



**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: 11/12/2018

REPORT EFFECTIVE DATE: 20 YEARS UP TO 11/08/2018

CERTIFICATE # 2015-946

ACCOUNT # 484123230220

ALTERNATE KEY # 46463

TAX DEED APPLICATION # 42567

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 22J THE GREENS AT CAROLINA

A PORTION OF TRACT 11, "HOLIDAY SPRINGS VILLAGE SECTION TWO", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 80, AT PAGE 24, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWESTERLY CORNER OF SAID TRACT 11, THENCE NORTH 71 DEGREES 39 MINUTES 30 SECONDS EAST, ALONG THE NORTHERLY BOUNDARY LINE OF SAID TRACT 11, FOR 354.14 FEET TO A POINT ON A CURVE, SAID POINT BEARS NORTH 51 DEGREES 41 MINUTES 10 SECONDS EAST, FROM THE RADIUS POINT OF THE NEXT DESCRIBED CURVE, THENCE SOUTHEASTERLY, SOUTHERLY AND SOUTHWESTERLY, ALONG A CIRCULAR CURVE TO THE RIGHT, HAVING A RADIUS OF 200.00 FEET AND A CENTRAL ANGLE OF 54 DEGREES 52 MINUTES 37 SECONDS FOR AN ARC DISTANCE OF 191.56 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTHWESTERLY, SOUTHERLY AND SOUTHEASTERLY, ALONG A CIRCULAR CURVE TO THE LEFT, HAVING A RADIUS OF 750.00 FEET AND A CENTRAL ANGLE OF 53 DEGREES 20 MINUTES 59 SECONDS FOR AN ARC DISTANCE OF 698.35 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE CONTINUE SOUTHEASTERLY, ALONG SAID CIRCULAR CURVE TO THE LEFT, HAVING A RADIUS OF 750.00 FEET AND A CENTRAL ANGLE OF 3 DEGREES 43 MINUTES 05 SECONDS FOR AN ARC DISTANCE OF 48.67 FEET (LAST MENTIONED THREE COURSES BEING COINCIDENT WITH THE EASTERLY BOUNDARY LINES OF SAID TRACT 11); THENCE SOUTH 49 DEGREES 29 MINUTES 44 SECONDS WEST, RADIAL TO THE LAST AND NEXT DESCRIBED CURVES, FOR 100.00 FEET, THENCE NORTHWESTERLY, ALONG A CIRCULAR CURVE TO THE RIGHT, HAVING A RADIUS OF 850.00 FEET AND A CENTRAL ANGLE OF 3 DEGREES 43 MINUTES 05 SECONDS FOR AN ARC DISTANCE OF 55.16 FEET; THENCE NORTH 53 DEGREES 12 MINUTES 49 SECONDS EAST, RADIAL TO THE LAST DESCRIBED CURVE, FOR 100.00 FEET TO THE POINT OF BEGINNING.

** The legal description on the conveyances in this report differs from the Property Appraiser. The Property Appraiser's records include "THE GREENS AT CAROLINA PH III", however no conveyances were found of record including "PH III".

PROPERTY ADDRESS: 2609 NW 79 AVENUE, MARGATE FL 33063-8155

OWNER OF RECORD ON CURRENT TAX ROLL:

JOHN M APGAR
2609 NW 79 AVE
MARGATE, FL 33063 (Matches Property Appraiser records.)

APPARENT TITLE HOLDER & ADDRESS OF RECORD:

JOHN M APGAR OR: 49072, Page: 758
2609 NW 79TH AVE
MARGATE, FL 33063 (Per Deed)

MORTGAGE HOLDER OF RECORD:

None found.

LIENHOLDERS AND OTHER INTERESTED PARTIES OF RECORD:

SUNSHINE STATE CERTIFICATES VI, LLLP
SUNSHINE STATE CERTIFICATES VI, LLLP/BANKUNITED, TRUSTEE
7900 MIAMI LAKES DRIVE WEST
MIAMI LAKES, FL 33016 (Tax Deed Applicant)

UNITED COMMUNITY MANAGEMENT CORP, REGISTERED AGENT
O/B/O THE GREENS AT CAROLINA HOMEOWNERS' ASSOCIATION, INC.
11784 W. SAMPLE RD #103
CORAL SPRINGS, FL 33065 (Per Sunbiz. Declaration recorded in 18765-692.)

INTEGRITY PROPERTY MGMT. INC., REGISTERED AGENT
O/B/O CAROLINA MAINTENANCE ASSOCIATION, INC.
5665 CORAL RIDGE DRIVE
CORAL SPRINGS, FL 33076 (Per Sunbiz. Declaration recorded in 15027-387.)

PROPERTY INFORMATION REPORT – CONTINUED

PARCEL IDENTIFICATION NUMBER: 4841 23 23 0220

CURRENT ASSESSED VALUE: \$356,790

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: 23939, Page: 190
Quit Claim Deed	OR: 34566, Page: 298
Quit Claim Deed	OR: 40064, Page: 1751
Certificate of Title	OR: 42263, Page: 335
Warranty Deed	OR: 44415, Page: 492
Certificate of Title	OR: 47650, Page: 1168

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	2609 NW 79 AVENUE, MARGATE FL 33063-8155	ID #	4841 23 23 0220
Property Owner	APGAR, JOHN M	Millage	1212
Mailing Address	2609 NW 79 AVE MARGATE FL 33063	Use	01
Abbr Legal Description	HOLIDAY SPRINGS VILLAGE SEC TWO 80-24 B PT OF TRACT 11 DESC'D AS, COMM AT NWLY COR OF TR 11, ELY ALG N/L 354.14, SELY, SLY & SWLY FOR 191.56, SWLY, SLY & SELY 698.35 TO POB, CONT SELY 48.67, SWLY 100.00, NWLY 55.16, NELY 100.00 TO POB AKA: LOT 22J THE GREENS AT CAROLINA PH III		

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	\$51,950	\$304,840	\$356,790	\$329,610	
2017	\$51,950	\$301,870	\$353,820	\$299,650	\$6,750.63
2016	\$51,950	\$262,470	\$314,420	\$272,410	\$6,237.32

2018 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$356,790	\$356,790	\$356,790	\$356,790
Portability	0	0	0	0
Assessed/SOH	\$329,610	\$356,790	\$329,610	\$329,610
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	\$329,610	\$356,790	\$329,610	\$329,610

Sales History			
Date	Type	Price	Book/Page or CIN
9/6/2012	WD-Q-DS	\$227,000	49072 / 758
12/14/2010	CET-D	\$209,400	47650 / 1168
7/11/2007	SWD-Q	\$399,000	44415 / 492
6/6/2006	CET	\$355,100	42263 / 335
5/25/2005	QCD	\$100	40064 / 1751

Land Calculations		
Price	Factor	Type
\$10.00	5,195	SF
Adj. Bldg. S.F. (Card, Sketch)		2478
Units		1
Eff./Act. Year Built: 1996/1995		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

Please Note: The City of Margate levies a non-ad valorem fire assessment. The fire assessment, if any, is not included in the tax amounts shown above.

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

CERTIFICATE OF MAILING NOTICES

Tax Deed #42567

STATE OF FLORIDA
COUNTY OF BROWARD

THIS IS TO CERTIFY that I, County Administrator in and for Broward County, Florida, did on the 1st day of March 2019, 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:

JOHN M APGAR
2609 NW 79TH AVE
MARGATE, FL 33063

SUNSHINE STATE CERTIFICATES VI,
LLLP SUNSHINE STATE CERTIFICATES
VI, LLLP/BANKUNITED, TRUSTEE
7900 MIAMI LAKES DRIVE WEST
MIAMI LAKES, FL 33016

CITY OF MARGATE
CITY MANAGERS OFFICE
5790 MARGATE BLVD
MARGATE, FL 33063

INTEGRITY PROPERTY MGMT. INC.,
REGISTERED AGENT O/B/O
CAROLINA MAINTENANCE
ASSOCIATION, INC.
5665 CORAL RIDGE DRIVE
CORAL SPRINGS, FL 33076

UNITED COMMUNITY
MANAGEMENT CORP, REGISTERED
AGENT O/B/O THE GREENS AT
CAROLINA HOMEOWNERS'
ASSOCIATION, INC.
11784 W. SAMPLE RD #103
CORAL SPRINGS, FL 33065

*CRUZ,ANTONIO & NORA
2621 NW 79 AVE
MARGATE, FL 33063

*FRANKLIN,CARLA R & DONALD E
2597 NW 79 AVE
MARGATE, FL 33063

I certify that notice was provided pursuant to Florida Statutes, Section 197.502(4)

I further certify that I enclosed with every copy mailed, a statement as follows: 'Warning - property in which you are interested' is listed in the copy of the enclosed notice.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this 1st day of March 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 42567

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: 484123-23-0220
Certificate Number: 946
Date of Issuance: 05/26/2016
Certificate Holder: SUNSHINE STATE CERTIFICATES VI, LLLP SUNSHINE STATE CERTIFICATES VI, LLLP/BANKUN
Description of Property: HOLIDAY SPRINGS VILLAGE SEC TWO
80-24 B
PT OF TRACT 11 DESC'D AS,COMM
See Additional Legal on Tax Roll

Name in which assessed: APGAR,JOHN M
Legal Titleholders: APGAR,JOHN M
2609 NW 79 AVE
MARGATE, FL 33063

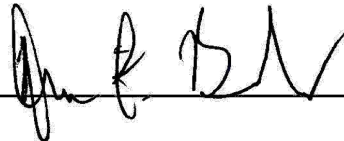
All of said property being in the County of Broward, State of Florida.

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 April, 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 14th day of March, 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: 03/14/2019, 03/21/2019, 03/28/2019 & 04/04/2019
Minimum Bid: 33408.52

Assignment # **14577** *SERVE ASAP - RETURN TO TAX NOTICE TRAY Service Sheet # **19-010087**

BROWARD COUNTY, FL vs. APGAR, JOHN M **TD 42567**
TAX NOTICE vs. **COUNTY/BROWARD** DEFENDANT **4/17/2019** CASE #
TYPE OF WRIT COURT HEARING DATE
APGAR, JOHN M **2609 NW 79 AVENUE**
SERVE **MARGATE, FL 33063**

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

Received this process on **3/6/2019** **3/7/19** **6AM**
Date **JA 14577**

Served
 Not Served - see comments
3-7-19 at **1126 PM**
Date Time

9884 Attorney
On **APGAR, JOHN M**, 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: Whit Male (est) 50yo +/- 6' Brown Hair

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. ISHLEY, SHERIFF
BROWARD COUNTY, FLORIDA

BY: J. Durkemma 14577 D.S.

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION
PROPERTY ID # 484123-23-0220 (TD #42567)

RECEIVED SHERIFF
2019 MAR -6 AM 9:26
BROWARD COUNTY, FLORIDA

WARNING

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

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

NOTE

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

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

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

AMOUNT NECESSARY TO REDEEM: (See amounts below)

MAKE CHECKS PAYABLE TO: BROWARD COUNTY TAX COLLECTOR

* Amount due if paid by March 29, 2019\$25,745.03

Or

* Amount due if paid by April 16, 2019\$26,072.46

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

THERE ARE UNPAID TAXES ON THIS PROPERTY AND WILL BE SOLD AT PUBLIC AUCTION ON April 17, 2019 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

APGAR, JOHN M
2609 NW 79 AVENUE
MARGATE, FL 33063-8155

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

Assignment # **14577** *SERVE ASAP - RETURN TO TAX NOTICE TRAY Service Sheet # **19-010087**

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9884 Attorney
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SUBSTITUTE SERVICE:

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

BY: J. Durkemma 14577 D.S.

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION
PROPERTY ID # 484123-23-0220 (TD #42567)

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www.broward.org/recordstaxestreasury

PLEASE SERVE THIS ADDRESS OR LOCATION

APGAR, JOHN M
2609 NW 79 AVENUE
MARGATE, FL 33063-8155

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



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

Detail by Entity Name

Florida Not For Profit Corporation

THE GREENS AT CAROLINA HOMEOWNERS' ASSOCIATION, INC.

Filing Information

Document Number	N45035
FEI/EIN Number	65-0349165
Date Filed	09/05/1991
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	04/28/2004

Principal Address

11784 W SAMPLE RD
#103
CORAL SPRINGS, FL 33065

Changed: 02/14/2012

Mailing Address

11784 W SAMPLE RD
#103
CORAL SPRINGS, FL 33065

Changed: 02/14/2012

Registered Agent Name & Address

UNITED COMMUNITY MANAGEMENT CORP
11784 W. SAMPLE RD
#103
CORAL SPRINGS, FL 33065

Name Changed: 02/14/2012

Address Changed: 03/28/2009

Officer/Director Detail

Name & Address

Title VP

Arpin, James

11784 W SAMPLE RD

11784 W SAMPLE RD

#103

CORAL SPRINGS, FL 33065

Title P

PEJZA, KENNETH

11784 W SAMPLE RD

#103

CORAL SPRINGS, FL 33065

Title Secretary, Treasurer

Sleight, George

11784 W SAMPLE RD

#103

CORAL SPRINGS, FL 33065

Annual Reports

Report Year	Filed Date
2016	01/20/2016
2017	03/10/2017
2018	04/19/2018

Document Images

04/19/2018 -- ANNUAL REPORT	View image in PDF format
03/10/2017 -- ANNUAL REPORT	View image in PDF format
01/20/2016 -- ANNUAL REPORT	View image in PDF format
04/09/2015 -- ANNUAL REPORT	View image in PDF format
03/14/2014 -- ANNUAL REPORT	View image in PDF format
03/19/2013 -- ANNUAL REPORT	View image in PDF format
02/14/2012 -- ANNUAL REPORT	View image in PDF format
03/18/2011 -- ANNUAL REPORT	View image in PDF format
03/17/2010 -- ANNUAL REPORT	View image in PDF format
03/28/2009 -- ANNUAL REPORT	View image in PDF format
04/14/2008 -- ANNUAL REPORT	View image in PDF format
04/09/2007 -- ANNUAL REPORT	View image in PDF format
04/07/2006 -- ANNUAL REPORT	View image in PDF format
04/18/2005 -- ANNUAL REPORT	View image in PDF format
04/28/2004 -- REINSTATEMENT	View image in PDF format
05/12/2002 -- ANNUAL REPORT	View image in PDF format
05/09/2002 -- Reg. Agent Change	View image in PDF format
04/25/2001 -- ANNUAL REPORT	View image in PDF format
03/08/2000 -- ANNUAL REPORT	View image in PDF format
03/04/1999 -- ANNUAL REPORT	View image in PDF format
02/06/1998 -- ANNUAL REPORT	View image in PDF format
09/15/1997 -- REINSTATEMENT	View image in PDF format
03/06/1995 -- ANNUAL REPORT	View image in PDF format



Florida Department of State, Division of Corporations



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

Detail by Entity Name

Florida Not For Profit Corporation
CAROLINA MAINTENANCE ASSOCIATION, INC.

Filing Information

Document Number	N23821
FEI/EIN Number	65-0050284
Date Filed	12/10/1987
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	03/25/1991

Principal Address

C/O INTEGRITY PROPERTY MGMT. INC.
5665 CORAL RIDGE DRIVE
CORAL SPRINGS, FL 33076

Changed: 03/18/2011

Mailing Address

C/O INTEGRITY PROPERTY MGMT. INC.
5665 CORAL RIDGE DRIVE
CORAL SPRINGS, FL 33076

Changed: 03/18/2011

Registered Agent Name & Address

INTEGRITY PROPERTY MGMT. INC.
5665 CORAL RIDGE DRIVE
CORAL SPRINGS, FL 33076

Name Changed: 04/24/2008

Address Changed: 04/21/2010

Officer/Director Detail

Name & Address

Title President

WEISS, RON
5665 CORAL RIDGE DR
CORAL SPRINGS, FL 33076

CORAL SPRINGS, FL 33076

Title Treasurer, Secretary

CAMPBELL, ERICA
5665 CORAL RIDGE DR
CORAL SPRINGS, FL 33076

Title VP

YEHYA, AMY
C/O INTEGRITY PROPERTY MGMT. INC.
5665 CORAL RIDGE DRIVE
CORAL SPRINGS, FL 33076

Annual Reports

Report Year	Filed Date
2016	04/19/2016
2017	04/19/2017
2018	03/08/2018

Document Images

03/08/2018 -- ANNUAL REPORT	View image in PDF format
04/19/2017 -- ANNUAL REPORT	View image in PDF format
04/19/2016 -- ANNUAL REPORT	View image in PDF format
04/08/2015 -- ANNUAL REPORT	View image in PDF format
02/27/2014 -- ANNUAL REPORT	View image in PDF format
01/28/2013 -- ANNUAL REPORT	View image in PDF format
04/09/2012 -- ANNUAL REPORT	View image in PDF format
03/18/2011 -- ANNUAL REPORT	View image in PDF format
04/21/2010 -- ANNUAL REPORT	View image in PDF format
04/23/2009 -- ANNUAL REPORT	View image in PDF format
04/24/2008 -- ANNUAL REPORT	View image in PDF format
02/04/2008 -- ANNUAL REPORT	View image in PDF format
05/23/2007 -- ANNUAL REPORT	View image in PDF format
05/19/2006 -- ANNUAL REPORT	View image in PDF format
06/01/2005 -- ANNUAL REPORT	View image in PDF format
04/28/2004 -- ANNUAL REPORT	View image in PDF format
02/19/2003 -- ANNUAL REPORT	View image in PDF format
04/23/2002 -- ANNUAL REPORT	View image in PDF format
02/21/2001 -- ANNUAL REPORT	View image in PDF format
10/09/2000 -- Reg. Agent Change	View image in PDF format
02/26/2000 -- ANNUAL REPORT	View image in PDF format
03/01/1999 -- ANNUAL REPORT	View image in PDF format
02/16/1998 -- ANNUAL REPORT	View image in PDF format
08/19/1997 -- ANNUAL REPORT	View image in PDF format
04/08/1996 -- ANNUAL REPORT	View image in PDF format
03/15/1995 -- ANNUAL REPORT	View image in PDF format



Florida Department of State, Division of Corporations

This instrument prepared by:
SIDNEY Z. BRODIE, ESQ.
150 S. PINE ISLAND RD. 105B
PLANTATION, FL 33324
Folio Number: 8123 - 02 - 00400

\$ 1166.90
DOCU. STAMPS-DEED
RECVD. BROWARD CTY
B. JACK OSTERHOLT
COUNTY ADMIN.

SPECIAL WARRANTY DEED

For and in consideration of the sum of Ten Dollars and other good and valuable consideration, receipt of which is hereby acknowledged, LANDSTAR DEVELOPMENT CORPORATION, a corporation existing under the laws of the State of Florida and having its principal place of business at 550 Biltmore Way. Suite 1110, Coral Gables, Florida 33134, does hereby grant, bargain and sell to: HUGHES WILLY VANDEKERCKHOVE, A SINGLE MAN

whose address is: 2609 NW 79TH Avenue Margate, Florida 33063.

Their heirs and assigns forever the following described property, situate in Broward County, Florida, to-wit:

LOT 22J THE GREENS AT CAROLINA / As more particularly described on Exhibit "A" attached hereto and made a part hereof.

This conveyance is given subject to taxes for the current year, to applicable zoning ordinances, and to conditions, restrictions and limitations of record as to the use of the property.

The said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever claiming by, through or under the grantor.

IN WITNESS WHEREOF, the daid grantor has caused these presents to be signed in its name by its Executive Vice President, and its corporate seal to be affixed, this the 12TH of SEPTEMBER, 1995.

Signed in the presence of:

Mercedes Galvez
Mercedes Galvez

Valerie E. Galloway
Valerie E. Galloway

LANDSTAR DEVELOPMENT CORPORATION, a Florida corporation.

Harry Wainshal
BY: Harry Wainshal,
Exec. Vice-President

STATE OF FLORIDA
COUNTY OF DADE

The foregoing instrument was acknowledged before me this 12TH day of SEPTEMBER, 1995, by Harry Wainshal, Executive Vice President of Landstar Development Corporation, a Florida corporation, on behalf of the corporation. He is personally known to me and did not take an oath.

Mercedes Galvez
Mercedes Galvez
Notary Public-State of Florida



BK23939PG0190

LF298-04
R298-04

QUITCLAIM DEED

THIS QUITCLAIM DEED, executed this ~~eleven~~^{twelve} day of *February*, 2003,
by first party, Grantor, *Hugues Willy Vandeburchove*
whose post office address is *2609 NW 79th AVE, Margate, FL 33063*
to second party, Grantee, *Hugues W. Vandeburchove and Maria Fernanda Topia with the right of*
whose post office address is *2609 NW 79th AVE, Margate, FL 33063* *survivorship*

WITNESSETH, That the said first party, for good consideration and for the sum of _____ Dollars (\$ _____)
paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release
and quitclaim unto the said second party forever, all the right, title, interest and claim which the said first
party has in and to the following described parcel of land, and improvements and appurtenances thereto in
the County of _____, State of _____ to wit:

IN WITNESS WHEREOF, The said first party has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in presence of:

Ann Di Piano
Signature of Witness

ANN D. PIANO
Print name of Witness

Zoe Ann Kimmy
Signature of Witness

Zoe Ann Kimmy
Print name of Witness

HUGHES VANDEKERCKHOVE
Signature of First Party

HUGHES VANDEKERCKHOVE
Print name of First Party

MARIE FERNANDA TAPIA
Signature of First Party

MARIE FERNANDA TAPIA
Print name of First Party

State of FL
County of BROWARD
On 2/2/03

before me, ANN D. PIANO
appeared HUGHES VANDEKERCKHOVE & MARIE FERNANDA TAPIA
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.
WITNESS my hand and official seal.

Ann Di Piano
Signature of Notary



Ann Di Piano
Commission # **CC 957981**
Expires **July 31, 2004**
Bonded Thru
Atlantic Bonding Co., Inc.

Affiant Known Produced ID
Type of ID FDL
(Seal)

State of _____
County of _____
On _____ before me,
appeared _____

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.
WITNESS my hand and official seal.

Signature of Notary

Affiant Known Produced ID
Type of ID _____
(Seal)

Signature of Preparer

Print Name of Preparer

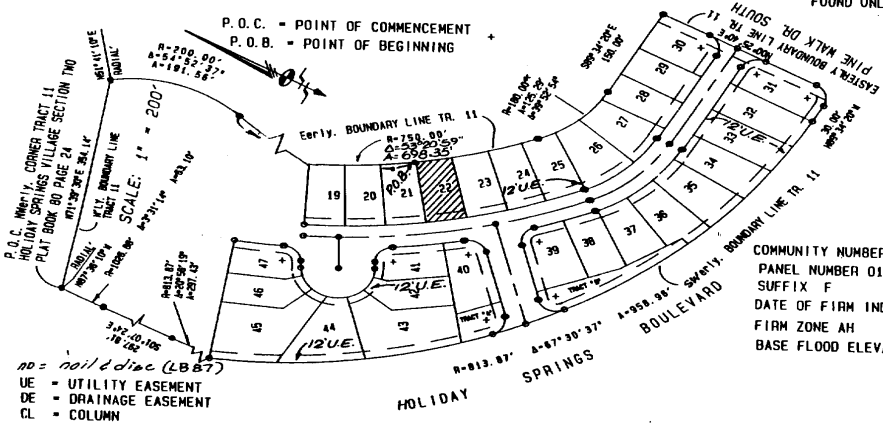
Address of Preparer

N63727

This survey has been prepared for the exclusive use of the entity (or entities) named hereon. The certification hereon does not extend to any unnamed party. UNDERGROUND UTILITY LINES NOT LOCATED

0 = 3/4" PIPE WITH LB87 CAP SET OR FOUND UNLESS OTHERWISE SHOWN

CONCRETE
 11.7 = PROPOSED ELEVATION
 11.75 = EXISTING ELEVATION
 11.75 = EDGE OF ASPHALT



ADDRESS
2609 NW 79 Ave.
Margate, Florida

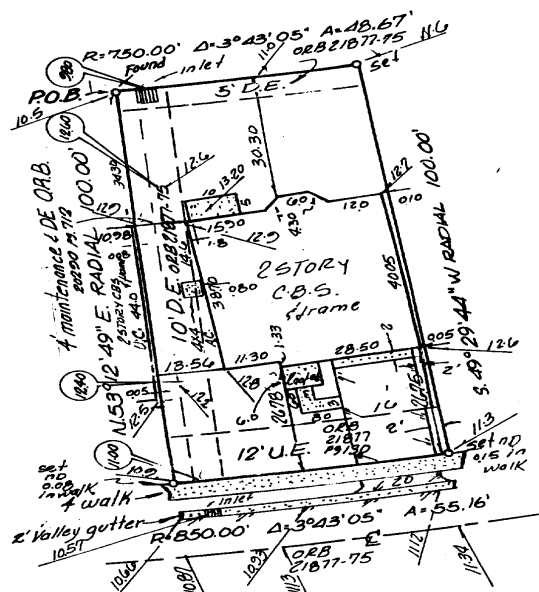
PROPOSED FLOOR ELEVATION 13.40
 FLOOR ELEVATION 14.68
 Floor Elevation 13.71
 GARAGE FLOOR ELEVATION 12.93

COMMUNITY NUMBER 120047
 PANEL NUMBER 0115
 SUFFIX F
 DATE OF FIRM INDEX AUG. 18 1992
 FIRM ZONE AH
 BASE FLOOD ELEVATION 11.00

BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED N 1° 07' 24" W FOR THE MERIDIAN LINE OF THE SW 1/4 OF SECTION 23 TOWNSHIP 48 S RANGE 41 E
 SCALE 1" = 30'

- no = nail & disc (LB87)
- UE = UTILITY EASEMENT
- DE = DRAINAGE EASEMENT
- CL = COLUMN
- TYP = TYPICAL
- TS = PHONE SERVICE
- MS = WATER SERVICE
- FH = FIRE HYDRANT
- FPL = FLORIDA POWER & LIGHT
- A/C = AIR CONDITIONING

Certified to: Barnett Bank of South Florida; Weisenfeld & Associates; Landstar Development Corporation



LEGAL DESCRIPTION:

LOT 22J THE GREENS AT CAROLINA

A portion of Tract 11, "HOLIDAY SPRINGS VILLAGE SECTION TWO", according to the plat thereof, as recorded in Plat Book 80 at Page 24 of the Public Records of Broward County, Florida, being more particularly described as follows:

COMMENCE at the Northwesterly corner of said Tract 11; thence North 71 degrees 39 minutes 30 seconds East, along the Northerly Boundary line of said Tract 11, for 354.14 feet to a Point on a Curve, said point bears North 51 degrees 41 minutes 10 seconds East, from the radius point of the next described curve; thence Southeasterly, Southerly and Southwesterly, along a circular curve to the right, having a radius of 200.00 feet and a central angle of 54 degrees 52 minutes 37 seconds for an arc distance of 191.56 feet to a Point of Reverse Curvature; thence Southwesterly, Southerly and Southeasterly, along a circular curve to the left, having a radius of 750.00 feet and a central angle of 53 degrees 20 minutes 59 seconds for an arc distance of 698.35 feet to the POINT OF BEGINNING of the following described parcel of land; thence continue Southeasterly, along said circular curve to the left, having a radius of 750.00 feet and a central angle of 3 degrees 43 minutes 05 seconds for an arc distance of 48.67 feet (last mentioned three courses being coincident with the Easterly Boundary lines of said Tract 11); thence South 49 degrees 29 minutes 44 seconds West, radial to the last and next described curves, for 100.00 feet; thence Northwesterly, along a circular curve to the right, having a radius of 850.00 feet and a central angle of 3 degrees 43 minutes 05 seconds for an arc distance of 55.16 feet; thence North 53 degrees 12 minutes 49 seconds East, radial to the last described curve, for 100.00 feet to the POINT OF BEGINNING.

Lying and being in Section 23, Township 48 South, Range 41 East, City of Margate, Broward County, Florida and containing 5,191 square feet, more or less.

NOTES: 1) Elevations when shown, refer to the National Geodetic Vertical Datum (NGVD).
 2) Unless otherwise noted, this firm has not attempted to locate footings and/or foundations.
 3) This survey is subject to easements, rights-of-way, and other matters which might be reflected in a search of title to the subject lands.

SOURCE OF LEGAL DESCRIPTION: S.B. #A990C, INC.
 BASIS OF BEARING SYSTEM: PLAT/ASSUMED
 BENCH MARK DESCRIPTION: N.Rim Marble & XOPP
 Lot 115 Elevation 11.77

VALID COPIES OF THIS SURVEY WILL BEAR THE EMBOSSED SEAL OF THE ATTESTING LAND SURVEYOR

TYPE OF SURVEY: BOUNDARY PREPARED FOR: LANDSTAR HOMES

SCHWEBKE-SHISKIN & ASSOCIATES, INC.
 LAND SURVEYORS • ENGINEERS • ARCHITECTS • 3240 CORPORATE WAY • MIRAMAR, FL 33025
 I HEREBY CERTIFY that this "SKETCH OF SURVEY" of the property described hereon is true and correct to the best of my knowledge and belief as recently surveyed and drawn under my supervision. This survey complies with the Minimum Technical Standards adopted by the Florida State Board of Land Surveyors pursuant to Chapter 61G17-4 Florida Administrative Code.

By: *[Signature]*
 PROFESSIONAL LAND SURVEYOR No. 2265
 STATE OF FLORIDA

Revisions	Field Book	Type of Revision
Order No. <u>643587</u>	<u>NBC 98B</u>	Foundation
Date: <u>9-15-94</u>	<u>P9.25</u>	
Order No. <u>644133</u>	<u>NBC 98B</u>	FINAL
Date: <u>2-8-95</u>	<u>P9.02</u>	
Order No. _____	_____	_____
Date: _____	_____	_____
Order No. _____	_____	_____
Date: _____	_____	_____

Certified By:
[Signature] P.
 PLS# 2265

[Signature] V.P.
 PLS# 2593

PLS# _____
 PLS# _____

*WLC
Troy*

Parcel Identification No: **18123-23-02200**

This Instrument Prepared By
and Return to:

Law Office of Tod Weston
51 East Commercial Blvd
Ft. Lauderdale, Florida 33334

Grantee S.S. Number:
Name: **Hugues Vandekerckhove**
Grantee S.S. Number:
Name: **Maria Fernanda Tapia**

QUITCLAIM DEED

This Quitclaim Deed, made this 25th day of May, 2005, between **Hughes Willy Vandekerckhove a/k/a Hugues Vandekerckhove, a single man**, whose address is **2609 NW 79th Ave., Margate, Florida 33063**, Grantor, and **Hugues Vandekerckhove and Maria Fernanda Tapia, husband and wife**, whose address is **2609 NW 79th Ave., Margate, Florida 33063**, Grantees.

Witnesseth, that the Grantor, for and in consideration of the sum of -----TEN & NO/100 (\$10.00)-----
----DOLLARS, and other good and valuable consideration to Grantor in hand paid by Grantees, the receipt of which is hereby acknowledged, has granted, bargained and quitclaimed to the said Grantees and Grantees' heirs and assigns forever, the following described land, situate, lying and being in the County of BROWARD, State of Florida, to-wit:

See Exhibit A Legal Description.

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, lien, equity and claim whatsoever of Grantor, either in law or equity, for the use, benefit and profit of the said Grantees forever.

In Witness Whereof, the Grantor has hereunto set he/she hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Robert A. Speer
Witness #1 Signature

Robert A. Speer
Witness #1 Printed Name

Tod Weston
Witness #2 Signature

Tod Weston
Witness #2 Printed Name

Hugues Vandekerckhove
Hugues Vandekerckhove

STATE OF
COUNTY OF

The foregoing instrument was acknowledged before me this 25th day of May, 2005, by **Hughes Willy Vandekerckhove a/k/a Hugues Vandekerckhove, a single man**, who is personally known to me or who has produced *Valid ID & license* as identification.

SEAL

Robert A. Speer
Notary Signature

Robert A. Speer
Printed Notary Signature

My Commission Expires:
Our File # VANDEKER



Robert A. Speer
MY COMMISSION # DD124981 EXPIRES
June 25, 2006
BONDED THRU TROY FAIN INSURANCE, INC.

Richard

EXHIBIT "A"

LEGAL DESCRIPTION:

*LOAN#
0502551*

LOT 22J THE GREENS AT CAROLINA

A portion of Tract 11, "HOLIDAY SPRINGS VILLAGE SECTION TWO", according to the plat thereof, as recorded in Plat Book 80 at Page 24 of the Public Records of Broward County, Florida, being more particularly described as follows:

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2609 NW 79th Ave., Margate, Florida 33063

2,485.70
DMS. 10

IN THE CIRCUIT COURT OF THE
17TH JUDICIAL CIRCUIT IN AND
FOR BROWARD COUNTY, FLORIDA

U S BANK NATL ASSN #
 PLAINTIFF

VS.

VANDEKERCKHOVE HUGUES ET AL
 DEFENDANT
.....

CASE NUMBER CA-CE-06-001554 (12)
DORIAN K DAMOORGIAN

FILED
CLERK OF CIRCUIT COURT
BROWARD COUNTY, FLA.
2006 JUN -6 PM 3:58
RCUIT CIVIL

CERTIFICATE OF TITLE

THE UNDERSIGNED, HOWARD C. FORMAN, CLERK , CERTIFIES THAT HE
EXECUTED AND FILED A CERTIFICATE OF SALE IN THIS ACTION ON 05/25/06, FOR
THE PROPERTY DESCRIBED HEREIN AND THAT NO OBJECTIONS TO THE SALE HAVE BEEN
FILED WITHIN THE TIME ALLOWED FOR FILING OBJECTIONS.

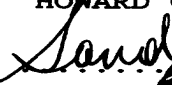
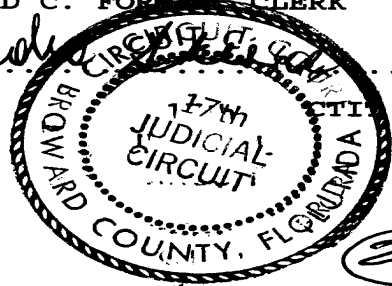
THE FOLLOWING PROPERTY IN BROWARD COUNTY, FLORIDA;

SEE ATTACHED EXHIBIT "A"

WAS SOLD TO WARSOWE PROPERTIES, LLC
2787 E. OAKLAND PK BLVD. FT. LAUDERDALE, FL 33306

WITNESS MY HAND AND SEAL OF THIS COURT ON 06/06/06

HOWARD C. FORMAN, CLERK

BY 
 01

DOC # 01277940
COPIES TO:

EXHIBIT "A"**LOT 22J THE GREENS AT CAROLINA**

A portion of Tract 11, "HOLIDAY SPRINGS VILLAGE SECTION TWO", according to the plat thereof, as recorded in Plat Book 80 at Page 24 of the Public Records of Broward County, Florida, being more particularly described as follows:

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Return To
FIRST FIDELITY TITLE INC.
9553 WESTVIEW DR
CORAL SPRINGS, FL 33066

Prepared by:
Law Offices
JEROME L. TEPPS, P.A.
2787 E. Oakland Park Blvd, Ste 202
Lauderdale, Fl 33306
Phone No: 18123-23-02200

417325

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made this 11th day of July, 2007 between **WAROWE PROPERTIES, LLC, a Limited Liability Company**, whose address is 2787 East Oakland Park Blvd., Suite 411, Fort Lauderdale, Florida 33306. Grantor, and **MARIE A. TELUSMA* AND JIMMY E. TELUSMA**, a single man----- whose post office address is **2609 NW 79TH Ave., Margate, Florida 33063**, Grantee.

***A MARRIED WOMAN**

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

WITNESSETH: That the Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land, situate, lying and being in Broward County, Florida, to wit:

See attached Exhibit "A"

Street Address: 2609 NW 79TH Ave., Margate, Florida 33063

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

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

This conveyance is SUBJECT TO taxes for the year of 2007 and all subsequent years, and all matters and limitations of record without serving to reimpose same including Code Enforcement Lien which Grantee agrees to remedy.

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

3

the Grantor hereby warrants the title to said land as to any claims subsequent to Grantor's title and will defend the same against the lawful claims of all persons claiming by, through or under Grantor.

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

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

Signed, sealed and delivered in our presence:

By: **WARSOVE PROPERTIES, LLC**
A Florida Limited Liability Company
Andrew S. Taubman, Manager
ANDREW S. TAUBMAN, Manager/Member

Deborah G. Bitner
Witness signature
DEBORAH G. BITNER

Witness: _____
Print Name

Witness signature *Jean Rubin*
Witness: **JEAN RUBIN**
Print Name

STATE OF FLORIDA)
COUNTY OF BROWARD)

THE FOREGOING instrument was acknowledged before me this 11TH day of July, 2007 by ANDREW S. TAUBMAN, Manager/Member of WARSOVE PROPERTIES, LLC who is personally known to me or who produced Florida photo Driver License as identification and who did take an oath, and he acknowledged before me that he executed the foregoing for the purposes intended therein.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal in the State and County above mentioned, this 11TH day of July, 2007.

Deborah G. Bitner
BY:
NOTARY PUBLIC/STATE OF FLORIDA
My Commission Expires:



EXHIBIT "A"

LOT 22J THE GREENS AT CAROLINA

A PORTION OF TRACT 11, "HOLIDAY SPRINGS VILLAGE SECTION TWO", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 80 AT PAGE 24 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWESTERLY CORNER OF SAID TRACT 11, THENCE NORTH 71 DEGREES 39 MINUTES 30 SECONDS EAST, ALONG THE NORTHERLY BOUNDARY LINE OF SAID TRACT 11, FOR 354.14 FEET TO A POINT ON A CURVE, SAID POINT BEARS NORTH 51 DEGREES 41 MINUTES 10 SECONDS EAST, FROM THE RADIUS POINT OF THE NEXT DESCRIBED CURVE, THENCE SOUTHEASTERLY, SOUTHERLY AND SOUTHWESTERLY, ALONG A CIRCULAR CURVE TO THE RIGHT, HAVING A RADIUS OF 200.00 FEET AND A CENTRAL ANGLE OF 54 DEGREES 52 MINUTES 37 SECONDS FOR AN ARC DISTANCE OF 191.56 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTHWESTERLY, SOUTHERLY AND SOUTHEASTERLY, ALONG A CIRCULAR CURVE TO THE LEFT, HAVING A RADIUS OF 750.00 FEET AND A CENTRAL ANGLE OF 53 DEGREES 20 MINUTES 59 SECONDS FOR AN ARC DISTANCE OF 698.35 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE CONTINUE SOUTHEASTERLY, ALONG SAID CIRCULAR CURVE TO THE LEFT, HAVING A RADIUS OF 750.00 FEET AND A CENTRAL ANGLE OF 3 DEGREES 43 MINUTES 05 SECONDS FOR AN ARC DISTANCE OF 48.67 FEET (LAST MENTIONED THREE COURSES BEING COINCIDENT WITH THE EASTERLY BOUNDARY LINES OF SAID TRACT 11); THENCE SOUTH 49 DEGREES 29 MINUTES 44 SECONDS WEST, RADIAL TO THE LAST AND NEXT DESCRIBED CURVES, FOR 100.00 FEET, THENCE NORTHWESTERLY, ALONG A CIRCULAR CURVE TO THE RIGHT, HAVING A RADIUS OF 850.00 FEET AND A CENTRAL ANGLE OF 3 DEGREES 43 MINUTES 05 SECONDS FOR AN ARC DISTANCE OF 55.16 FEET; THENCE NORTH 53 DEGREES 12 MINUTES 49 SECONDS EAST, RADIAL TO THE LAST DESCRIBED CURVE, FOR 100.00 FEET TO THE POINT OF BEGINNING.

OK-10

**In the Circuit Court of the Seventeenth Judicial Circuit
In and for Broward County, Florida**

WELL FARGO BANK NA
Plaintiff
VS.

CACE-09-063727
Division: 14

TELUSMA, MARIE A ; TELUSMA, JIMMY E ; WELLS FARGO BANK NA
; GREENS AT CAROLINA HO ASSN INC ; CAROLINA MAINT ASSN INC
; TELUSMA, PHITO
Defendant

Certificate of Title

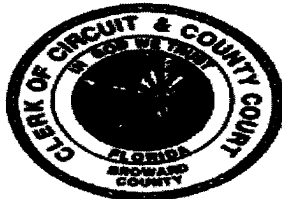
The undersigned, Howard C. Forman, Clerk of the Court, certifies that he executed and filed a certificate of sale in this action on December 14, 2010, for the property described herein and that no objections to the sale have been filed within the time allowed for filing objections.

The following property in Broward County, Florida:

- SEE ATTACHMENT -

Was sold to: H GREG INVESTMENTS, INC.
8505 NW 12th STREET DORAL, FL, 33126

Witness my hand and the seal of this court on December 28, 2010.



Howard C. Forman, Clerk of Circuit Courts
Broward County, Florida

Total consideration: \$209,400.00
Doc Stamps: \$1,465.80

(7)

LOT 22J THE GREENS AT CAROLINA

A PORTION OF TRACT 11, HOLIDAY SPRINGS VILLAGE SECTION TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 80 AT PAGE 24 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWESTERLY CORNER OF SAID TRACT 11, THENCE NORTH 71 DEGREES 39 MINUTES 30 SECONDS EAST, ALONG THE NORTHERLY BOUNDARY LINE OF SAID TRACT 11, FOR 354.14 FEET TO A POINT ON A CURVE, SAID POINT BEARS NORTH 51 DEGREES 41 MINUTES 10 SECONDS EAST, FROM THE RADIUS POINT OF THE NEXT DESCRIBED CURVE, THENCE SOUTHEASTERLY, SOUTHERLY AND SOUTHWESTERLY, ALONG A CIRCULAR CURVE TO THE RIGHT, HAVING A RADIUS OF 200.00 FEET AND A CENTRAL ANGLE OF 54 DEGREES 52 MINUTES 37 SECONDS FOR AN ARC DISTANCE OF 191.56 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTHWESTERLY, SOUTHERLY AND SOUTHEASTERLY, ALONG A CIRCULAR CURVE TO THE LEFT, HAVING A RADIUS OF 750.00 FEET AND A CENTRAL ANGLE OF 53 DEGREES 20 MINUTES 59 SECONDS FOR AN ARC DISTANCE OF 698.35 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE CONTINUE SOUTHEASTERLY, ALONG SAID CIRCULAR CURVE TO THE LEFT, HAVING A RADIUS OF 750.00 FEET AND A CENTRAL ANGLE OF 3 DEGREES 43 MINUTES 05 SECONDS FOR AN ARC DISTANCE OF 48.67 FEET (LAST MENTIONED THREE COURSES BEING COINCIDENT WITH THE EASTERLY BOUNDARY LINES OF SAID TRACT 11); THENCE SOUTH 49 DEGREES 29 MINUTES 44 SECONDS WEST, RADIAL TO THE LAST AND NEXT DESCRIBED CURVES, FOR 100.00 FEET, THENCE NORTHWESTERLY, ALONG A CIRCULAR CURVE TO THE RIGHT, HAVING A RADIUS OF 850.00 FEET AND A CENTRAL ANGLE OF 3 DEGREES 43 MINUTES 05 SECONDS FOR AN ARC DISTANCE OF 55.16 FEET; THENCE NORTH 53 DEGREES 12 MINUTES 49 SECONDS EAST, RADIAL TO THE LAST DESCRIBED CURVE, FOR 100.00 FEET TO THE POINT OF BEGINNING

A/K/A 2609 NW 79 AVENUE MARGATE, FL 33063

12-6908-11
Record & Return To:
Assure America Title Co.
600 Fairway Drive Suite 109
Deerfield Beach, FL 33441

THIS INSTRUMENT PREPARED BY:
Russell M. Hayson, Esq.
RECORD & RETURN TO:
Pallotto & Hayson, P.A.
450 North Park Road, Suite 302
Hollywood, Florida 33021

WARRANTY DEED
(Statutory Form - Section 689.02 F.S.)

THIS INDENTURE, made on this 6 day of September, 2012 between **H GREG INVESTMENTS, INC., a Florida Corporation**, "Grantor", whose address is 8505 N.W. 12TH Street, Doral, Florida 33126 to **John M. Apgar**, a single man, "Grantee", whose address is 2609 N.W. 79th Avenue, Margate, Florida 33063.

WITNESSETH, that said Grantor, for and in consideration of the sum of **TEN DOLLARS (\$10.00)**, and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in **Broward County, Florida**, to wit:

SEE ATTACHED LEGAL DESCRIPTION

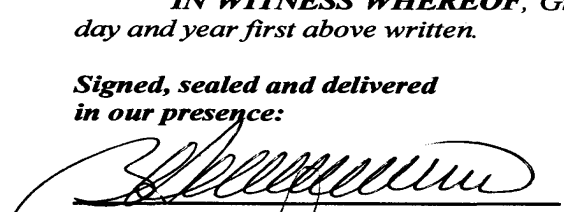
1. Taxes for the current year and subsequent year;
2. Conditions, restrictions, reservations, conditions and easements of records.

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

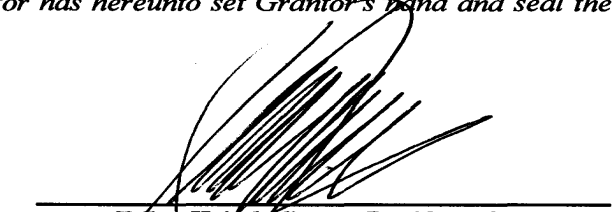
The terms "**Grantor**" and "**Grantee**" as used herein shall include the singular or plural, as the context requires.

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

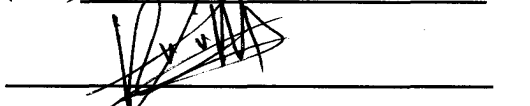
Signed, sealed and delivered in our presence:



(Print) Belkys Herrera



Krikor Hairabedian, as President of
H GREG INVESTMENTS, INC., a Florida Corporation

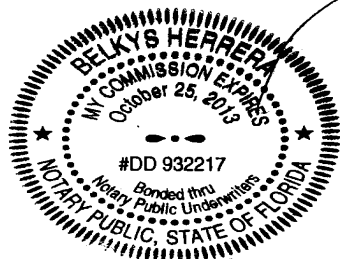


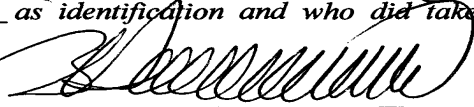
(Print) Ronald J. Marroquin

State of Florida)
County of Broward)

I HEREBY CERTIFY that the foregoing document was acknowledged before me this 6 day of September, 2012, by **Krikor Hairabedian, as President of H GREG INVESTMENTS, INC., a Florida Corporation**, (who is personally known to me) or who has produced _____ as identification and who did take an oath.

My commission expires:





Notary Public

Exhibit "A"**Legal Description for File No.: 12-692CR**

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SEP-06-2012 13:42

P.01/01

CERTIFICATE OF APPROVAL
OF
THE GREENS AT CAROLINA HOMEOWNERS ASSOCIATION, INC.

THIS IS TO CERTIFY THAT **John & Robert Apgar** have been approved by The Greens at Carolina HOA as the OWNERS (s) of the following described real property in Broward County, Florida:

2609 NW 79th Avenue of The Greens at Carolina HOA, according to the Declaration of Covenants and Restrictions of THE GREENS AT CAROLINA HOA thereof, as recorded at Official Records Book of the Public Records of Broward County, Florida.

In the event a previously unapproved party is assuming possession of the premises, then this Certificate shall be recorded without instrument of conveyance and shall be deemed, pursuant to said party's application for approval, binding as if it had been recorded with an instrument of conveyance.

Dated this 31 day of August, 2012.

THE GREENS AT CAROLINA HOMEOWNERS ASSOCIATION, INC.

By: [Signature]
Title: Resident Services Manager -

STATE OF FLORIDA
COUNTY OF BROWARD

Before me personally appeared Robin Land known to me to be the persons respectively of the THE GREENS AT CAROLINA HOMEOWNERS ASSOCIATION, INC., a corporation not for profit under the laws of the State of Florida, and that the statements contained in said certificate are true; and Sworn And Subscribed before me this 31 day of August, 2012.

My Commission Expires:

[Signature]
NOTARY PUBLIC
STATE OF FLORIDA at large



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

DATE: March 1st, 2019
PROPERTY ID # 484123-23-0220 (TD # 42567)

WARNING

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

JOHN M APGAR
2609 NW 79TH AVE
MARGATE, FL 33063

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 2609 NW 79 AVENUE, MARGATE FL 33063-8155 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 March 29, 2019\$25,745.03
- Or
- * Estimated Amount due if paid by April 16, 2019\$26,072.46

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON April 17, 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
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DATE: March 1st, 2019
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SUNSHINE STATE CERTIFICATES VI, LLLP SUNSHINE STATE CERTIFICATES VI,
LLLP/BANKUNITED, TRUSTEE
7900 MIAMI LAKES DRIVE WEST
MIAMI LAKES, FL 33016

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CITY OF MARGATE
CITY MANAGER'S OFFICE
5790 MARGATE BLVD
MARGATE, FL 33063

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INTEGRITY PROPERTY MGMT. INC., REGISTERED AGENT O/B/O CAROLINA
MAINTENANCE ASSOCIATION, INC.
5665 CORAL RIDGE DRIVE
CORAL SPRINGS, FL 33076

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

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UNITED COMMUNITY MANAGEMENT CORP, REGISTERED AGENT O/B/O THE GREENS
AT CAROLINA HOMEOWNERS' ASSOCIATION, INC.
11784 W. SAMPLE RD #103
CORAL SPRINGS, FL 33065

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*CRUZ, ANTONIO & NORA
2621 NW 79 AVE
MARGATE, FL 33063

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*FRANKLIN,CARLA R & DONALD E
2597 NW 79 AVE
MARGATE, FL 33063

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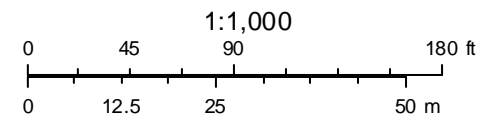
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January 11, 2019



SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY																	
<ul style="list-style-type: none"> ■ 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. 		<p>A. Signature <input checked="" type="checkbox"/> Agent <input checked="" type="checkbox"/> Addressee</p>																	
<p>1. TD 42567 APRIL 2019 WARNING *FRANKLIN, CARLA R & DONALD E 2597 NW 79 AVE MARGATE, FL 33063</p>		<p>B. Received by (Printed Name) C. Date of Delivery DONALD FRANKLIN 3/13/19</p>																	
<p>2. Article Number (Transfer from service label) 7018 2290 0001 3407 1139</p>		<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If YES, enter delivery address below:</p>																	
<p>9590 9402 4654 8323 8667 48</p>		<p>3. Service type</p> <table border="0"> <tr> <td><input type="checkbox"/> Adult Signature</td> <td><input type="checkbox"/> Priority Mail Express®</td> </tr> <tr> <td><input type="checkbox"/> Adult Signature Restricted Delivery</td> <td><input type="checkbox"/> Registered Mail™</td> </tr> <tr> <td><input type="checkbox"/> Certified Mail®</td> <td><input type="checkbox"/> Registered Mail Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Certified Mail Restricted Delivery</td> <td><input type="checkbox"/> Return Receipt for Merchandise</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery</td> <td><input type="checkbox"/> Signature Confirmation™</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery Restricted Delivery</td> <td><input type="checkbox"/> Signature Confirmation Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Registered Mail</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Registered Mail Restricted Delivery (over \$500)</td> <td></td> </tr> </table>		<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"/> Registered Mail		<input type="checkbox"/> Registered Mail Restricted Delivery (over \$500)	
<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"/> Registered Mail																			
<input type="checkbox"/> Registered Mail 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 42586 APRIL 2019 WARNING
CENTURY GARDEN CONDOMINIUM ASSOCIATION, INC
PO BOX 122015
FT LAUDERDALE, FL 33312**



9590 9402 3236 7196 3205 56

Article Number (Transfer from service label)

7018 2290 0001 3407 1870

COMPLETE THIS SECTION ON DELIVERY

A. Signature
Wesley Acvedo Agent
 Addressee

B. Received by (Printed Name) *Wesley Acvedo* C. Date of Delivery

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"/> Mail | |
| <input type="checkbox"/> Mail Restricted Delivery (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 42567 APRIL 2019 WARNING
 UNITED COMMUNITY MANAGEMENT CORP,
 REGISTERED AGENT O/B/O THE GREENS AT CAROLINA
 HOMEOWNERS' ASSOCIATION, INC.
 11784 W. SAMPLE RD #103
 CORAL SPRINGS, FL 33065



9590 9402 4654 8323 8667 62

2. Article Number (Transfer from service label)

7018 2290 0001 3407 1115

COMPLETE THIS SECTION ON DELIVERY

A. Signature

x D Sanchez

- Agent
- Addressee

B. Received by (Printed Name)

D. Sanchez

C. Date of Delivery

3-8-19

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®