CHRISTOPHER,JUANITA &  
ROWAN  
7420 POLK ST  
HOLLYWOOD, FL 33024-7235

\*BERARDINO,NICHOLAS  
2151 NW 104 AVE  
PEMBROKE PINES, FL 33026

RONALD DAVID TUTTLE  
7421 NW 1 CT  
PEMBROKE PINES, FL 33024-  
7212

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 2nd day of July 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 40349

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: 514115-03-0670  
Certificate Number: 19343  
Date of Issuance: 06/01/2015  
Certificate Holder: LB-AMNIA 14 LLC  
Description of Property: BOULEVARD HEIGHTS SEC 12 54-4 B  
LOT 6 BLK 6

Name in which assessed: RONALD TUTTLE REV TR  
Legal Titleholders: RONALD TUTTLE REV TR  
7421 NW 1 CT  
PEMBROKE PINES, FL 33024-7212

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 15th day of August, 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.deedauktion.net  
*\*Pre-registration is required to bid.*

Dated this 12th day of July, 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: 07/12/2018, 07/19/2018, 07/26/2018 & 08/02/2018  
Minimum Bid: 27678.70

**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

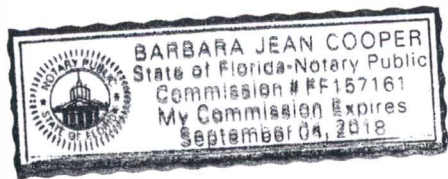
40349  
NOTICE OF APPLICATION FOR TAX DEED  
CERTIFICATE NUMBER: 19343

in the XXXX Court,  
was published in said newspaper in the issues of  
07/12/2018 07/19/2018 07/26/2018 08/02/2018

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.

*[Handwritten Signature]*  
Sworn to and subscribed before me this  
2 day of AUGUST, A.D. 2018  
*[Handwritten Signature]*

(SEAL)  
GUERLINE WILLIAMS personally known to me



**Broward County, Florida  
RECORDS, TAXES & TREASURY  
DIVISION/TAX DEED SECTION  
NOTICE OF APPLICATION FOR  
TAX DEED NUMBER 40349**

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: 514115-03-0670  
Certificate Number: 19343  
Date of Issuance: 06/01/2015  
Certificate Holder:  
LB-AMNIA 14 LLC  
Description of Property:  
BOULEVARD HEIGHTS SEC 12  
54-4 B  
LOT 6 BLK 6  
Name in which assessed:

RONALD TUTTLE REV TR  
Legal Titleholders:  
RONALD TUTTLE REV TR  
7421 NW 1 CT  
PEMBROKE PINES, FL 33024-7212

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 15th day of August, 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 12th day of July, 2018.

Bertha Henry  
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: 27141.77  
401-314  
7/12-19-26 8/2 18-16/0000324706B



Assignment: 16809 Please Route To Supervisor Service Sheet # 18-030810  
BROWARD COUNTY, FL vs. RONALD TUTTLE REV TR TD 40349  
TAX SALE NOTICE VS. COUNTY/BROWARD DEFENDANT 8/15/2018  
PLAINTIFF CASE  
TYPE OF WRIT COURT HEARING DATE  
RONALD TUTTLE REV TR 7421 NW 1 COURT  
SERVE PEMBROKE PINES, FL 33024  
\*SERVE A.S.A.P. - RETURN TO TAX NOTICE TRAY\*

14279  
BROWARD COUNTY REVENUE-DELINQ TAX SECTION  
115 S. ANDREWS AVENUE, ROOM A-100  
FT LAUDERDALE, FL 33301  
JULIE AIKMAN, SUPV.  
9884 Attorney

Received this process on 7/11/18-0700  
Date 7/12/2018 at 10:13  
Time  
 Served  
 Not Served - see comments

On RONALD T TUTTLE REV TR, 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  
1<sup>st</sup> attempt date/time: \_\_\_\_\_ 2<sup>nd</sup> attempt date/time: \_\_\_\_\_

**POSTED COMMERCIAL:** By attaching a true copy to a conspicuous place on the property in accordance with F.S. 48.183  
1<sup>st</sup> attempt date/time: \_\_\_\_\_ 2<sup>nd</sup> attempt date/time: \_\_\_\_\_

**OTHER RETURNS:** See comments

COMMENTS: Post

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

SCOTT J. ISRAEL, SHERIFF  
BROWARD COUNTY, FLORIDA

BY: [Signature] D.S.  
V. #16809

ORIGINAL

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA  
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION  
PROPERTY ID # 514115-03-0670 (TD #40349)

RECEIVED SHERIFF  
2018 JUL 10 AM 9:43  
RECEIVED SHERIFF  
2018 JUL 10 AM 9:44  
BROWARD COUNTY, FLORIDA  
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 July 31, 2018 .....\$21,943.74
- Or
- \* Amount due if paid by August 14, 2018 .....\$22,213.01

\*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 August 15, 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](http://www.broward.org/recordstaxestreasury)

**PLEASE SERVE THIS ADDRESS OR LOCATION**

RONALD TUTTLE REV TR  
7421 NW 1 CT  
PEMBROKE PINES FL 33024-7212

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

This Deed prepared by, and return to:  
**Gregory A. Ebenfeld**  
11011 Sheridan Street, Suite 113  
Cooper City, Florida 33026

**Grantor, RONALD TUTTLE, S.S.#**

Property Appraiser's  
Parcel Identification  
No. 5141 15 03 0670

**WARRANTY DEED**

THIS WARRANTY DEED, made 4-18-2011, between **RONALD D. TUTTLE**, a single man, of 7421 NW 1<sup>st</sup> Court, Hollywood, FL 33024, GRANTOR (collectively "GRANTOR"), and **GARY GEORGE TUTTLE as TRUSTEE OF THE RONALD TUTTLE REVOCABLE TRUST** dated 4-18-2011 whose post office address is, 4468 Larkspur Court, Port Charlotte, FL 33948 GRANTEE.

THE GRANTOR, in consideration of the sum of Ten Dollars (10.00) and other good and valuable considerations, to said GRANTOR in hand paid by the GRANTEE, the receipt of which is hereby acknowledged, has granted, bargained and sold to said GRANTEE and GRANTEE'S successors, and assigns forever the following described land situated in BROWARD County, Florida, to wit:

**Lot 6 in Block 6 of BOULEVARD HEIGHTS SECTION TWELVE, according to the Plat thereof, recorded in Plat Book 54, Page 4, of the Public Records of BROWARD County, Florida.**

**Site address: 7421 NW 1<sup>st</sup> Court, Pembroke Pines, FL**

and said GRANTOR does hereby fully warrant the title to said land will defend the same against the lawful claims of all persons whomsoever. Where used herein the terms GRANTORS, GRANTEES and TRUSTEES shall be construed as singular or plural as the context requires.

GARY GEORGE TUTTLE, TRUSTEE shall have the independent power and authority to protect, conserve, and to sell, or to lease, or to encumber, or otherwise to manage and dispose of the real property conveyed by this deed.

In the event GARY GEORGE TUTTLE cannot continue to serve as TRUSTEE, the Successor TRUSTEE shall be MARYANN KAY TUTTLE. The Successor TRUSTEE is hereby granted the power to protect, conserve and to sell, or to lease, or to encumber, or otherwise to manage and dispose of the real property described in this deed.

4-18-2011 In the referenced **RONALD TUTTLE REVOCABLE TRUST** dated 4-18-2011, **RONALD DAVID TUTTLE** has retained accessory and possessory rights in the subject real property which gives him a beneficial interest for his life which can be considered to be an "equitable title to real estate," as that term is employed in Section 6, Article 7 of the Florida Constitution. Any reference herein to the **RONALD TUTTLE REVOCABLE TRUST** dated 4-18-2011 shall refer to any and all amendments thereto and restatements thereof.

Any person dealing with the TRUSTEES shall deal with said TRUSTEE in the order as set forth above. However, no person shall deal with a Successor TRUSTEE until one or more of the following have been received by said person or placed or recorded in the aforementioned county:

- A. The written resignation of the prior TRUSTEE sworn to and acknowledged before a notary public.
- B. A certified death certificate of the prior TRUSTEE.
- C. The order of a court of competent jurisdiction adjudicating the prior TRUSTEE incompetent, or removing said TRUSTEE for any reason.

Property Appraiser's Parcel Identification  
No. 5141 15 03 0670

- D. The written certification of two physicians currently practicing medicine that the TRUSTEE is physically or mentally incapable of handling the duties of TRUSTEE.
- E. The written removal of a Successor TRUSTEE and/or the appointment of an additional Successor TRUSTEE by the GRANTOR sworn to and acknowledged before a notary public; this right being reserved to the GRANTOR.

This conveyance is subject to restrictions, reservations, limitations, and easements of record, taxes for the year 2011 and subsequent years, and all mortgages of record which the GRANTEE herein assumes and agrees to pay.

IN WITNESS WHEREOF, GRANTOR has signed and sealed these presents the day and year first above written.

Signed, Sealed, and delivered  
in the presence of:

Angela Canas  
Signature of Witness

Ronald David Tuttle  
RONALD DAVID TUTTLE  
7421 NW 1<sup>st</sup> Court, Hollywood, FL 33024

ANGELA CANAS  
Printed Name of Witness

Beverly Ann Clarke  
Signature of Witness

Beverly Ann Clarke  
Printed Name of Witness

STATE OF FLORIDA                    )  
  ) ss.  
COUNTY OF BROWARD            )

4/18/2011 SUBSCRIBED, SWORN TO, AND ACKNOWLEDGED BEFORE ME this  
by RONALD DAVID TUTTLE, GRANTOR, who [] is personally  
known to me, OR [ ] has produced MEDICAL RECORDS as identification.

John F. Conway  
Notary Public  
State of Florida

NOTARY PUBLIC-STATE OF FLORIDA  
John F. Conway  
Commission #DD930022  
Expires: NOV. 17, 2013  
BONDED THRU ATLANTIC BONDING CO., INC.

Filing # 11578471 Electronically Filed 03/20/2014 03:39:19 PM

**Affidavit of No Florida Estate Tax Due** DR-312  
(for decedents dying on or after January 1, 2000)

In The Circuit Court for Broward County, Florida  
Probate Division

In RE: Estate of Ronald David Tuttle  
Deceased

File No. 12-2316 (601)

State of FLORIDA  
County of BROWARD

I, the undersigned, Gary George Tuttle, do hereby state:  
(Print name of personal representative)

1. I am the Personal Representative as defined in s. 198.01 or s. 731.201, Florida Statutes (F.S.), as the case may be, of the Estate of Ronald David Tuttle.

2. The decedent referenced above who died on [REDACTED] and was domiciled, as defined in s. 198.015, F.S., at the time of death in the state of Florida.

On date of death, the decedent was (check one):  a U.S. citizen [ ] not a U.S. citizen

3. A federal estate tax return (federal Form 706 or 706-NA) is not required to be filed for the Estate.

4. The Estate does not owe Florida estate tax pursuant to Chapter 198, F.S.

5. I acknowledge personal liability for distribution in whole or in part of any of the Estate by having obtained release of such property from the lien of the Florida estate tax.

Under penalties of perjury, I declare that I have read this Affidavit and that the facts stated are true.

Executed this 1 day of MAY, 2013.

Signature: [Signature]  
Print Name: Gary George Tuttle  
Mailing Address: 7421 NW 1<sup>ST</sup> Court  
Pembroke Pines, FL 33024 Telephone: \_\_\_\_\_

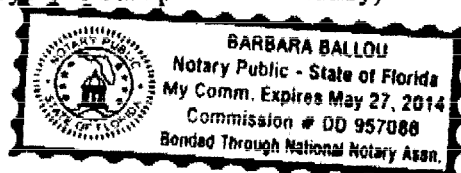
State of FLORIDA  
County of BROWARD

Sworn to (or affirmed) and subscribed before me by GARY GEORGE TUTTLE on this 1 day of MAY, 2013.

Personally known \_\_\_\_\_  
Or Produced Identification   
Type of Identification Produced FLA DL

Signature of Notary: [Signature]

(Print, Type, or Stamp Name of Notary)



DATE: July 2nd, 2018  
PROPERTY ID # 514115-03-0670 (TD # 40349)

# WARNING

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

CITY OF PEMBROKE PINES  
FINANCE DEPARTMENT  
ATTN MELINDA  
10100 PINES BLVD  
PEMBROKE PINES, FL 33026

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 7421 NW 1 CT, FL 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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MAKE CASHIER'S CHECK OR MONEY ORDER PAYABLE TO: BROWARD COUNTY TAX COLLECTOR

- \* Estimated Amount due if paid by July 31, 2018 .....\$21,943.74
- Or
- \* Estimated Amount due if paid by August 14, 2018 .....\$22,213.01

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON August 15, 2018 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](http://www.broward.org/recordstaxestreasury)

DATE: July 2nd, 2018  
PROPERTY ID # 514115-03-0670 (TD # 40349)

# WARNING

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

RONALD TUTTLE REV TR  
7421 NW 1 CT  
PEMBROKE PINES, FL 33024-7212

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DATE: July 2nd, 2018  
PROPERTY ID # 514115-03-0670 (TD # 40349)

# WARNING

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LB-AMNIA 14 LLC  
PO BOX 37531  
BALTIMORE, MD 21297-7531

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DATE: July 2nd, 2018  
PROPERTY ID # 514115-03-0670 (TD # 40349)

# WARNING

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GARY GEORGE TUTTLE AS TRUSTEE OF  
THE RONALD TUTTLE REV TR DATED 4/18/2011  
4468 LARKSPUR COURT  
PORT CHARLOTTE, FL 33948

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DATE: July 2nd, 2018  
PROPERTY ID # 514115-03-0670 (TD # 40349)

# WARNING

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

\*VELAZQUEZ,ALEXANDER H/E  
VELAZQUEZ, ANDREA  
7431 NW 1 CT  
HOLLYWOOD, FL 33024

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DATE: July 2nd, 2018  
PROPERTY ID # 514115-03-0670 (TD # 40349)

# WARNING

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

\*SOCCOL,L  
7430 POLK ST  
HOLLYWOOD, FL 33024-7235

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DATE: July 2nd, 2018  
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\*CHRISTOPHER, JUANITA & ROWAN  
7420 POLK ST  
HOLLYWOOD, FL 33024-7235

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\*BERARDINO, NICHOLAS  
2151 NW 104 AVE  
PEMBROKE PINES, FL 33026

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RONALD DAVID TUTTLE  
7421 NW 1 CT  
PEMBROKE PINES, FL 33024-7212

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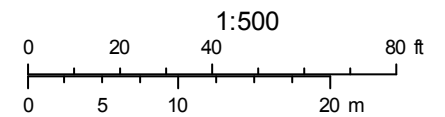
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May 3, 2018



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| <input type="checkbox"/> Return Receipt (electronic)         | \$ | _____ |
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**TD 40349 AUGUST 2018 WARNING**  
**\*CHRISTOPHER, JUANITA & ROWAN**  
7420 POLK ST  
HOLLYWOOD, FL 33024-7235

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7016 0360 0001 4963 2343

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**TD 40349 AUGUST 2018 WARNING**  
\*VELAZQUEZ, ALEXANDER H/E  
VELAZQUEZ, ANDREA  
7431 NW 1 CT  
HOLLYWOOD, FL 33024

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**TD 40349 AUGUST 2018 WARNING**  
\*BERARDINO, NICHOLAS  
2151 NW 104 AVE  
PEMBROKE PINES, FL 33026

701A 0360 0001 4963 2336

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| <input type="checkbox"/> | Return Receipt (electronic)         | \$ | _____ |
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**TD 40349 AUGUST 2018 WARNING**  
RONALD DAVID TUTTLE  
7421 NW 1 CT  
PEMBROKE PINES, FL 33024-7212

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**TD 40349 AUGUST 2018 WARNIN G**  
RONALD TUTTLE REV TR  
7421 NW 1 CT  
PEMBROKE PINES, FL 33024-7212

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7018 0360 0001 4963 2305

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- Adult Signature Required \$ \_\_\_\_\_
- Adult Signature Restricted Delivery \$ \_\_\_\_\_

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**TD 40349 AUGUST 2018 WARNING**

LB-AMNIA 14 LLC

PO BOX 37531

BALTIMORE, MD 21297-7531


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**TD 40349 AUGUST 2018 WARNING**  
\*SOCCOL,L  
7430 POLK ST  
HOLLYWOOD, FL 33024-7235

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**TD 40349 AUGUST 2018 WARNING**

GARY GEORGE TUTTLE AS TRUSTEE OF THE RONALD  
TUTTLE REVOCABLE TRUST DATED 4/18/2011  
4468 LARKSPUR COURT  
PORT CHARLOTTE, FL 33948

5222 4964 1000 0960 8102

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Certified Mail Fee

\$

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

**TD 40349 AUGUST 2018 WARNING**  
CITY OF PEMBROKE PINES  
FINANCE DEPARTMENT  
ATTN MELINDA  
10100 PINES BLVD  
PEMBROKE PINES, FL 33026



**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 40349 AUGUST 2018 WARNING**  
**\*BERARDINO, NICHOLAS**  
 2151 NW 104 AVE  
 PEMBROKE PINES, FL 33026



9590 9402 4167 8092 9870 94

2. Article Number (Transfer from service label)

7018 0360 0001 4963 2336

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X   Agent  
 Addressee

B. Received by (Printed Name)

C. Date of Delivery

7/11/18

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
- Insured Mail
- 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.

**TD 4034 AUGUST 2018 WARNING**  
 CITY OF PEMBROKE PINES  
 FINANCE DEPARTMENT  
 ATTN MELINDA  
 10100 PINES BLVD  
 PEMBROKE PINES, FL 33026



9590 9402 4167 8092 9871 79

2. Article Number (Transfer from service label)

7018 0360 0001 4963 2275

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  
 Agent  
 Addressee

X *Robin Abel*

B. Received by (Printed Name) C. Date of Delivery  
*Robin Abel* 7/11/18

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

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

**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.

**TD 40349 AUGUST 2018 WARNING**  
 \*SOCCOL,L  
 7430 POLK ST  
 HOLLYWOOD, FL 33024-7235



9590 9402 4167 8092 9871 93

2 Article Number (Transfer from service label)

7018 0360 0001 4963 2299

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Agent  
 Addressee

B. Received by (Printed Name) **Leo Soccot** 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
  - Mail 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 40349 AUGUST 2018 WARNING**  
**LB-AMNIA 14 LLC**  
**PO BOX 37531**  
**BALTIMORE, MD 21297-7531**



9590 9402 4167 8092 9872 16

2. Article Number (Transfer from service label)

7018 0360 0001 4963 2305

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

*[Handwritten Signature]*

- Agent
- Addressee

B. Received by (Printed Name)

*[Handwritten Name]*

C. Date of Delivery

*[Handwritten Date]*

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