



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

www.GrantStreet.com

UPDATE REPORT

UPDATE ORDER DATE: 05/16/2019

REPORT EFFECTIVE DATE: PREVIOUS SEARCH UP TO 05/15/2019

CERTIFICATE # 2015-1680

ACCOUNT # 484201AC0210

ALTERNATE KEY # 75702

TAX DEED APPLICATION # 43045

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:

Unit No. 207 of NATURA CONDOMINIUM NO. 3, a Condominium, according to The Declaration of Condominium recorded in O.R. Book 6204, Page 459, and all exhibits and amendments thereof, Public Records of Broward County, Florida.

PROPERTY ADDRESS: 606 SW NATURA BOULEVARD #207, DEERFIELD BEACH FL 33441

OWNER OF RECORD ON CURRENT TAX ROLL:

RICHARD CONLEY

606 SW NATURA BLVD #207

DEERFIELD BEACH, FL 33441 (Matches Property Appraiser records.)

APPARENT TITLE HOLDER & ADDRESS OF RECORD:

RICHARD CONLEY

205 EAST SPRING STREET

AVON, MA 02322 (Per Deed)

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

MORTGAGE HOLDER OF RECORD:

No new documents found.

LIENHOLDERS AND OTHER INTERESTED PARTIES OF RECORD:

No new documents found.

UPDATE REPORT – CONTINUED

PARCEL IDENTIFICATION NUMBER: 4842 01 AC 0210

CURRENT ASSESSED VALUE: \$48,440

HOMESTEAD EXEMPTION: No

MOBILE HOME ON PROPERTY: No

OUTSTANDING CERTIFICATES: N/A

OPEN BANKRUPTCY FILINGS FOUND? No

OTHER INSTRUMENTS ASSOCIATED WITH PROPERTY BUT NO NOTICE REQUIRED:

No new documents found.

**Update search found no new recorded documents

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

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

Christina Young

Title Examiner



Site Address	606 SW NATURA BOULEVARD #207, DEERFIELD BEACH FL 33441	ID #	4842 01 AC 0210
Property Owner	CONLEY,RICHARD	Millage	1112
Mailing Address	606 SW NATURA BLVD #207 DEERFIELD BEACH FL 33441	Use	04
Abbr Legal Description	NATURA 3 CONDO UNIT 207		

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	\$4,840	\$43,600	\$48,440	\$43,380	
2017	\$4,130	\$37,140	\$41,270	\$39,440	\$1,011.68
2016	\$3,590	\$32,270	\$35,860	\$35,860	\$942.27

2018 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$48,440	\$48,440	\$48,440	\$48,440
Portability	0	0	0	0
Assessed/SOH	\$43,380	\$48,440	\$43,380	\$43,380
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	\$43,380	\$48,440	\$43,380	\$43,380

Sales History			
Date	Type	Price	Book/Page or CIN
9/26/2014	WD-Q	\$45,000	112571626
4/9/2009	WD-Q	\$35,000	46138 / 850
11/13/2006	WD	\$15,000	43134 / 459
7/20/2006	QCD	\$100	42460 / 167
9/28/2001	WD	\$32,500	32189 / 1459

Land Calculations		
Price	Factor	Type
Adj. Bldg. S.F.		724
Units/Beds/Baths		1/1/1.5
Eff./Act. Year Built: 1976/1975		

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



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Phone: (412) 391-5555 Fax: (412) 391-7608
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PROPERTY INFORMATION REPORT

ORDER DATE: 01/28/2019

REPORT EFFECTIVE DATE: 20 YEARS UP TO 01/27/2019

CERTIFICATE # 2015-1680

ACCOUNT # 484201AC0210

ALTERNATE KEY # 75702

TAX DEED APPLICATION # 43045

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:

Unit No. 207 of NATURA CONDOMINIUM NO. 3, a Condominium, according to The Declaration of Condominium recorded in O.R. Book 6204, Page 459, and all exhibits and amendments thereof, Public Records of Broward County, Florida.

PROPERTY ADDRESS: 606 SW NATURA BOULEVARD #207, DEERFIELD BEACH FL 33441

OWNER OF RECORD ON CURRENT TAX ROLL:

RICHARD CONLEY

606 SW NATURA BLVD #207

DEERFIELD BEACH, FL 33441 (Matches Property Appraiser records.)

APPARENT TITLE HOLDER & ADDRESS OF RECORD:

RICHARD CONLEY

OR: 51149, Page: 12

205 EAST SPRING STREET

AVON, MA 02322 (Per Deed)

MORTGAGE HOLDER OF RECORD:

None found.

LIENHOLDERS AND OTHER INTERESTED PARTIES OF RECORD:

JASON HURLEY

3500 S.W. 121 AVENUE

DAVIE, FL 33330-1629 (Tax Deed Applicant)

NATURA CONDOMINIUM NO. 3 ASSOCIATION, INC Instrument: 115491207

C/O STEVENS & GOLDWYN, P.A.

2 SOUTH UNIVERSITY DRIVE SUITE 329

PLANTATION, FL 33324 (Per Lien)

NATURA CONDOMINIUM NO. 3 ASSOCIATION, INC.
606 SW NATURA BLVD
CONDO #3 #114
DEERFIELD BEACH, FL 33441 (Per Sunbiz. Declaration recorded in 6204-459.)

HORST A WILLA, REGISTERED AGENT
O/B/O NATURA CONDOMINIUM NO. 3 ASSOCIATION, INC.
606 SW NATURA BLVD
CONDO #3
DEERFIELD BEACH, FL 33441 (Per Sunbiz)

PROPERTY INFORMATION REPORT – CONTINUED

PARCEL IDENTIFICATION NUMBER: 4842 01 AC 0210

CURRENT ASSESSED VALUE: \$48,440

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:

Personal Representative's Deed	OR: 28877, Page: 1210
Warranty Deed	OR: 32189, Page: 1459
Quit Claim Deed	OR: 42460, Page: 167
Death Certificate	OR: 43134, Page: 456
Affidavit	OR: 43134, Page: 458
Warranty Deed	OR: 43134, Page: 459
Warranty Deed	OR: 43134, Page: 460
Warranty Deed	OR: 46138, Page: 850

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Suzette Servas

Title Examiner



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Eff./Act. Year Built: 1976/1975		

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

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

CERTIFICATE OF MAILING NOTICES

Tax Deed #43045

**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 August 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:

RICHARD CONLEY 205 EAST SPRING STREET AVON, MA 02322	CITY OF DEERFIELD BEACH 150 NE 2 AVE DEERFIELD BEACH, FL 33441	CONLEY, RICHARD 606 SW NATURA BLVD #207 DEERFIELD BEACH, FL 33441	NATURA CONDOMINIUM NO. 3 ASSOCIATION, INC 606 SW NATURA BLVD CONDO #3 DEERFIELD BEACH, FL 33441
NATURA CONDOMINIUM NO. 3 ASSOCIATION, INC 606 SW NATURA BLVD CONDO #3 #114 DEERFIELD BEACH, FL 33441	NATURA CONDOMINIUM NO. 3 ASSOCIATION, INC C/O FRED POKRAJAC 1761 W HILLSBORO BLVD STE 312 DEERFIELD BEACH, FL 33442	NATURA CONDOMINIUM NO. 3 ASSOCIATION, INC C/O HORST A WILLA 606 SW NATURA BLVD CONDO #3 DEERFIELD BEACH, FL 33441	NATURA CONDOMINIUM NO. 3 ASSOCIATION, INC C/O STEVENS & GOLDWYN, P.A. 2 SOUTH UNIVERSITY DRIVE SUITE 329 PLANTATION, FL 33324

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 August 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**

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Broward County, Florida

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

NOTICE OF APPLICATION FOR TAX DEED NUMBER 43045

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: 484201-AC-0210
Certificate Number: 1680
Date of Issuance: 05/26/2016
Certificate Holder: HURLEY, JASON
Description of Property: NATURA 3 CONDO
UNIT 207

Name in which assessed: CONLEY,RICHARD
Legal Titleholders: CONLEY,RICHARD
606 SW NATURA BLVD #207
DEERFIELD BEACH, FL 33441

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

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 18th day of September, 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.deedauction.net
**Pre-registration is required to bid.*

Dated this 15th day of August, 2019.

Bertha Henry
County Administrator
RECORDS, TAXES, AND TREASURY DIVISION

By: Abiodun Ajayi

Abiodun Ajayi
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: 08/15/2019, 08/22/2019, 08/29/2019 & 09/05/2019
Minimum Bid: 5830.45

Broward County, Florida

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Description of Property: NATURA 3 CONDO
UNIT 207

A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 6204, PAGE 459, AND ALL EXHIBITS AND AMENDMENTS THEREOF, PUBLIC RECORDS OF BROWARD COUNTY, FL.

Name in which assessed: CONLEY,RICHARD
Legal Titleholders: CONLEY,RICHARD
606 SW NATURA BLVD #207
DEERFIELD BEACH, FL 33441

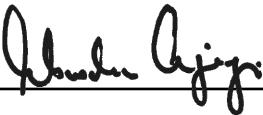
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County Administrator
RECORDS, TAXES, AND TREASURY DIVISION

By:  _____

Abiodun Ajayi
Deputy

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Minimum Bid: 5830.45

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

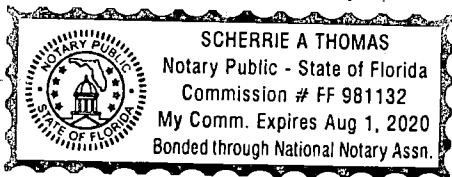
43045
NOTICE OF APPLICATION FOR TAX DEED
CERTIFICATE NUMBER: 1680

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

08/15/2019 08/22/2019 08/29/2019 09/05/2019

Affiant further says that the said Broward Daily Business Review is a newspaper published at Fort Lauderdale, in said Broward County, Florida and that the said newspaper has heretofore been continuously published in said Broward County, Florida each day (except Saturday, Sunday and Legal Holidays) and has been entered as second class mail matter at the post office in Fort Lauderdale in said Broward County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

[Handwritten Signature]
Sworn to and subscribed before me this
5 day of SEPTEMBER, A.D. 2019
[Handwritten Signature]
(SEAL)
GUERLINE WILLIAMS personally known to me



**Broward County, Florida
RECORDS, TAXES & TREASURY
DIVISION/TAX DEED SECTION
NOTICE OF APPLICATION FOR
TAX DEED NUMBER 43045**

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Description of Property:
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UNIT 207
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Name in which assessed:
CONLEY, RICHARD
Legal Titleholders:
CONLEY, RICHARD
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broward.deedauction.net
*Pre-registration is required to bid.
Dated this 15th day of August, 2019.
Bertha Henry
County Administrator
RECORDS, TAXES, AND
TREASURY DIVISION
(Seal)

SEE ATTACHED

By: Abiodun Ajayi
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: 5830.45

401-314

8/15-22-29 9/5 19-13/0000416215B

Assignment # 3032 SERVE ASAP - RETURN TO TAX NOTICE TRAY* / Service Sheet # 19-031638

BROWARD COUNTY, FL vs. CONLEY, RICHARD TD 43045

TAX NOTICE vs. COUNTY/BROWARD DEFENDANT 9/18/2019 CASE

TYPE OF WRIT CONLEY, RICHARD COURT 606 SW NATURA BOULEVARD, #207 HEARING DATE
DEERFIELD BEACH, FL 33441

14270
BROWARD COUNTY REVENUE-DELINQ TAX SECTION
115 S. ANDREWS AVENUE, ROOM A-100
FT LAUDERDALE, FL 33301
JULIE AIKMAN, SUPV.

Received this process on 8/5/2019
Date 8/16/19
 Served
 Not Served - see comments
Date 8/16/19 at 1500 Time

On CONLEY, RICHARD 9884 Attorney, 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"

GREGORY TONY, SHERIFF
BROWARD COUNTY, FLORIDA

BY: [Signature] 902 D.S.
V. BAENHOUSE

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION
PROPERTY ID # **484201-AC-0210** (TD #43045)

RECEIVED SHERIFF

2019 AUG -5 AM 8:31

WARNING

PROPERTY IN WHICH YOU ARE INTERESTED IS LISTED IN THE ENCLOSED NOTICE
BROWARD COUNTY, FLORIDA

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 August 30, 2019\$5,758.60

Or

* Amount due if paid by September 17, 2019\$5,830.45

*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 September 18, 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

CONLEY, RICHARD
606 SW NATURA BOULEVARD #207
DEERFIELD BEACH, FL 33441

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
NATURA CONDOMINIUM NO. 3 ASSOCIATION, INC.

Filing Information

Document Number 732481
FEI/EIN Number 59-1831091
Date Filed 04/17/1975
State FL
Status ACTIVE

Principal Address

606 SW NATURA BLVD
CONDO #3
DEERFIELD BEACH, FL 33441

Changed: 04/30/2005

Mailing Address

606 SW NATURA BLVD
CONDO #3
#114
DEERFIELD BEACH, FL 33441

Changed: 01/09/2017

Registered Agent Name & Address

WILLA, HORST A
606 SW NATURA BLVD
CONDO #3
DEERFIELD BEACH, FL 33441

Name Changed: 10/04/2018

Address Changed: 10/04/2018

Officer/Director Detail

Name & Address

Title President

Facchino, Nazario
606 SW NATURA BLVD #110
CONDO #3

DEERFIELD BEACH, FL 33441

Title Director

Buonopane, Louis
 606 SW NATURA BLVD #112
 CONDO #3
 DEERFIELD BEACH, FL 33441

Title Treasurer

Barr, Fred
 606 SW NATURA BLVD #114
 CONDO #3
 DEERFIELD BEACH, FL 33441

Title Director

Bates, Sarah
 606 Sw Natura Blwd
 #309
 Deerfield Beach, FL 33441

Title Secretary

FORTNER, ALAN
 606 SW NATURA BLVD
 APT #307
 DEERFIELD BEACH, FL 33441

Title Asst. Treasurer

DAME, JUNE
 606 SW NATURA BLVD
 APT # 311
 DEERFIELD BEACH, FL 33441

Annual Reports

Report Year	Filed Date
2016	03/26/2016
2017	01/09/2017
2018	01/19/2018

Document Images

10/04/2018 -- Reg. Agent Change	View image in PDF format
01/19/2018 -- ANNUAL REPORT	View image in PDF format
01/09/2017 -- ANNUAL REPORT	View image in PDF format
04/05/2016 -- Reg. Agent Change	View image in PDF format
03/26/2016 -- ANNUAL REPORT	View image in PDF format
06/09/2015 -- ANNUAL REPORT	View image in PDF format
03/20/2014 -- ANNUAL REPORT	View image in PDF format

04/10/2013 -- ANNUAL REPORT	View image in PDF format
04/24/2012 -- ANNUAL REPORT	View image in PDF format
04/26/2011 -- ANNUAL REPORT	View image in PDF format
11/23/2010 -- Reg. Agent Change	View image in PDF format
04/16/2010 -- ANNUAL REPORT	View image in PDF format
04/10/2009 -- ANNUAL REPORT	View image in PDF format
07/09/2008 -- ANNUAL REPORT	View image in PDF format
02/04/2008 -- ANNUAL REPORT	View image in PDF format
03/12/2007 -- ANNUAL REPORT	View image in PDF format
04/03/2006 -- ANNUAL REPORT	View image in PDF format
04/30/2005 -- ANNUAL REPORT	View image in PDF format
12/22/2004 -- REINSTATEMENT	View image in PDF format
02/16/2004 -- ANNUAL REPORT	View image in PDF format
01/07/2003 -- ANNUAL REPORT	View image in PDF format
05/12/2002 -- ANNUAL REPORT	View image in PDF format
04/19/2001 -- ANNUAL REPORT	View image in PDF format
03/30/2000 -- ANNUAL REPORT	View image in PDF format
03/06/1999 -- ANNUAL REPORT	View image in PDF format
01/20/1998 -- ANNUAL REPORT	View image in PDF format
01/16/1997 -- ANNUAL REPORT	View image in PDF format
01/25/1996 -- ANNUAL REPORT	View image in PDF format
01/27/1995 -- ANNUAL REPORT	View image in PDF format

\$ 175.00
DOCU. STAMPS-DEED

RECVD. BROWARD CNTY

COUNTY ADMIN.

W/C TRI-COUNTY for: ←

Florida International Title
1600 S Federal Highway Suite 651
Pompano Beach, FL 33062

98-70 Buchiere

This instrument prepared by.
WILLIAM P BLADE, Esquire
BLADE & BLADE, P.A
515 South Federal Highway
Deerfield Beach, FL 33441
(954) 429-1200

Tax Identification Number. 8201-AC-021

Grantee S.S No

PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE, made and entered into this 7th day of September, 1998, between

Rosemary J. Symanski, as Personal Representative of the ESTATE OF THEODORE C. SYMANSKI, deceased, party of the first part, whose address is **3008 Lake Shore Drive, Deerfield Beach, FL 33442,** and

PAULINE M. BUCHIERE, a MARRIED woman, party of the second part, whose address is , **606 N.W. Natura Blvd., Unit 207, Deerfield Beach, FL 33442**

WITNESSETH.

Said party of the first part was granted Letters of Administration in the ESTATE OF THEODORE C SYMANSKI, deceased, on [redacted] and has the power to sell, transfer, and convey the property described below in accordance with Article Six of the Last Will and Testament admitted to Probate by order of the Circuit Court in and for Broward County, Florida, dated [redacted]

NOW THEREFORE, in consideration of the foregoing and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration in hand paid at and before the sealing and delivery of these presents, receipt of which is hereby acknowledged, the party of the first part has sold and conveyed and by these presents does grant, bargain, sell and convey unto the said party of the second part, their heirs and assigns the following described land situate, lying and being in **Broward County, Florida,** to wit.

Condominium Parcel No. 207 of NATURA CONDOMINIUM NO. 3, according to the Declaration thereof, recorded in Official Records Book 6204, Page 459, and re-recorded in Official Records Book 6250, Page 393, of the Public Records of Broward County, Florida.

SUBJECT TO all the provisions of the Declaration of Condominium and Exhibits thereto, and any and all restrictions, reservations, easements, licenses and limitations of record to the extent the same are valid or enforceable which the parties of the second part assume and agree to perform and abide by, and taxes for the year 1998, and all subsequent years

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 together with all the appurtenances thereto

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

BK28877Pg1210

③
MB

Signed, sealed and delivered

in the presence of

② Kristine M. Moore
Witness

② Kristine M. Moore
Print Name

① Rosemary J. Symanski
Rosemary J. Symanski, as Personal
Representative of the Estate of
THEODORE C SYMANSKI, deceased

③ Phillip J. Ascolani
Witness

③ Phillip J. Ascolani
Print Name

STATE OF ILLINOIS
COUNTY OF COOK

The foregoing instrument was acknowledged before me this 9th day of September, 1998, by Rosemary J Symanski, as Personal Representative of The ESTATE OF THEODORE C. SYMANSKI, deceased,

_____ who is personally known to me or

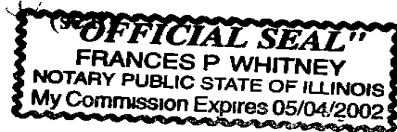
who produced _____ as identification

and who did not take an oath

① Frances P. Whitney
NOTARY PUBLIC

Printed, typed or stamped name:

My commission expires (E)



BK28877PG|2|1



CONSENT TO SALE

KNOW ALL MEN BY THESE PRESENTS THAT NATURA INC., A CORPORATION NOT FOR PROFIT UNDER THE LAWS OF THE STATE OF FLORIDA, THROUGH DULY DESIGNATED OFFICERS, DID ON THE 8 DAY OF Sept 1998. APPROVE THE SALE OF UNIT # 606 Comb 3 IN THE PLANNED UNIT DEVELOPMENT KNOWN AS NATURA BY: Symanski

TO: Pauline M. Buchiere

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL THIS

8th DAY OF Sept 1998 AS Natura

OF THE SAID NON-PROFIT CORPORATION.

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

NATURA INC.

BY Marion Dene

BY Adolph Mansdell
Board of Directors

SWORN TO AND SUBSCRIBED BEFORE ME

THE DAY AND YEAR LAST WRITTEN ABOVE

TERESA S. HUNT
Notary Public - State of Florida
My Commission Expires Jan 19, 2002
Commission # CC709091
Teresa Hunt
9-8-98
NOTARY PUBLIC, STATE OF FLORIDA, AT LARGE
MY COMMISSION EXPIRES

BK28877PG1212

This Warranty Deed

Made this 28th day of September A.D. 2001
by Pauline M. Buchiere, an unmarried widow
Whose address is: 4430 NE 25th Ave.
Lighthouse Point, FL 33064

INSTR # 101376181
OR BK 32189 PG 1459
RECORDED 10/03/2001 09:08 AM
COMMISSION
BROWARD COUNTY
DOC STMP-D 227.50
DEPUTY CLERK 1032

hereinafter called the grantor, to
Harry E. Comly and Mary H. Comly, his wife

whose post office address is: **606 SW Natura #207
Deerfield Beach, FL
33441**

hereinafter called the grantee:

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

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

See Schedule A attached hereto and by this reference made a part hereof.

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

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Parcel Identification Number: 48-42-01-AC-0210

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining. **To Have and to Hold**, the same in fee simple forever.

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

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

Signed, sealed and delivered in our presence:

Cinderella Pyke Derby
Name: **Witness CINDERELLA PYKE DERBY**

Pauline M. Buchiere
Name & Address: **Pauline M. Buchiere** LS

Colleen Lamberti
Name: **Witness Colleen Lamberti**

Name & Address: LS

Name: **Witness**

Name & Address: LS

Name: **Witness**

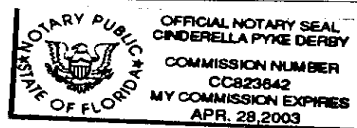
Name & Address: LS

State of **Florida**
County of **Broward**

The foregoing instrument was acknowledged before me this **28th** day of **September**, 2001, by **Pauline M. Buchiere**

who is personally known to me or who has produced *Valid Drivers license* as identification.

Cinderella Pyke Derby
Notary Public
Print Name: **CINDERELLA PYKE DERBY**
My Commission Expires:



wp-156
PREPARED BY: **Stephanie Sylvester**<
RECORD & RETURN TO:
First American Title Insurance Company
4758 N. Federal Highway
Lighthouse Point, Florida 33064
File No: 21147LP

Schedule A

Unit No. 207, of NATURA CONDOMINIUM NO. 3, a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 6204, at Page 459, as rerecorded in Official Records Book 6250, at Page 393, of the Public Records of Broward County, Florida.

QUIT-CLAIM DEED

PREPARED BY & RETURN TO:
HARRY E. COMLY
606 SW NATURA BLVD.,#207
DEERFIELD BEACH, FL 33441

TAX I.D.# 484201AC0210
THIS QUIT-CLAIM DEED, EXECUTED THIS 20 DAY OF JULY ,A.D. 2006,
BY *HARRY E. COMLY, THE UNREMARIED WIDOWER OF MARY H. COMLY, DECEASED*
FIRST PARTY, TO *HARRY E. COMLY, A SINGLE PERSON* A LIFE ESTATE WITHOUT ANY
LIABILITY FOR WASTE, WITH FULL POWER AND AUTHORITY IN HIM TO SELL, CONVEY,
MORTGAGE, LEASE AND OTHERWISE DISPOSE OF THE PROPERTY DESCRIBED BELOW IN
FEE SIMPLE WITH OR WITHOUT CONSIDERATION, WITHOUT JOINDER BY THE
REMAINDERMAN, AND TO RETAIN ABSOLUTELY ANY AND ALL PROCEEDS DERIVED
THEREFROM, UPON THE DEATH OF THE LIFE TENANT, THE REMAINDER, IF ANY, TO
(SON), *LARRY E. COMLY, A MARRIED PERSON*
SECOND PARTY; WHOSE ADDRESS IS: 606 SW NATURA BLVD.,#207, DEERFIELD BEACH, FL
33441

WITNESSETH, THAT THE SAID FIRST PARTY, FOR AND IN CONSIDERATION
OF THE SUM OF \$10.00 IN HAND PAID BY THE SECOND PARTY, THE RECEIPT
WHEREOF IS HEREBY ACKNOWLEDGED, DOES HEREBY REMISE, RELEASED
AND QUIT-CLAIM UNTO THE SAID SECOND PARTY FOREVER, ALL THE RIGHT,
TITLE, INTEREST, CLAIM AND DEMAND WHICH THE SAID FIRST PARTY 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:

UNIT NO. 207, NATURA CONDOMINIUM NO. 3, A CONDOMINIUM ACCORDING TO
THE DECLARATION OF CONDOMINIUM, AS RECORDED IN THE OFFICIAL
RECORDS BOOK 6204 AT PAGE 459, OF THE PUBLIC RECORDS OF BROWARD
COUNTY, FLORIDA

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 WHAT-
SOEVER OF THE SAID FIRST PARTY, EITHER IN LAW OR EQUITY, TO THE ONLY
PROPER USE, BENEFIT AND BEHOOF OF THE SAID SECOND PARTY FOREVER.

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:

Stephanie Bell
witness
[Signature]
witness

[Signature: Harry E. Comly]
HARRY E. COMLY

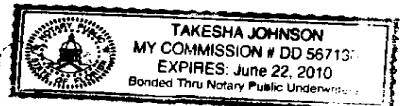
STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY CERTIFY THAT ON THIS DAY, BEFORE ME, AN OFFICER DULY AUTHOR-
IZED IN THE STATE AFORESAID AND IN THE COUNTY AFORESAID TO TAKE
ACKNOWLEDGEMENTS, PERSONALLY APPEARED *HARRY E. COMLY, THE UNREMARIED
WIDOWER OF MARY H. COMLY, DECEASED*

TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE
FOREGOING INSTRUMENT AND HE ACKNOWLEDGED BEFORE ME THAT HE
EXECUTED SAME.

WITNESS MY HAND AND OFFICIAL SEAL IN THE COUNTY AND STATE LAST
AFORESAID THIS 20 DAY OF JULY , A.D. 2006.

[Signature: Takesha Johnson]
NOTARY



Takesha Johnson
PRINT NAME

Revised & Returned TO:

This instrument was prepared by:
Christopher J. Ema, Esquire
MacLean and Ema
2600 NE 14 Street Causeway
Pompano Beach, Fl 33062
Tele: 954/785-1900

AFFIDAVIT

BEFORE ME, the undersigned authority, duly authorized to administer oaths and take acknowledgments, personally appeared this day, **HARRY E. COMLY**, ("Affiant"), who after being duly sworn, deposes and says as follows:

1. Affiant is the surviving spouse of MARY H. COMLY who died on [REDACTED]
2. The following described property (the "Property") was owned by Affiant and his wife, MARY H. COMLY:

Unit No. 207, of NATURA CONDOMINIUM NO. 3, a Condominium, according to the Declaration of Condominium thereof, as recorded in O.R. Book 6204, Page 459, as re-recorded in O.R. Book 6250, Page 393, all of the Public Records of Broward County, Florida.

3. The Property was purchased by Affiant and Affiant's wife, MARY H. COMLY, on or about September 28, 2001 by that certain Warranty Deed recorded October 3, 2001 in O.R. Book 32189, at Page 1459 of the Public Records of Broward County, Florida.
4. Affiant hereby warrants that he and his wife, MARY H. COMLY, were continuously married, without interruption, from the time prior to their acquisition of the subject property on September 28, 2001 up to and including the death of MARY H. COMLY on [REDACTED]

FURTHER AFFIANT SAYETH NAUGHT.

Harry E. Comly
HARRY E. COMLY

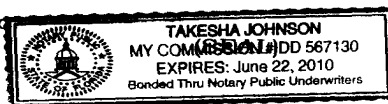
STATE OF FLORIDA

COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged before me this 13 day of November, 2006 by **HARRY E. COMLY** who is personally known to me or who has produced _____ as identification.

● *Takesha Johnson*
Notary Public
Commission No. _____

My Commission Expires:



[REDACTED]

①

Prepared by:

Christopher J. Ema, Esq.
MacLean and Ema
2600 N.E. 14th St. Cswy.
Pompano Beach, FL 33062
Tell: (954)785-1900

Parcel ID Number: 4842-01-AC-0210

Warranty Deed

This Indenture, Made this 13 day of November, 2006 A.D., **Between**
HARRY E. COMLY, a single man

of the County of Broward, State of Florida, **grantor,** and
LARRY E. COMLY and ROSITA E. COMLY, husband and wife

whose address is: 606 SW Natura Blvd. #207, Deerfield Beach, FL 33441

of the County of _____, State of Florida, **grantee.**

Witnesseth that the GRANTOR, for and in consideration of the sum of

-----**TEN DOLLARS (\$10)**----- DOLLARS,
and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate, lying and being in the County of Broward State of Florida to wit:

Grantor's life estate interest in and to the following property:

Unit No. 207, of NATURA CONDOMINIUM NO. 3, a Condominium, according to the Declaration of Condominium thereof, as recorded in O.R. Book 6204, Page 459, as re-recorded in O.R. Book 6250, Page 393, all of the Public Records of Broward County, Florida.

1. Zoning and/or restrictions and prohibitions imposed by governmental authority; restrictions, easements and other matters appearing on the Plat or common to the subdivision;
2. Taxes for the year 2006 and subsequent years; and
3. All of the provisions of the said Declaration of Condominium, including all attachments, and exhibits thereto, and to all provisions of supplemental declarations thereto, if any, which the Grantee herein assumes and agrees to perform, including but not limited to the payment of assessments for the maintenance and operation of said Condominium.

Subject to that certain mortgage recorded 10/03/01, in favor of MERS as nominee for GMAC Mortgage Corporation, recorded in Official Records Book 32189, Page 1464, of the Public Records of Broward County, Florida, with an outstanding principal balance in the approximate amount of \$30,000.00 which Grantee herein assumes and agrees to pay.

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

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

Signed, sealed and delivered in our presence:

Mercedes V. Zimmermann
Printed Name: Mercedes V. Zimmermann
Witness

Harry E. Comly (Seal)
HARRY E. COMLY
P.O. Address: 606 SW Natura Blvd. #207, Deerfield Beach, FL 33441

Kelly Scott
Printed Name: KELLY SCOTT
Witness

STATE OF Florida
COUNTY OF St. Lucie

The foregoing instrument was acknowledged before me this _____ day of November 13th, 2006 by
HARRY E. COMLY, a single man

who is personally known to me or who has produced _____ as identification.

Takesha Johnson
Printed Name: Takesha Johnson
Notary Public
My Commission Expires: _____


5

Prepared by:

Christopher J. Ema, Esq.
MacLean and Ema
2600 N.E. 14th St. Cswy.
Pompano Beach, FL 33062
Tell: (954)785-1900

Parcel ID Number: 4842-01-AC-0210

Warranty Deed

This Indenture, Made this 13th day of November, 2006 A.D., **Between**
LARRY E. COMLY and ROSITA E. COMLY, husband and wife

of the County of Broward, State of Florida, **grantor,** and
LARRY E. COMLY and ROSITA E. COMLY, husband and wife

whose address is: 606 SW Natura Blvd. #207, Deerfield Beach, FL 33441

of the County of _____, State of Florida, **grantee.**

Witnesseth that the GRANTOR, for and in consideration of the sum of

-----TEN DOLLARS (\$10)-----

DOLLARS,

and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate, lying and being in the County of Broward State of Florida to wit:

Unit No. 207, of NATURA CONDOMINIUM NO. 3, a Condominium, according to the Declaration of Condominium thereof, as recorded in O.R. Book 6204, Page 459, as re-recorded in O.R. Book 6250, Page 393, all of the Public Records of Broward County, Florida.

1. Zoning and/or restrictions and prohibitions imposed by governmental authority; restrictions, easements and other matters appearing on the Plat or common to the subdivision;
2. Taxes for the year 2006 and subsequent years; and
3. All of the provisions of the said Declaration of Condominium, including all attachments, and exhibits thereto, and to all provisions of supplemental declarations thereto, if any, which the Grantee herein assumes and agrees to perform, including but not limited to the payment of assessments for the maintenance and operation of said Condominium.

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

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

Signed, sealed and delivered in our presence:

Mercedes V. Zimmermann
Printed Name: Mercedes V. Zimmermann
Witness

Larry E. Comly (Seal)
LARRY E. COMLY
P.O. Address: 606 SW Natura Blvd. #207, Deerfield Beach, FL 33441


Kelly Scott
Printed Name: KELLY SCOTT
Witness

Rosita E. Comly (Seal)
ROSITA E. COMLY
P.O. Address: 606 SW Natura Blvd. #207, Deerfield Beach, FL 33441

STATE OF Florida
COUNTY OF _____

The foregoing instrument was acknowledged before me this 13 day of November, 2006 by
LARRY E. COMLY and ROSITA E. COMLY, husband and wife

who is personally known to me or who has produced Florida driver's license as identification.

Takesha Johnson
Printed Name: Takesha Johnson
Notary Public
My Commission Expires: _____


THIS INSTRUMENT PREPARED BY AND RETURN TO:

Lorna G. Tritt
Bailey Woodruff Title Company, Inc.
665 S.E. 10th Street, Suite 104
Deerfield Beach, Florida 33441
Property Appraisers Parcel Identification (Folio) Number: **18202-AC-0210**
State of Florida Deed Documentary Stamps paid on this transaction: **\$245.00**

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED, made the 9th day of April, 2009 by **Larry E. Comly and Rosita E. Comly, husband and wife**, whose post office address is **7620 NW 18 St #306, Margate, FL 33063** herein called the Grantors, to **Arthur E. Werner and Johanna R. Werner, husband and wife** whose post office address is **910 Hudson Ave., Peekskill, NY 10566**, hereinafter called the Grantees:

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the Grantors, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land situate in Broward County, State of Florida, viz.:

Unit 207, Natura Condominium No. 3, a Condominium, according to the Declaration of Condominium, as recorded in Official Records Book 6204, Pages 459, as amended and re-recorded in O.R. Book 6250, Page 393, as amended, of the Public Records of Broward County, Florida.
Subject to easements, restrictions and reservations of record and taxes for the year 2009 and thereafter.

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

TO HAVE AND TO HOLD, the same in fee simple forever.

AND, the Grantors hereby covenant with said Grantees that the Grantors are lawfully seized of said land in fee simple; that the Grantors have good right and lawful authority to sell and convey said land, and hereby warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2008.

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

Signed, sealed and delivered in the presence of:

S. Sylvester
Witness #1 Signature

S. Sylvester
Witness #1 Printed Name

Jay A. Yeskel
Witness #2 Signature

Jay A. Yeskel
Witness #2 Printed Name

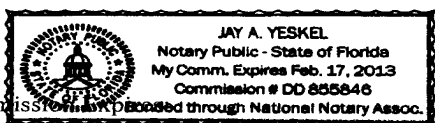
Larry E. Comly
Larry E. Comly

Rosita E. Comly
Rosita E. Comly

STATE OF FLORIDA
COUNTY OF Broward

The foregoing instrument was acknowledged before me this 9th day of April, 2009 by Larry E. Comly and Rosita E. Comly who are personally known to me or have produced DL as identification.

SEAL



My Commission is Bonded through National Notary Assoc.

Jay A. Yeskel
Notary Public

Printed Notary Name

Phone:
954-421-8182



Fax:
954-421-0169

G3-207B CONSENT TO SALE

KNOW ALL MEN BY THESE PRESENTS THAT NATURA, INC., A CORPORATION NOT FOR PROFIT UNDER THE LAW OF THE STATE OF FLORIDA, THROUGH DULY DESIGNATED OFFICERS, DID ON THE 6 DAY OF April 2009, APPROVE THE SALE OF UNIT # G3-207B IN THE PLANNED UNIT DEVELOPMENT KNOWN AS NATURA, INC., TO: Arthur & Johanna Werner.

IN WITNESS WHEREOF, I HAVE HERE TO SET MY HAND AND SEAL THIS 6th DAY OF April, 2009 AS President OF THE SAID NON-PROFIT CORPORATION.

THIS CONSENT OF SALE IS VALID ONLY UPON RECEIPT OF THE UNREGISTERED DEED.

NATURA, INC.

BY: _____

BY: Leon Albedin - Pres.
Board of Director

Sworn to and subscribed before me the day and year last written above.

Millie Zitoli

Notary Public, State of Florida at large.

My commission expires: 2011



600 SW Natura Avenue - Deerfield Beach, FL 33441

Prepared by and return to:

Edward L. Myrick, Jr.

Attorney at Law

Hometown Title Services, Inc.

1255 West Atlantic Blvd. Suite 314

Pompano Beach, FL 33069

954-943-4663

File Number: **H14-66**

Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this **30th** day of **September, 2014** between **Arthur E. Werner and Johanna R. Werner, husband and wife** whose post office address is **910 Hudson Avenue, Peekskill, NY 10566**, grantor, and **Richard Conley, a single man** whose post office address is **205 East Spring Street, Avon, MA 02322**, grantee:

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

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Broward County, Florida** to-wit:

Unit No. 207 of NATURA CONDOMINIUM NO. 3, a Condominium, according to The Declaration of Condominium recorded in O.R. Book 6204, Page 459, and all exhibits and amendments thereof, Public Records of Broward County, Florida.

Parcel Identification Number: 484201-AC-0210

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2014**.

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:

Dwight M. Gordon

Witness Name: Dwight M. Gordon
Veronica Rodricks

Witness Name: VERONICA RODRICKS.

Arthur E. Werner (Seal)
Arthur E. Werner

Johanna R. Werner (Seal)
Johanna R. Werner

State of New York
County of Westchester

The foregoing instrument was acknowledged before me this 26 day of September, 2014 by Arthur E. Werner and Johanna R. Werner, who are personally known or have produced _____ as identification.

[Notary Seal]

CHRISTINE D HORAN
NOTARY PUBLIC-STATE OF NEW YORK
No. 01HO6267526
Qualified in Westchester County
My Commission Expires August 20, 2016

Christine D Horan
Notary Public
Printed Name: Christine D Horan
My Commission Expires: 8.20.2016

2-04.

Phone:
954-421-8182



Fax:
954-421-0169

CONSENT TO SALE

KNOW ALL MEN BY THESE PRESENTS THAT NATURA, INC., A CORPORATION NOT FOR PROFIT UNDER THE LAW OF THE STATE OF FLORIDA, THROUGH DULY DESIGNATED OFFICERS, DID ON THE 29 DAY OF September 2014 APPROVE THE SALE OF UNIT # G3207 IN THE PLANNED UNIT DEVELOPMENT KNOWN AS NATURA, INC., TO: Richard Conley.

IN WITNESS WHEREOF, I HAVE HERE TO SET MY HAND AND SEAL THIS 29 DAY OF September 2014 As Office Manager OF THE SAID NON-PROFIT CORPORATION.

THIS CONSENT OF SALE IS VALID ONLY UPON RECEIPT OF THE UNREGISTERED DEED.



Sworn to and subscribed before me the day and year last written above.

Karen Keegan

Notary Public, State of Florida at large.
My commission expires: 4-9-17

NATURA, INC.

BY: Sally A. Schauf

BY: Mary B. Grosse
Board of Director

4

Prepared by and return to:
John W. Stevens, III, Esq.
c/o Stevens & Goldwyn, P.A.
2 South University Drive, Suite 329
Plantation, FL 33324

CLAIM OF LIEN

KNOWN ALL MEN BY THESE PRESENTS, THAT:

NATURA CONDOMINIUM NO. 3 ASSOCIATION, INC, a condominium association of Broward County, Florida, whose address is c/o Stevens & Goldwyn, P.A. 2 South University Drive, Suite 329, Plantation, FL 33324, claims this lien against the following property:

CONDOMINIUM UNIT 207 OF NATURA CONDOMINIUM NO. 3, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, RECORDED IN OFFICIAL RECORDS BOOK 6204, PAGE 459, AND ALL EXHIBITS AND AMENDMENTS THEREOF, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. A/K/A 606 S.W. Natura Blvd., Unit 207, Deerfield Beach, FL 33441.

The current owners of record are: Richard Conley

The amount due is \$6,662.47 as follows:

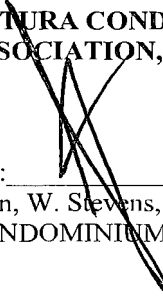
Maintenance (Through December, 2018):	\$5,693.91
Recording/copying/courier	\$25.00
Attorneys' Fees:	\$550.00
Pre-Lien Demand Letter	\$211.78
Title Examination Fee (This is not a cost):	\$150.00
Mail Charges (Certified and First Class):	\$11.78
Scan/Storage	\$20.00

In addition, this Claim of Lien also secures all assessments coming due, less any payments received from the date of the initial delinquency and after the filing of this Claim of Lien, interest, collection costs and reasonable attorney fees incurred by the Association, pursuant to chapter 718 of the Florida Statutes.

Signed, sealed and deliver in presence of:

**NATURA CONDOMINIUM NO. 3
ASSOCIATION, INC**


Witness - Patricia Maragh

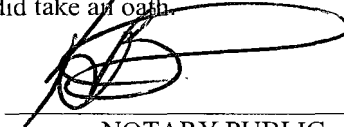
BY: 
John, W. Stevens, Attorney for NATURA
CONDOMINIUM NO. 3 ASSOCIATION, INC

STATE OF FLORIDA :
COUNTY OF BROWARD :

The foregoing instrument was sworn to and acknowledged before me this 6th day of December, 2018 by John W. Stevens, who is personally known to me and who did take an oath.

My Commission Expires

2018-04490


NOTARY PUBLIC
State of Florida at Large

1

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

DATE: August 1st, 2019
PROPERTY ID # 484201-AC-0210 (TD # 43045)

WARNING

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

RICHARD CONLEY
205 EAST SPRING STREET
AVON, MA 02322

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 606 SW NATURA BOULEVARD #207, DEERFIELD BEACH, FL 33441 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 August 30, 2019\$5,758.60
- Or
- * Estimated Amount due if paid by September 17, 2019\$5,830.45

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON September 18, 2019 UNLESS ALL BACK TAXES ARE PAID PRIOR TO AUCTION.

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

FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT
www.broward.org/recordstaxestreasury

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

DATE: August 1st, 2019
PROPERTY ID # 484201-AC-0210 (TD # 43045)

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

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CONLEY, RICHARD
606 SW NATURA BLVD #207
DEERFIELD BEACH, FL 33441

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

DATE: August 1st, 2019
PROPERTY ID # 484201-AC-0210 (TD # 43045)

WARNING

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NATURA CONDOMINIUM NO. 3 ASSOCIATION, INC
606 SW NATURA BLVD CONDO #3
DEERFIELD BEACH, FL 33441

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DATE: August 1st, 2019
PROPERTY ID # 484201-AC-0210 (TD # 43045)

WARNING

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NATURA CONDOMINIUM NO. 3 ASSOCIATION, INC
606 SW NATURA BLVD CONDO #3
#114
DEERFIELD BEACH, FL 33441

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

DATE: August 1st, 2019
PROPERTY ID # 484201-AC-0210 (TD # 43045)

WARNING

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NATURA CONDOMINIUM NO. 3 ASSOCIATION, INC
C/O FRED POKRAJAC
1761 W HILLSBORO BLVD STE 312
DEERFIELD BEACH, FL 33442

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

DATE: August 1st, 2019
PROPERTY ID # 484201-AC-0210 (TD # 43045)

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NATURA CONDOMINIUM NO. 3 ASSOCIATION, INC
C/O HORST A WILLA
606 SW NATURA BLVD CONDO #3
DEERFIELD BEACH, FL 33441

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NATURA CONDOMINIUM NO. 3 ASSOCIATION, INC
C/O STEVENS & GOLDWYN, P.A.
2 SOUTH UNIVERSITY DRIVE SUITE 329
PLANTATION, FL 33324

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

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Total Postage \$

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Street and Apt.

City, State, ZIP

TD 43045 SEPTEMBER 2019 WARNING
NATURA CONDOMINIUM NO. 3 ASSOCIATION, INC
606 SW NATURA BLVD CONDO #3
DEERFIELD BEACH, FL 33441

7019 0140 0000 3870 1119

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

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Postage
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Total Postage at \$ _____

TD 43045 SEPTEMBER 2019 WARNING
CONLEY, RICHARD
606 SW NATURA BLVD #207
DEERFIELD BEACH, FL 33441

Sent To _____

Street and Apt. No. _____

City, State, ZIP+4 _____

7079 0140 0000 3870 1102

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TD 43045 SEPTEMBER 2019 WARNING

CITY OF DEERFIELD BEACH

150 NE 2 AVE

DEERFIELD BEACH, FL 33441

Sent To _____

Street and Apt. N _____

City, State, ZIP+ _____

7019 0140 0000 3870 1096

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Postmark
Here

Postage

\$

Total Postage \$

Sent To

Street and Apt.

City, State, ZIP

TD 43045 SEPTEMBER 2019 WARNING
RICHARD CONLEY
205 EAST SPRING STREET
AVON, MA 02322

7019 0140 0000 3870 1089

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\$ _____

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Street and Apt. _____

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7019 0140 0000 3870 1140

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

Postmark
Here

Postage	
\$	

Total Pos

\$ _____

Sent To

Street and

City, State

TD 43045 SEPTEMBER 2019 WARNING
NATURA CONDOMINIUM NO. 3 ASSOCIATION, INC
C/O FRED POKRAJAC
1761 W HILLSBORO BLVD STE 312
DEERFIELD BEACH, FL 33442

7019 0140 0000 3870 1133

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

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

Postage	
\$	
Total Postage	
\$	
Sent To	
Street and Apt.	
City, State, ZIP	

TD 43045 SEPTEMBER 2019 WARNING
NATURA CONDOMINIUM NO. 3 ASSOCIATION, INC
606 SW NATURA BLVD CONDO #3
#114
DEERFIELD BEACH, FL 33441

7019 0140 0000 3870 1126

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 43045 SEPTEMBER 2019 WARNING
 NATURA CONDOMINIUM NO. 3 ASSOCIATION, INC
 606 SW NATURA BLVD CONDO #3
 #114
 DEERFIELD BEACH, FL 33441



2. Article Number (Transfer from service label)
 7017 0140 0000 3870 1126

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 X *Fred Bon...* Agent Addressee
 B. Received by (Printed Name) C. Date of Delivery
FRED BON...

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

3. Service Type
- | | |
|--|---|
| <input type="checkbox"/> Adult Signature | <input type="checkbox"/> Priority Mail Express® |
| <input type="checkbox"/> Adult Signature Restricted Delivery | <input type="checkbox"/> Registered Mail™ |
| <input type="checkbox"/> Certified Mail® | <input type="checkbox"/> Registered Mail Restricted Delivery |
| <input type="checkbox"/> Certified Mail Restricted Delivery | <input type="checkbox"/> Return Receipt for Merchandise |
| <input type="checkbox"/> Collect on Delivery | <input type="checkbox"/> Signature Confirmation™ |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Mail Restricted Delivery (00) | |

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:

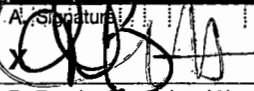
TD 43045 SEPTEMBER 2019 WARNING
 CITY OF DEERFIELD BEACH
 150 NE 2 AVE
 DEERFIELD BEACH, FL 33441



2. Article Number (Transfer from service label)

7019 0140 0000 3870 1096

COMPLETE THIS SECTION ON DELIVERY

A. Signature:  Agent
 Addressee

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

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

3. Service Type
- Adult Signature
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - Insured Mail®
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Return Receipt for Merchandise
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery
 - 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 43045 SEPTEMBER 2019 WARNING
 NATURA CONDOMINIUM NO. 3 ASSOCIATION, INC
 C/O FRED POKRAJAC
 1761 W HILLSBORO BLVD STE 312
 DEERFIELD BEACH, FL 33442



9590 9402 3236 7196 0500 88

2. Article Number (Transfer from service label)

7019 0140 0000 3870 1133

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 X *Mark* Agent
 Addressee

B. Received by (Printed Name) *Mark* C. Date of Delivery *8/12/19*

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
 - Insured Mail
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Return Receipt for Merchandise
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery
 - Mail Restricted Delivery (00)

Domestic Return Receipt