



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

www.GrantStreet.com

PROPERTY INFORMATION REPORT

ORDER DATE: 05/02/2018

REPORT EFFECTIVE DATE: 20 YEARS UP TO 05/01/2018

CERTIFICATE # 2014-16975

ACCOUNT # 504233150040

ALTERNATE KEY # 533277

TAX DEED APPLICATION # 40959

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:

The East 62.50 feet of Block A excepting therefrom the South 490 feet thereof, according to the Plat of SUN GARDENS, FIRST ADDITION, as recorded in Plat Book 30, at Page 21, in the Public Records of Broward County, Florida.

PROPERTY ADDRESS: 270 NW 14 WAY, DANIA BEACH FL 33004

OWNER OF RECORD ON CURRENT TAX ROLL:

GLORIA J WASHINGTON H/E

PRINCE WASHINGTON JR

270 NW 14 WAY

DANIA BEACH, FL 33004-2654 (Matches Property Appraiser records.)

APPARENT TITLE HOLDER & ADDRESS OF RECORD:

PRINCE WASHINGTON JR AND GLORIA J

OR: 48278, Page: 1975

WASHINGTON

270 NW 14TH WAY

DANIA BEACH, FL 33004 (Per Deed)

MORTGAGE HOLDER OF RECORD:

None found.

LIENHOLDERS AND OTHER INTERESTED PARTIES OF RECORD:

5T WEALTH PARTNERS LP

DEPARTMENT #6200, P.O. BOX 830539

BIRMINGHAM, AL 35283 (Tax Deed Applicant)

PROPERTY INFORMATION REPORT – CONTINUED

PARCEL IDENTIFICATION NUMBER: 5042 33 15 0040

CURRENT ASSESSED VALUE: \$25,970

HOMESTEAD EXEMPTION: Yes

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: 10428, Page: 370
Death Certificate	OR: 26545, Page: 312
Affidavit	OR: 26545, Page: 314
Quit Claim Deed	OR: 26545, Page: 315
Affidavit of No Florida Estate Tax Due	OR: 39255, Page: 1770

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.

Wendy Carter

Title Examiner



Site Address	270 NW 14 WAY, DANIA BEACH FL 33004	ID #	5042 33 15 0040
Property Owner	WASHINGTON, GLORIA J H/E WASHINGTON, PRINCE JR	Millage	0413
Mailing Address	270 NW 14 WAY DANIA BEACH FL 33004-2654	Use	01
Abbr Legal Description	SUN GARDENS FIRST ADD 30-21 B BLOCK A E 62.50 LESS S 490		

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	\$17,500	\$59,880	\$77,380	\$26,510	
2017	\$15,310	\$46,080	\$61,390	\$25,970	\$631.02
2016	\$14,220	\$44,340	\$58,560	\$25,440	\$591.20

2018 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$77,380	\$77,380	\$77,380	\$77,380
Portability	0	0	0	0
Assessed/SOH 12	\$26,510	\$26,510	\$26,510	\$26,510
Homestead 100%	\$25,000	\$25,000	\$25,000	\$25,000
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	\$1,510	\$1,510	\$1,510	\$1,510

Sales History			
Date	Type	Price	Book/Page or CIN
11/1/2011	QCD-T	\$100	48278 / 1975
4/1/1997	QCD	\$100	26545 / 315
			428 / 370

Land Calculations		
Price	Factor	Type
\$4.00	4,375	SF
Adj. Bldg. S.F. (Card, Sketch)		869
Units/Beds/Baths		1/2/1
Eff./Act. Year Built: 1954/1953		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
04	V					DS		
R	1							
1						1		

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

CERTIFICATE OF MAILING NOTICES

Tax Deed #40959

STATE OF FLORIDA
COUNTY OF BROWARD

THIS IS TO CERTIFY that I, County Administrator in and for Broward County, Florida, did on the 4th day of September 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:

GLORIA J WASHINGTON
270 NW 14TH WAY
DANIA BEACH, FL 33004

PRINCE WASHINGTON JR
270 NW 14TH WAY
DANIA BEACH, FL 33004

CITY OF DANIA BEACH
100 W DANIA BEACH BLVD
DANIA BEACH, FL 33004

CITY OF DANIA BEACH
ATTN CODE COMPLIANCE
100 W DANIA BEACH BLVD
DANIA BEACH, FL 33004

*FORD, TRAVIS
280 NW 14 WAY
DANIA BEACH, FL 33004

*NUBY, RONALD D
PO BOX 1091
DANIA BEACH, FL 33004-1091

*NANAN, SEEOBIN LE
NANAN, CLYDE & VICTORIA
4848 SW 25TH AVENUE
FORT LAUDERDALE, FL 33312

*5T WEALTH PARTNERS LP
DEPARTMENT #6200, P.O. BOX
830539
BIRMINGHAM, AL 35283

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 4th day of September 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 40959

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: 504233-15-0040
Certificate Number: 16975
Date of Issuance: 06/01/2015
Certificate Holder: 5T WEALTH PARTNERS LP
Description of Property: SUN GARDENS FIRST ADD 30-21 B
BLOCK A E 62.50 LESS S 490

Name in which assessed: WASHINGTON, GLORIA J H/E WASHINGTON, PRINCE JR
Legal Titleholders: WASHINGTON, GLORIA J H/E
WASHINGTON, PRINCE JR
270 NW 14 WAY
DANIA BEACH, FL 33004-2654

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 17th day of October, 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 13th day of September, 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: 09/13/2018, 09/20/2018, 09/27/2018 & 10/04/2018
Minimum Bid: 16521.07

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

40959
NOTICE OF APPLICATION FOR TAX DEED
CERTIFICATE NUMBER: 16975

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

09/13/2018 09/20/2018 09/27/2018 10/04/2018

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
4 day of OCTOBER, A.D. 2018
[Handwritten Signature: Scherrie A Thomas]
(SEAL)
GUERLINE WILLIAMS personally known to me



**Broward County, Florida
RECORDS, TAXES & TREASURY
DIVISION/TAX DEED SECTION
NOTICE OF APPLICATION FOR
TAX DEED NUMBER 40959**

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: 504233-15-0040
Certificate Number: 16975
Date of Issuance: 06/01/2015
Certificate Holder:
5T WEALTH PARTNERS LP
Description of Property:
SUN GARDENS FIRST ADD 30-21 B
BLOCK A E 62.50 LESS S 490
Name in which assessed:
WASHINGTON, GLORIA J H/E
WASHINGTON, PRINCE JR
Legal Titleholders:
WASHINGTON, GLORIA J H/E
WASHINGTON, PRINCE JR
270 NW 14 WAY
DANIA BEACH, FL 33004-2654
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 17th day of October, 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 13th day of September, 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: 16833.07
401-314
9/13-20-27 10/4 18-17/0000339593B

Assignment: 17336 SERVE ASAP / RETURN TO TAX NOTICE TRAY Service Sheet # 18 040220

BROWARD COUNTY vs. GLORIA J WASHINGTON, ET AL
PLAINTIFF vs. DEFENDANT TD 40959
TAX SALE NOTICE COUNTY/BROWARD COURT 10/17/2018
TYPE OF WRIT HEARING DATE

WASHINGTON, GLORIA J AND/OR PRINCE WASHINGTON JR
SERVE 270 NW 14 WAY
DANIA BEACH, FL 33004

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

JULIE AIKMAN, SUPV.
Attorney
12178

Received this process on 9/14/18 Date 9/15/2018
17336
 Served
 Not Served - see comments
9/26/18 at 1509
Date Time

On WASHINGTON, GLORIA J AND/OR PRINCE WASHINGTON JR in Broward County, Florida, by serving the within named person a true copy of the writ, with the date and time of service endorsed thereon by me, and a copy of the complaint, petition, or initial pleading, by the following method:

INDIVIDUAL SERVICE

SUBSTITUTE SERVICE:

- At the defendant's usual place of abode on "any person residing therein who is 15 years of age or older", to wit: _____, in accordance with F.S. 48.031(1)(a)
- To _____, the defendant's spouse, at _____ in accordance with F.S. 48.031(2)(a)
- To _____, the person in charge of the defendant's business in accordance with F.S. 48.031(2)(b), after two or more attempts to serve the defendant have been made at the place of business

CORPORATE SERVICE:

- To _____, holding the following position of said corporation _____ in the absence of any superior officer in accordance with F.S. 48.081
- To _____, an employee of defendant corporation in accordance with F.S. 48.081(3)
- To _____, as resident agent of said corporation in accordance with F.S. 48.091

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

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

1st attempt date/time: _____ 2nd attempt date/time: _____

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

1st attempt date/time: _____ 2nd attempt date/time: _____

OTHER RETURNS: See comments

COMMENTS: _____

Posted

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

SCOTT J. ISRAEL, SHERIFF
BROWARD COUNTY, FLORIDA

BY: [Signature] D.S.
Bannis 17336

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION
PROPERTY ID # 504233-15-0040 (TD #40959)

RECEIVED SHERIFF
2018 SEP -5 AM 10:01
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 September 28, 2018\$3,056.38

Or

* Amount due if paid by October 16, 2018\$3,089.91

*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 October 17, 2018 UNLESS THE BACK TAXES ARE PAID.

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

FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT

www.broward.org/recordstaxestreasury

PLEASE SERVE THIS ADDRESS OR LOCATION

WASHINGTON, GLORIA J
AND/OR
WASHINGTON, PRINCE JR
270 NW 14 WAY
DANIA BEACH, FL 33004

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

Return to: (enclose self addressed stamped envelope)

Name: ARCHIE J. RYAN III, ESQ.
700 East Dania Beach Blvd.
Address: Dania, Florida 33004

This Instrument Prepared by: ARCHIE J. RYAN III, ESQ.
700 East Dania Beach Blvd.
Address: Dania, Florida 33004

Grantee Name and S.S. #: JESSIE NEWBY

Grantee Name and S.S. #: PRINCE WASHINGTON, JR.

97-297130 T#004
06-10-97 09:32AM
\$ 0.70
DOCU. STAMPS-DEED
RECVD. BROWARD CNTY
B. JACK OSTERHOLT
COUNTY ADMIN.

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR PROCESSING DATA

This Indenture

Wherever used herein, the term "party" shall include the heirs, personal representatives, successors and/or assigns of the respective parties hereto; the use of the singular number shall include the plural, and the plural the singular; the use of any gender shall include all genders; and, if used, the term "note" shall include all the notes herein described if more than one

Made this 1st day of April, A. D. 19 97
Between JESSIE NEWBY, a single man,

Broward and State of Florida, of the County of
party of the first part, and
JESSIE NEWBY, a single man, for the term of his natural life, and upon
his death to PRINCE WASHINGTON, JR.
252 N. W. 14th Way, Dania, Florida 33004

Broward and State of Florida, of the County of
party of the second part,
Witnesseth, that the said party of the first part, for and in consideration of the sum of
TEN AND NO/100TH (\$10.00) Dollars,
in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has remised, released and
quitclaimed, and by these presents does remise, release and quitclaim unto the said party of the second part all the right, title,
interest claim and demand which the said party of the first part has in and to the following described lot, piece or parcel of
land, situate lying and being in the County of Broward State of Florida, to wit:

All of the East 70 feet of Block A excepting therefrom
the South 490 feet thereof, according to the Plat of
SUN GARDENS, FIRST ADDITION, as recorded in Plat Book
30, at Page 21, in the Public Records of Broward County,
Florida.

Property Appraiser's Parcel Identification Number: 0333-15-0040

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

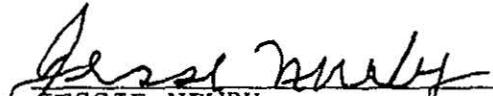
In Witness Whereof, the said party of the first part has hereunto set his hand and seal the day and year
first above written.

Signed, Sealed and Delivered in Our Presence:



ARCHIE J. RYAN


TIM RYAN



JESSIE NEWBY L.S.
252 N. W. 14th Way
Dania, Florida 33004

L.S.

L.S.

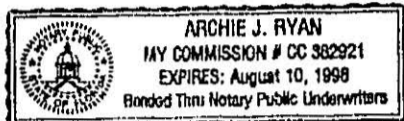
L.S.

BR 26545PG0315

②
A

State of Florida
County of Broward

The foregoing instrument was acknowledged before me this 1st day of
April, 19 97, by JESSIE NEWBY, a single man,
who is personally known to me ~~or who has produced~~
~~as identification and who did (did not) take an oath.~~



Signature
ARCHIE J. RYAN

Printed Name
Notary Public

Title

Serial #, if Any

RECORDED IN THE OFFICIAL RECORDS BOOK
OF BROWARD COUNTY, FLORIDA
COUNTY ADMINISTRATOR

Prepared by and Return to:
Prince Washington, Jr.
270 NW 14th Way
Dania Beach, Florida 33004

Property ID: 5042 33 15 0040

QUITCLAIM DEED

THIS QUITCLAIM DEED, Executed this 1 day of November, 2011, by **PRINCE WASHINGTON, JR.**, a married man, whose post office address is 270 NW 14th Way, Dania Beach, Florida 33004, the GRANTOR, to **PRINCE WASHINGTON, JR.** and **GLORIA J. WASHINGTON**, husband and wife, (hereinafter called the GRANTEES), whose post office address is 270 NW 14th Way, Dania Beach, Florida 33004, as tenants by the entirety.

WITNESSETH, that the GRANTOR for love and affection and other good consideration does hereby remise, release and quitclaim unto GRANTEES and GRANTEES's heirs and assigns forever, all the right, title, interest and claim which GRANTOR has in the following described parcel of land, and improvements and appurtenances thereto in the County of Broward, State of Florida to wit:

All of the East 70 feet of Block A excepting therefrom the South 490 feet thereof, according to the Plat of SUN GARDENS, FIRST ADDITION, as recorded in Plat Book 30, at Page 21, in the Public Records of Broward County, Florida.

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

Signed, sealed and delivered in the presence of:

[Signature]
WITNESS #1 *[Signature]*
Barbara E Owens
WITNESS #2

[Signature]
PRINCE WASHINGTON, JR.

State of Florida)
County of Broward)

On this 1 day of November 1, 2011, appeared PRINCE WASHINGTON, JR., [] personally known to me or who provided identification of Ma Owens licensed to be the person whose name is subscribed to within this quitclaim deed and acknowledged to me that s/he executed the same by his/her signature(s) on this quitclaim deed.



Barbara E Owens
Signature of Notary

RETURN TO: ARCHIE J. RYAN
700 EAST DANIA BEACH BLVD.
DANIA, FLORIDA 33004

97-297129 T#003
06-10-97 09:32AM

PREPARED BY:
ARCHIE J. RYAN III, ESQ.
700 East Dania Beach Boulevard
Dania, Florida 33004

A F F I D A V I T

STATE OF FLORIDA)
)
COUNTY OF BROWARD)

PERSONALLY APPEARED before me, the undersigned authority, duly qualified to administer oaths and take acknowledgments, JESSIE NEWBY, who is personally known to me, who, being by me first duly sworn and cautioned, deposes and says under oath as follows:

1. That your Affiant was, on December 31, 1944, married to SARAH NEWBY, now deceased.

2. That your Affiant remained married to the aforesaid SARAH NEWBY continuously and without interruption from December 31, 1944, until the date of her death on [REDACTED].

3. That your Affiant, together with the aforesaid SARAH NEWBY, were the Grantees in that certain Deed dated January 10, 1958, and recorded in Official Records Book 1127, at Page 420, of the Public Records of Broward County, Florida, which Deed conveyed the following described property, to wit:

All of the East 70 feet of Block A excepting therefrom the South 490 feet thereof, according to the Plat of SUN GARDENS, FIRST ADDITION, as recorded in Plat Book 30, at Page 21, in the Public Records of Broward County, Florida.

FURTHER, YOUR AFFIANT SAYETH NAUGHT.

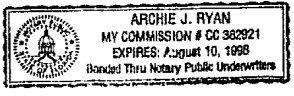
RECORDED IN THE OFFICIAL RECORDS BOOK
OF BROWARD COUNTY, FLORIDA
COUNTY ADMINISTRATOR

Jessie Newby
JESSIE NEWBY
252 N. W. 14th Way
Dania, Florida 33004

SWORN TO and subscribed before me this 1st day of April, 1997.

My Commission Expires:

Archie J. Ryan
Notary Public ARCHIE J. RYAN



BK26545P60314

DL

Printed for Lawyers' Title Guaranty Fund, Orlando, Florida

82-262257

This instrument was prepared by:

Name **YOUNG T. TINDALL**

Attorney at Law

1244 SOUTHEAST THIRD AVENUE
FT. LAUDERDALE, FL 33316

Warranty Deed

(STATUTORY FORM—SECTION 689.02 F.S.)

This Indenture, Made this 28th day of September 1982, Between

JESSIE NEWBY and SARAH NEWBY, his wife

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

CITY OF DANIA

whose post office address is 100 West Dania Beach Boulevard, Dania

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

Witnesseth, That said grantor, for and in consideration of the sum of Ten and No/100 -----

Dollars,

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

The West 7.5 feet of the following described property: All of the East 70 feet of Tract "A" excepting therefrom the South 490 feet thereof of SUN GARDENS FIRST ADDITION, according to the Plat thereof, as recorded in Plat Book 30, Page 21, of the Public Records of Broward County, Florida.

4.05
Broward County
Notary Public

SEP 30 10 28 AM '82

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

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

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

Signed, sealed and delivered in our presence:

Michael D. James
Paul [unclear]

Jessie Newby (Seal)
SARAH NEWBY (Seal)
SARAH NEWBY (Seal)

OFF REC 10428 PG 370

STATE OF FLORIDA
COUNTY OF BROWARD

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

Jessie Newby AND SARAH NEWBY

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

WITNESS my hand and official seal in the County and State last aforesaid this 28th day of September 1982

My commission expires:

NOTARY PUBLIC STATE OF FLORIDA
BONDED THRU GENERAL INSURANCE UND.
MY COMMISSION EXPIRES JULY 23 1986

RECORDED IN THE OFFICIAL RECORDS BOOK
OF BROWARD COUNTY, FLORIDA
F. T. JOHNSON
COUNTY ADMINISTRATOR

Notary Public
STATE OF FLORIDA

56



Affidavit of No Florida Estate Tax Due

DR-312
N. 01/00

(for decedents dying on or after January 1, 2000)

IN RE: ESTATE OF
JESSE NEWBY,
DECEASED.

04-5841

(this space available for case style of estate probate proceeding)

PROBATE
05 MAR 15 AM 9:55
(for official use only)

STATE OF FLORIDA
COUNTY OF BROWARD

I, the undersigned, DAVID NUBY, SR., do hereby state:

- 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 JESSE NEWBY.
 - The decedent referenced above, whose Social Security Number is _____, died on _____ 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
- A federal estate tax return (federal Form 706 or 706-NA) is not required to be filed for the Estate.
 - The Estate does not owe Florida estate tax pursuant to Chapter 198, F.S.
 - 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 19 day of JAN, 20 05.

Signature: [Signature]
Print Name: David Nuby, Sr.
Mailing Address: 738 SW 4th Terr., Dania, FL 33004
Telephone: _____

STATE OF Florida
COUNTY OF Broward

Sworn to (or affirmed) and subscribed before me by Davis Nuby, Sr.
on this 19 day of JAN, 20 05.

Personally known _____
Or Produced Identification ✓
Type of Identification Produced D/C

Signature of Notary: [Signature]

(Print, Type, or Stamp Name of Notary)

DATE: September 4th, 2018
PROPERTY ID # 504233-15-0040 (TD # 40959)

WARNING

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

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 270 NW 14 WAY, DANIA BEACH, FL 33004 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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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 September 28, 2018\$3,056.38
- Or
- * Estimated Amount due if paid by October 16, 2018\$3,089.91

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON October 17, 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

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

DATE: September 4th, 2018
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5T WEALTH PARTNERS LP
DEPARTMENT #6200, P.O. BOX 830539
BIRMINGHAM, AL 35283

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GLORIA J WASHINGTON
270 NW 14TH WAY
DANIA BEACH, FL 33004

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RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION

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PRINCE WASHINGTON JR
270 NW 14TH WAY
DANIA BEACH, FL 33004

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RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION

DATE: September 4th, 2018
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CITY OF DANIA BEACH
100 W DANIA BEACH BLVD
DANIA BEACH, FL 33004

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ATTN CODE COMPLIANCE
100 W DANIA BEACH BLVD
DANIA BEACH, FL 33004

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RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION

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FORD, TRAVIS
280 NW 14 WAY
DANIA BEACH, FL 33004

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

DATE: September 4th, 2018
PROPERTY ID # 504233-15-0040 (TD # 40959)

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NUBY, RONALD D
PO BOX 1091
DANIA BEACH, FL 33004-1091

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NANAN, SEEOBIN LE
NANAN, CLYDE & VICTORIA
4848 SW 25TH AVENUE
FORT LAUDERDALE, FL 33312

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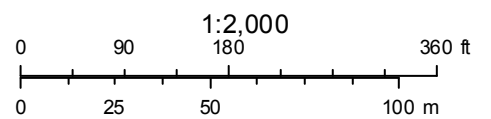
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June 28, 2018



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Extra Services & Fees (check box, add fee as appropriate)	
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<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
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TD 40959 OCTOBER 2018 WARNING
5T WEALTH PARTNERS LP
DEPARTMENT #6200, P.O. BOX 830539
BIRMINGHAM, AL 35283

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

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TD 40959 OCTOBER 2018 WARNING
NANAN, SEGOBIN LE
NANAN, CLYDE & VICTORIA
4848 SW 25TH AVENUE
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| <input type="checkbox"/> Adult Signature Restricted Delivery | \$ _____ |

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NUBY, RONALD D
PO BOX 1091
DANIA BEACH, FL 33004-1091

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- Adult Signature Restricted Delivery \$ _____

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TD 40959 OCTOBER 2018 WARNING

FORD, TRAVIS

280 NW 14 WAY

DANIA BEACH, FL 33004

City, State, ZIP+4®

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

See Reverse for Instructions

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TD 40959 OCTOBER 2018 WARNING
CITY OF DANIA BEACH
ATTN CODE COMPLIANCE
100 W DANIA BEACH BLVD
DANIA BEACH, FL 33004

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

See Reverse for Instructions

7018 0680 0002 2681 8395

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100 W DANIA BEACH BLVD
DANIA BEACH, FL 33004

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

See Reverse for Instructions

7018 0680 0002 2681 8388

7018 0680 0002 2681 8371

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OFFICIAL USE

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 40959 OCTOBER 2018 WARNING
PRINCE WASHINGTON JR
270 NW 14TH WAY
DANIA BEACH, FL 33004

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

7018 0680 0002 2681 8364

For delivery information, visit our website at www.usps.com

OFFICIAL USE

Certified Mail Fee	
\$	
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

Pr
\$
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\$
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\$
C

TD 40959 OCTOBER 2018 WARNING
GLORIA J WASHINGTON
270 NW 14TH WAY
DANIA BEACH, FL 33004

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 40959 OCTOBER 2018 WARNING
 NANAN,SEGOBIN LE
 NANAN,CLYDE & VICTORIA
 4848 SW 25TH AVENUE
 FORT LAUDERDALE, FL 33312



9590 9402 4097 8092 8935 64

7018 0680 0002 2681 8425

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- Agent
- Addressee

B. Received by (Printed Name)

Indira Nanan

C. Date of Delivery

9/7/18

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

(over 500)

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 40959 OCTOBER 2018 WARNING
 CITY OF DANIA BEACH
 ATTN CODE COMPLIANCE
 100 W DANIA BEACH BLVD
 DANIA BEACH, FL 33004



9590 9402 4097 8092 8935 95

1. Article Number (Required for Restricted Delivery)

7018 0680 0002 2681 8395

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressee

B. Received by (Printed Name) C. Date of Delivery
 Megan Telaso 9/7/18

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 |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery (over \$500) | |

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 40959 OCTOBER 2018 WARNING
 CITY OF DANIA BEACH
 100 W DANIA BEACH BLVD
 DANIA BEACH, FL 33004



9590 9402 4097 8092 8936 01

2. Article Number

7018 0680 0002 2681 8388

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

Megan J. Jasso

- Agent
- Addressee

B. Received by (Printed Name)

Megan Jasso

C. Date of Delivery

9/17/10

D. Is delivery address different from item 1? If YES, enter delivery address below:

- Yes
- No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Delivery Restricted Delivery
- Insured Mail Restricted Delivery (over \$500)
- 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 40959 OCTOBER 2018 WARNING
 5T WEALTH PARTNERS LP
 DEPARTMENT #6200, P.O. BOX 830539
 BIRMINGHAM, AL 35283



9590 9402 4097 8092 8935 57

7018 0680 0002 2681 8432

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

TD

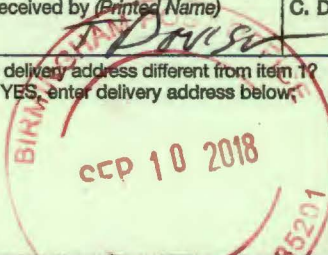
- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? If YES, enter delivery address below.

- Yes
- No



3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Delivery Restricted Delivery
- Insured Mail Restricted Delivery (over \$500)
- 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 40959 OCTOBER 2018 WARNING
 NUBY, RONALD D
 PO BOX 1091
 DANIA BEACH, FL 33004-1091



9590 9402 4097 8092 8935 71

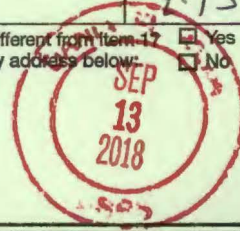
2. / 7018 0680 0002 2681 8418

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressee

B. Received by (Printed Name) C. Date of Delivery
 9-13-18

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