



**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 # 2015-1062

ACCOUNT # 484124AA0150

ALTERNATE KEY # 49909

TAX DEED APPLICATION # 43062

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 103-E, in Building 6510, of Winfield Gardens South Condominium, a Condominium according to the Declaration of Condominium, recorded in Official Records Book 3132, Page 541, and any amendments filed thereto, Public Records of Broward County, Florida. Together with an undivided interest in and to the common elements appurtenant thereto.

PROPERTY ADDRESS: 6510 WINFIELD BOULEVARD #103, MARGATE FL 33063

OWNER OF RECORD ON CURRENT TAX ROLL:

JACQUELINE NGUYEN

6510 WINFIELD BLVD #103

MARGATE, FL 33063-7178 (Matches Property Appraiser records.)

APPARENT TITLE HOLDER & ADDRESS OF RECORD:

JACQUELINE NGUYEN

6510 WINFIELD BLVD. #103

MARGATE, FL 33063 (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:

WINFIELD GARDENS SOUTH CONDOMINIUM, ASS.

MIAMI MANAGEMENT, INC.

1145 SAWGRASS CORPORATE PARKWAY

SUNRISE, FL 33323 (Per Sunbiz. Declaration recorded in 3132-541.)

MILBERG KLEIN, P.L., REGISTERED AGENT

O/B/O WINFIELD GARDENS SOUTH CONDOMINIUM, ASS.

5550 GLADES ROAD, #500

BOCA RATON, FL 33431 (Per Sunbiz)

UPDATE REPORT – CONTINUED

PARCEL IDENTIFICATION NUMBER: 4841 24 AA 0150

CURRENT ASSESSED VALUE: \$47,390

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. However, new Sunbiz address for Condominium Association and new Sunbiz record were found..

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

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

Christina Young

Title Examiner



MARTY KIARD
BROWARD
 COUNTY
 PROPERTY APPRAISER

Site Address	6510 WINFIELD BOULEVARD #103, MARGATE FL 33063	ID #	4841 24 AA 0150
Property Owner	NGUYEN,JACQUELINE	Millage	1212
Mailing Address	6510 WINFIELD BLVD #103 MARGATE FL 33063-7178	Use	04
Abbr Legal Description	WINFIELD GARDENS SOUTH CONDO UNIT 103 SABAL PALM BLDG AKA BLDG 6510		

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	\$4,740	\$42,650	\$47,390	\$43,190	
2017	\$4,500	\$40,530	\$45,030	\$39,270	\$875.93
2016	\$3,840	\$34,520	\$38,360	\$35,700	\$797.76

2018 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$47,390	\$47,390	\$47,390	\$47,390
Portability	0	0	0	0
Assessed/SOH	\$43,190	\$47,390	\$43,190	\$43,190
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	\$43,190	\$47,390	\$43,190	\$43,190

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
2/28/2013	WD-Q	\$39,000	111363053			
2/26/2011	QCD-T	\$100	48115 / 1276			
7/25/2005	WD	\$90,000	40291 / 1454			
3/17/2004	WD	\$50,000	37125 / 1846			
6/30/2000	WD	\$31,000	30667 / 299			
				Adj. Bldg. S.F.		595
				Units/Beds/Baths		1/1/1
				Eff./Act. Year Built: 1974/1973		

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.



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

www.GrantStreet.com

PROPERTY INFORMATION REPORT

ORDER DATE: 02/01/2019

REPORT EFFECTIVE DATE: 20 YEARS UP TO 01/31/2019

CERTIFICATE # 2015-1062

ACCOUNT # 484124AA0150

ALTERNATE KEY # 49909

TAX DEED APPLICATION # 43062

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:

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OWNER OF RECORD ON CURRENT TAX ROLL:

JACQUELINE NGUYEN

6510 WINFIELD BLVD #103

MARGATE, FL 33063-7178 (Matches Property Appraiser records.)

APPARENT TITLE HOLDER & ADDRESS OF RECORD:

JACQUELINE NGUYEN

OR: 49562, Page: 1207

6510 WINFIELD BLVD. #103

MARGATE, FL 33063 (Per Deed)

MORTGAGE HOLDER OF RECORD:

None found.

LIENHOLDERS AND OTHER INTERESTED PARTIES OF RECORD:

STONEFIELD INVESTMENT FUND IV, LLC

21 ROBERT PITT DR. #207

MONSEY, NY 10952 (Tax Deed Applicant)

WINFIELD GARDENS SOUTH CONDOMINIUM, ASS.

% CONSOLIDATED COMMUNITY MGT, INC.

7124 N. NOB HILL ROAD

TAMARAC, FL 33321 (Per Sunbiz. Declaration recorded in 3132-541.)

THE FRYDMAN LAW GROUP, PLLC
O/B/O WINFIELD GARDENS SOUTH CONDOMINIUM, ASS.
7301 WILES ROAD #201
CORAL SPRINGS, FL 33321 (Per Sunbiz)

(Winfield Gardens South Condominium, Inc. a/k/a Winfield Gardens South Condominium, Ass. a/k/a
Winfield Gardens South Condominium Association, Inc.)

PROPERTY INFORMATION REPORT – CONTINUED

PARCEL IDENTIFICATION NUMBER: 4841 24 AA 0150

CURRENT ASSESSED VALUE: \$47,390

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:

Condominium Membership Approval	OR: 11280, Page: 882
Warranty Deed	OR: 11280, Page: 883
Warranty Deed	OR: 30667, Page: 299
Affidavit	OR: 30667, Page: 301
Affidavit	OR: 30667, Page: 302
Death Certificate	OR: 30667, Page: 303
Warranty Deed	OR: 37125, Page: 1846
Warranty Deed	OR: 40291, Page: 1454
Quit Claim Deed	OR: 48115, Page: 1276

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Wendy Carter

Title Examiner



Site Address	6510 WINFIELD BOULEVARD #103, MARGATE FL 33063	ID #	4841 24 AA 0150
Property Owner	NGUYEN, JACQUELINE	Millage	1212
Mailing Address	6510 WINFIELD BLVD #103 MARGATE FL 33063-7178	Use	04
Abbr Legal Description	WINFIELD GARDENS SOUTH CONDO UNIT 103 SABAL PALM BLDG AKA BLDG 6510		

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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	\$43,190	\$47,390	\$43,190	\$43,190

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Land Calculations		
Price	Factor	Type
Adj. Bldg. S.F.		595
Units/Beds/Baths		1/1/1
Eff./Act. Year Built: 1974/1973		

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 #43062

**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:

JACQUELINE NGUYEN
6510 WINFIELD BLVD. #103
MARGATE, FL 33063

MILBERG KLEIN, P.L.,
REGISTERED AGENT O/B/O
WINFIELD GARDENS SOUTH
CONDOMINIUM, ASS.
5550 GLADES ROAD, #500
BOCA RATON, FL 33431
CITY OF MARGATE
CITY MANAGER'S OFFICE
5790 MARGATE BLVD
MARGATE, FL 33063

THE FRYDMAN LAW GROUP,
PLLC O/B/O WINFIELD
GARDENS SOUTH
CONDOMINIUM, ASS.
7301 WILES ROAD #201
CORAL SPRINGS, FL 33321
JACQUELINE THOA NGUYEN
6510 WINFIELD BLVD #103
MARGATE, FL 33063-7178

WINFIELD GARDENS SOUTH
CONDOMINIUM, ASSOC.,
CONSOLIDATED COMMUNITY
MGT, INC.
7124 N. NOB HILL ROAD
TAMARAC, FL 33321
JACQUELINE THOA NGUYEN
8984 SW 8TH ST
BOCA RATON, FL 33433

WINFIELD GARDENS SOUTH
CONDOMINIUM, ASS., MIAMI
MANAGEMENT, INC.
1145 SAWGRASS CORPORATE
PARKWAY
SUNRISE, FL 33323

JACQUELINE THOA NGUYEN
626 SW 31ST TER
CAPE CORAL, FL 33914-4633

JACQUELINE THOA NGUYEN
861 SW 10TH DR
POMPANO BEACH, FL 33060-
8217

WINFIELD GARDENS SOUTH
CONDOMINIUM, INC
6530 WINFIELD BLVD
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 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**

LC

Broward County, Florida

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

NOTICE OF APPLICATION FOR TAX DEED NUMBER 43062

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: 484124-AA-0150
Certificate Number: 1062
Date of Issuance: 05/26/2016
Certificate Holder: STONEFIELD INVESTMENT FUND IV, LLC
Description of Property: WINFIELD GARDENS SOUTH CONDO
UNIT 103 SABAL PALM BLDG
AKA BLDG 6510

Name in which assessed: NGUYEN, JACQUELINE
Legal Titleholders: NGUYEN, JACQUELINE
6510 WINFIELD BLVD #103
MARGATE, FL 33063-7178

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: 6402.33

Broward County, Florida

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

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Certificate Holder: STONEFIELD INVESTMENT FUND IV, LLC
Description of Property: WINFIELD GARDENS SOUTH CONDO UNIT 103 SABAL PALM BLDG AKA BLDG 6510
UNIT 103-E, IN BUILDING 6510, OF WINFIELD GARDENS SOUTH CONDOMINIUM, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM, RECORDED IN OFFICIAL RECORDS BOOK 3132, PAGE 541, AND ANY AMENDMENTS FILED THERETO, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. TOGETHER WITH AND UNDIVIDED INTEREST IN AND TO THE COMMON ELEMENTS APPURTENANT THERETO.

Name in which assessed: NGUYEN,JACQUELINE
Legal Titleholders: NGUYEN,JACQUELINE
6510 WINFIELD BLVD #103
MARGATE, FL 33063-7178

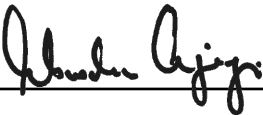
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RECORDS, TAXES, AND TREASURY DIVISION

By:  _____

Abiodun Ajayi
Deputy

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Issues: 08/15/2019, 08/22/2019, 08/29/2019 & 09/05/2019
Minimum Bid: 6402.33



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

Detail by Entity Name

Florida Not For Profit Corporation
WINFIELD GARDENS SOUTH CONDOMINIUM, ASS.

Filing Information

Document Number 709736
FEI/EIN Number 59-1164806
Date Filed 10/08/1965
State FL
Status ACTIVE

Principal Address

Miami Management, Inc.
1145 Sawgrass Corporate Parkway,
SUNRISE, FL 33323

Changed: 03/19/2019

Mailing Address

Miami Management, Inc.
1145 Sawgrass Corporate Parkway
Sunrise, FL 33323

Changed: 03/19/2019

Registered Agent Name & Address

Milberg Klein, P.L.
5550 Glades Road,
#500
Boca Raton, FL 33431

Name Changed: 03/19/2019

Address Changed: 03/19/2019

Officer/Director Detail

Name & Address

Title President

COLLAZO, JODI
Miami Management, Inc.
1145 Sawgass Corporate Parkway
Sunrise. FL 33323

Title VP

Muniz, Rene
Miami Management, Inc
1145 Sawgrass Corporate Parkway
Sunrise, FL 33323

Title Treasurer

Weber, Sandra
Miami Management, Inc,
1145 Sawgrass Corporate Parkway
Sunrise, FL 33323

Title Secretary

Gault, Loretta
Miami Management, Inc
1145 Sawgrass Corporate Parkway
Sunrise, FL 33323

Title Director

Silvano, Vincenzo
Miami Management, Inc.
1145 Sawgrass Corporate Parkway
Sunrise, FL 33323

Annual Reports

Report Year	Filed Date
2017	03/30/2017
2018	03/20/2018
2019	03/19/2019

Document Images

03/19/2019 -- ANNUAL REPORT	View image in PDF format
03/20/2018 -- ANNUAL REPORT	View image in PDF format
10/03/2017 -- AMENDED ANNUAL REPORT	View image in PDF format
03/30/2017 -- ANNUAL REPORT	View image in PDF format
04/29/2016 -- ANNUAL REPORT	View image in PDF format
04/28/2015 -- ANNUAL REPORT	View image in PDF format
04/17/2014 -- ANNUAL REPORT	View image in PDF format
04/22/2013 -- ANNUAL REPORT	View image in PDF format
04/23/2012 -- ANNUAL REPORT	View image in PDF format
12/14/2011 -- Reg. Agent Change	View image in PDF format
04/06/2011 -- ANNUAL REPORT	View image in PDF format
05/04/2010 -- ANNUAL REPORT	View image in PDF format
04/16/2010 -- Reg. Agent Change	View image in PDF format
11/16/2009 -- ANNUAL REPORT	View image in PDF format

01/29/2009 -- ANNUAL REPORT	View image in PDF format
04/30/2008 -- ANNUAL REPORT	View image in PDF format
06/19/2007 -- ANNUAL REPORT	View image in PDF format
05/07/2007 -- ANNUAL REPORT	View image in PDF format
05/04/2006 -- ANNUAL REPORT	View image in PDF format
04/18/2005 -- ANNUAL REPORT	View image in PDF format
04/14/2005 -- Reg. Agent Change	View image in PDF format
03/18/2005 -- Reg. Agent Resignation	View image in PDF format
04/12/2004 -- ANNUAL REPORT	View image in PDF format
05/01/2003 -- ANNUAL REPORT	View image in PDF format
06/23/2002 -- ANNUAL REPORT	View image in PDF format
05/10/2001 -- ANNUAL REPORT	View image in PDF format
05/24/2000 -- ANNUAL REPORT	View image in PDF format
04/02/1999 -- ANNUAL REPORT	View image in PDF format
04/24/1998 -- ANNUAL REPORT	View image in PDF format
08/18/1997 -- ANNUAL REPORT	View image in PDF format
03/26/1996 -- ANNUAL REPORT	View image in PDF format
05/01/1995 -- ANNUAL REPORT	View image in PDF format



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

Detail by Entity Name

Florida Not For Profit Corporation
WINFIELD GARDENS SOUTH CONDOMINIUM, ASS.

Filing Information

Document Number 709736
FEI/EIN Number 59-1164806
Date Filed 10/08/1965
State FL
Status ACTIVE

Principal Address

% CONSOLIDATED COMMUNITY MGT, INC.
7124 N. NOB HILL ROAD
TAMARAC, FL 33321

Changed: 10/03/2017

Mailing Address

% CONSOLIDATED COMMUNITY MGT, INC.
7124 N. NOB HILL ROAD
TAMARAC, FL 33321

Changed: 10/03/2017

Registered Agent Name & Address

THE FRYDMAN LAW GROUP, PLLC
7301 Wiles Road
#201
Coral Springs, FL 33076

Name Changed: 04/16/2010

Address Changed: 04/29/2016

Officer/Director Detail

Name & Address

Title VP

COLLAZO, JODI
% CONSOLIDATED COMMUNITY MGT
7124 N. NOB HILL ROAD
TAMARAC, FL 33321

Title President

HIMMIGHOEFER, JUNE
 % CONSOLIDATED COMMUNITY MGT
 7124 N. NOB HILL ROAD
 TAMARAC, FL 33321

Title Secretary

Fink, Judy
 % CONSOLIDATED COMMUNITY MGMT
 7124 N. NOB HILL ROAD
 TAMARAC, FL 33321

Title Director

Gault, Loretta
 % CONSOLIDATED COMMUNITY MGMT
 7124 N. NOB HILL ROAD
 TAMARAC, FL 33321

Title Treasurer

ROBLES, OMAR
 % CONSOLIDATED COMMUNITY MGT, INC.
 7124 N. NOB HILL ROAD
 TAMARAC, FL 33321

Annual Reports

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Document Images

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04/23/2012 -- ANNUAL REPORT	View image in PDF format
12/14/2011 -- Reg. Agent Change	View image in PDF format
04/06/2011 -- ANNUAL REPORT	View image in PDF format
05/04/2010 -- ANNUAL REPORT	View image in PDF format
04/16/2010 -- Reg. Agent Change	View image in PDF format
11/16/2009 -- ANNUAL REPORT	View image in PDF format
01/29/2009 -- ANNUAL REPORT	View image in PDF format

04/30/2008 -- ANNUAL REPORT	View image in PDF format
06/19/2007 -- ANNUAL REPORT	View image in PDF format
05/07/2007 -- ANNUAL REPORT	View image in PDF format
05/04/2006 -- ANNUAL REPORT	View image in PDF format
04/18/2005 -- ANNUAL REPORT	View image in PDF format
04/14/2005 -- Reg. Agent Change	View image in PDF format
03/18/2005 -- Reg. Agent Resignation	View image in PDF format
04/12/2004 -- ANNUAL REPORT	View image in PDF format
05/01/2003 -- ANNUAL REPORT	View image in PDF format
06/23/2002 -- ANNUAL REPORT	View image in PDF format
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03/26/1996 -- ANNUAL REPORT	View image in PDF format
05/01/1995 -- ANNUAL REPORT	View image in PDF format

83-376630

WINFIELD GARDENS SOUTH CONDOMINIUM, INC.
6530 WINFIELD BLVD.
MARGATE, FLORIDA, 33063

CONDOMINIUM MEMBERSHIP APPROVAL

NOVEMBER 19 1983

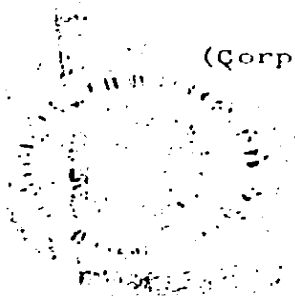
TO WHOM IT MAY CONCERN:

RE: MR. & MRS. DONALD A. LEE
UNIT NO. 103 BUILDING 210 -

Please be advised pursuant to ARTICLE IV, SECTION I OF THE BY LAWS AND ARTICLE X OF THE DECLARATION OF CONDOMINIUM, the BOARD OF DIRECTORS have approved the membership of the above stated individuals subject to the passing of Title and Deed for their legal ownership of the aforementioned Unit.

Bernard Meyer
PRESIDENT

(Corporate Seal)



SECRETARY

83-2603 LG

→

OFFICE OF THE COUNTY CLERK
OF DADE COUNTY, FLORIDA
F. T. JOHNSON
COUNTY ADMINISTRATOR

11280 PAGE 832

OFF 11280 PAGE 832

2
8



INSTR # 100394686
OR BK 30667 PG 0301
RECORDED 07/13/2000 09:22 AM
COMMISSION
BROWARD COUNTY
DEPUTY CLERK 2000

PREPARED BY RECORD & RETURN TO:
JENNIFER GARVIN
FIRST AMERICAN TITLE INSURANCE COMPANY
1949 NORTH UNIVERSITY DRIVE
CORAL SPRINGS, FLORIDA 33071
FILE # 9564CS

CONTINUOUS MARRIAGE AFFIDAVIT

State of FLORIDA
County of BROWARD

BEFORE ME, the undersigned authority, authorized to take acknowledgements in the state and county aforesaid, personally appeared, Lois Hyska, who after being duly sworn deposes and says:

1. That my spouse, FLORIAN A. HYSKA, and I heretofore acquired title on the 10TH day of NOVEMBER, 1983, to the following described property as an estate by the entirety:

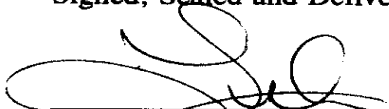
Unit 103-E, in Building 6510, of WINFIELD SOUTH CONDOMINIUM, according to the Declaration thereof, as recorded in Official Records Book 3132, at page 541, of the Public Records of Broward County, Florida.


2. That the marriage between the parties continued uninterrupted up to the date of death of FLORIAN A. HYSKA on _____, and at that Lois Hyska did not remarry and was single at the time of HIS death.

This affidavit is being made to induce First American Title Insurance Company to issue title insurance on the above described property pursuant to its Commitment for title insurance as shown in 9564CS. Affiant(s) herein agrees to indemnify and hold harmless First American Title Insurance Company from any loss or damage resulting from its issuance of title insurance based on information given in this affidavit.

Further Affiant(s) says not.

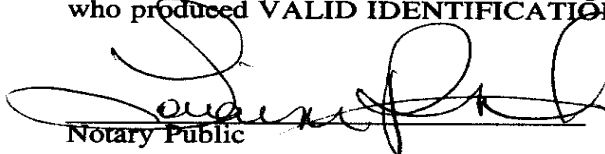
Signed, Sealed and Delivered in the presence of:



Witness **LORRAINE MEISTER**


Lois Hyska


Witness **Jennifer Garvin**

Sworn to and subscribed and acknowledged before me this June 30, 2000, by Lois Hyska, who produced VALID IDENTIFICATION as identification and who did take an oath.


Notary Public

 Lorraine P. Meister
My Commission CC652124
Expires June 10, 2001

Prepared by, record & return to:
Jennifer Garvin
First American Title
1949 University Drive
Coral Springs, FL 33071
File #9564CS

ARM'S LENGTH AFFIDAVIT

BEFORE ME, the undersigned authority, this day personally appeared LOIS HYSKA, AN UNREMARIED WOMAN and ANDRE P. BERTIN, A SINGLE MAN, who, being duly sworn, depose(s) and say(s):

1. That he/she/they are the seller(s) and buyer(s) in a residential Deposit Receipt Contract for Sale and Purchase entered into on the 17TH day of MAY, 2000, for the sale and purchase of the following described property:

UNIT 103-E, IN BUILDING 6510, OF WINFIELD SOUTH CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 3132, AT PAGE 541, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.


2. That the foregoing contract has been negotiated between the parties at "arms length", that the seller and buyer are not related.

3. That the contract price for the foregoing property is full and adequate consideration, which is substantially equal to the true value of the property.

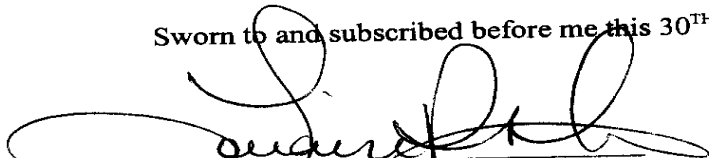
4. That the transfer of the property and completion of the foregoing sale is not being made for the purpose of evading the Federal and Florida Estate Taxes.

5. That Affiant(s) give this Affidavit for the purpose of inducing FIRST AMERICAN TITLE INSURANCE COMPANY to insure title on the aforesaid property.



Seller: LOIS HYSKA


Buyer: ANDRE P. BERTIN

Sworn to and subscribed before me this 30TH day of JUNE, 2000.


Notary Public

My Commission Expires:

 Lorraine P Meister
My Commission CC652124
Expires June 10, 2001

This Indenture,

83-376637

(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Made this 10th day of November A. D. 1983
MARY DONATO, ^{BLAVYEN} the unmarried widow and surviving spouse of
CARMINE J. DONATO, deceased
of the County of RICHMOND in the State of NEW YORK party(ies) of the first part, and
MARIAN A. HYSKA and LOIS HYSKA, his wife
of the County of Broward in the State of Florida whose post office address is
6510 Winfield Boulevard, Margate, Florida
party(ies) of the second part

Witnesseth, That the said party(ies) of the first part, for and in consideration of the sum of
Ten and 00/100 ***** Dollars,
to said party in hand paid by the said party(ies) of the second part, the receipt whereof is hereby acknowl-
edged, has(ave) granted, bargained, and sold to the said party(ies) of the second part, their heirs
and assigns forever, the following described land, situate, and being in the County of Broward
State of Florida to wit:

Unit 103-E in Building 6510 of WINFIELD GARDENS SOUTH
CONDOMINIUM, INC., according to the Declaration thereof, recorded
in O. R. Book 3132, Page 541, and according to the
Amendments thereof, recorded in O. R. Book 3342, Page 503, and
O. R. Book 4325, Page 943, all of the Public Records of Broward
County, Florida.

Subject to taxes for the year 1984 and subsequent years.
Subject to conditions, restrictions, reservations and easements
of record.

GRANTOR herein states under oath upon execution of this deed
that she was continuously married to Carmine J. Donato from January
11, 1978 until the date of his death on _____.

Subject to that certain mortgage in favor of Chase Federal Savings
and Loan Association filed in O. R. Book 7378, Page 874, of the
Public Records of Broward County, Florida.

157 50
has been paid
to the County for the purpose of
recording this deed by law.
(to County Clerk's Office)

And the said party(ies) of the first part do hereby fully warrant the title to said land, and will defend the
same against the lawful claims of all persons whomsoever.

In Witness Whereof, The said party(ies) of the first part have(s) hereunto set her
hand and seal the day and year first above written.

Signed, sealed and delivered in the presence of:

Catherine Crude
witness as to all parties

Anne Marie D. Smeriglio
witness as to all parties

Mary Donato
MARY DONATO

[S] [S] [S] [S]

STATE OF NEW YORK
COUNTY OF RICHMOND

RECORDED IN THE OFFICIAL RECORDS BOOK
OF BROWARD COUNTY, FLORIDA

F. T. JOHNSON
CLERK

I HEREBY CERTIFY that on this day, before me, an

official duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared
MARY DONATO, the unmarried widow and surviving spouse of
CARMINE J. DONATO, deceased

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

WITNESS my hand and official seal in the County and State last aforesaid this 12th day of
November A. D. 19 83

ALEXANDER J. CRUDE
Notary Public, State of New York
No. 24-26600-1 Qual. by Kings County
Commission Expires March 11, 1989

Alexander J. Crude

This Instrument prepared by: Town & Country Title Guaranty & Escrow
Address 3200 University Drive, Coral Springs, Fl. 33065

WILL CALL: QUIET TITLE & ABSTRACT COMPANY SUITE 209
3200 UNIVERSITY DRIVE, CORAL SPRINGS, FL 33065

OFF REC 11280 PAGE 883

This Warranty Deed



INSTR # 100394685
OR BK 30667 PG 0299
RECORDED 07/13/2000 09:22 AM
COMMISSION
BROWARD COUNTY
DOC STMP-D 217.00
DEPUTY CLERK 2020

Made this 30 day of June A.D. 2000
by **Lois Hyska, a single woman, of 7797
Golf Circle Dr #J-202, Margate, Fl 33063**

hereinafter called the grantor, to
Andre P. Bertin, a single man

whose post office address is: **6510 Winfield Blvd #103
Margate, Fl 33063**

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:

Unit 103-E, in Building 6510, of WINFIELD SOUTH CONDOMINIUM, according to the Declaration thereof, as recorded in Official Records Book 3132, at page 541, of the Public Records of Broward County, Florida.

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

Parcel Identification Number: 18124-AA-01500

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, **2000**

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:

Name: **Witness LORRAINE MEISTER**

Name & Address: **Lois Hyska** LS

Name: **Witness CATHERINE CONNELLY**

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 30th day of June, 2000, by
Lois Hyska, a single woman

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

Lorraine P. Meister
My Commission CC852124
Expires June 10, 2001

Notary Public
Print Name: _____
My Commission Expires: _____

PREPARED BY: Jennifer Garvin
RECORD & RETURN TO:
First American Title Insurance Company
1949 North University Drive
Coral Springs, FL 33071
File No: 9564CS

WINFIELD GARDENS SOUTH CONDOMINIUM, INC.
6530 WINFIELD BLVD.
MARGATE, FLORIDA, 33063

CONDOMINIUM MEMBERSHIP APPROVAL

6/7 192000

TO WHOM IT MAY CONCERN:

RE: ANDRE BERTIN
UNIT NO. 103 BUILDING 6516

Please be advised pursuant to ARTICLE IV, SECTION I OF THE BY LAWS AND ARTICLE X OF THE DECLARATION OF CONDOMINIUM, the BOARD OF DIRECTORS have approved the membership of the above stated individuals subject to the passing of Title and Deed for their legal ownership of the aforementioned Unit.


PRESIDENT

(Corporate Seal)

This Warranty Deed

Made this 17 day of March, 2004 by
ANDRE P BERTIN, A SINGLE MAN

RETURN TO
Rosemary Van
TitlePerfect, Inc.
6151 Miramar Parkway
Miramar, FL 33023

hereinafter called the grantor, to
CLAUDIA P. SULLIVAN

whose post office address is:
**6510 WINFIELD BOULEVARD #103
MARGATE, FL 33063**

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:

UNIT 103-E, IN BUILDING 6510, OF WINFIELD SOUTH CONDOMINIUM, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM, RECORDED IN OFFICIAL RECORDS BOOK 3132, PAGE(S) 541, AND ANY AMENDMENTS FILED THERETO, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, TOGETHER WITH AN UNDIVIDED INTEREST IN AND TO THE COMMON ELEMENTS APPURTENANT THERETO.

Subject to covenants, restrictions, easements of record and taxes for the current year.

Parcel Identification Number: 484124AA0150
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, 2003**

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:

Witness: (Signature) _____
Print Name: CANDACE SCHULTZ

ANDRE P BERTIN
900 Mountain Creek RD. Apt. C43
Chattanooga, TN 37405

Witness: (Signature) _____
Print Name: LINDA SAINTE

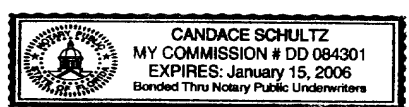
Witness: (Signature) _____
Print Name: _____

Witness: (Signature) _____
Print Name: _____

**State of Florida
County of BROWARD**

The foregoing instrument was acknowledged before me this 17 day of March, 2004, by **ANDRE P BERTIN, A SINGLE MAN**, who is personally known to me or who has produced photo as identification.

NOTARY PUBLIC (signature)
Print Name:
My Commission Expires:
Stamp/Seal:



Prepared by and Returned to:
Michael Dulln, Esq.
Sunbelt Title Agency
2700 South Commerce Pkwy Suite #101
Weston, FL 33331
File Number: 750040321

APPROVAL OF TRANSFER

KNOW ALL MEN BY THESE PRESENTS:

That pursuant to the Declaration of Condominium Association of WINFIELD GARDENS

The association by and through its Board of Directors, has approved and does by these presents approve the transfer of that certain Unit 6510-103

FROM: Andre P. Bertin

TO: Claudia P. Sullivan

WITNESS WHEREOF, the Association has caused these presents to be executed this 9 day of March, 2004.

Signed, Sealed and
Delivered in the
presence of:

Melissa Henann
Witness Melissa Henann
Maria De Vito
Witness Maria De Vito

Richard De Hart President
Officer - Title

Officer - Title

STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State of Florida and in Broward County aforesaid to take acknowledgements, personally appeared

Richard De Hart

known to me to be the pres and _____ of the Association named in the foregoing instrument, and who acknowledged executing the same in the presence of two subscribing witnesses freely and voluntarily under authority duly vested in him by said Association.

WITNESS my hand and Official Seal in the Broward County and State of Florida last aforesaid this 9 day of March, A.D. 2004.



DEE HENANN
MY COMMISSION # DD 158124
EXPIRES: February 14, 2007
Bonded Thru Budget Notary Services

Dee Henann
Notary Public
State of Florida at Large

**This instrument prepared by,
& please record & return to:**
Richard Goldstone, Esq.
RICHARD GOLDSTONE, P.A.
2717 West Cypress Creek Road, Suite 800
Fort Lauderdale, Florida 33309

WARRANTY DEED
(STATUTORY FORM-SECTION 689.02 F.S.)

This Indenture, made this 25 day of July, 2005, **Between CLAUDIA P. SULLIVAN, a single woman**, of Broward County, Florida, grantor and **IONEL DOBRIA, a married man, and EUNICE DOBRIA, a single woman, as joint tenants with right of survivorship**, whose address is 6510 Winfield Boulevard, Margate, Broward County, Florida 33063, grantees

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

UNIT 103-E, in Building 6510, of WINFIELD SOUTH CONDOMINIUM, according to the Declaration thereof, as recorded in Official Records Book 3132, at Page 541, of the Public Records of Broward County, Florida, and any and all amendments thereto.

Real Property Tax Identification Number: 18124-AA-01500

Subject to: Easements and restrictions of the plat or common to the subdivision; zoning and any other governmental restrictions; the Declaration of Condominium above described, including all exhibits and amendments thereto; and real property taxes for the year of conveyance and subsequent years.

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

In Witness Whereof, Grantors have hereunto set grantors' hands and seals the day and year first above written.

Signed, sealed and delivered in the presence of:

Richard Goldstone
Richard Goldstone

Claudia P. Sullivan
CLAUDIA P. SULLIVAN, a single woman
5776 N.W. 49th Way
Coconut Creek, FL 33063

Kristine Bolger
Kristine Bolger

STATE OF FLORIDA }
 ss.:
COUNTY OF BROWARD }

THE FOREGOING INSTRUMENT was acknowledged before me this 25 day of July, 2005, by **CLAUDIA P. SULLIVAN, a single woman**, who has produced identification in the form of a Florida Drivers License, which was examined by me, and who did take an oath and acknowledged that she is the person who executed the foregoing **Warranty Deed**.

Richard Goldstone
Signature of Notary Public



Richard Goldstone
MY COMMISSION # DD071520 EXPIRES
November 18, 2005
BONDED THRU TROY FAIN INSURANCE, INC.

Richard Goldstone
Printed name of Notary Public

APPROVAL OF TRANSFER

KNOW ALL MEN BY THESE PRESENTS:

That pursuant to the Declaration of Condominium Association of WINFIELD GARDENS Association by and through its Board of Directors, has approved and does by these presents approve the transfer of that certain Unit 6510-103.

FROM: Claudia Sullivan

TO: Ioneh Dobria and Eunice Dobria

WITNESS WHEREOF, the Association has caused these presents to be executed this 18 day of July, 2005.

Signed, Sealed and
Delivered in the
presence of:

[Signature]
Witness

[Signature]
Witness

[Signature] (President)
Officer - Title

Officer - Title

STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State of Florida and in Broward County aforesaid to take acknowledgements, personally appeared

[Signature]

known to me to be the _____ and _____ of the Association named in the foregoing instrument, and who acknowledged executing the same in the presence of two subscribing witnesses freely and voluntarily under authority duly vested in him by said Association.

WITNESS my hand and Official Seal in the Broward County and State of Florida last aforesaid this 18 day of July, A.D. 2005.



DEE HENANN
MY COMMISSION # DD 158124
EXPIRES: February 14, 2007
Bonded Thru Budget Notary Services

Notary Public
State of Florida at Large

My Commission Expires:

Prepared By and Return To:
J. Paul Fanning, Esq.
Law Offices of J. Paul Fanning, P.A.
415 N. Laurel Drive
Margate, FL 33063

Folio No.: 18124-AA-01500

QUIT CLAIM DEED

THIS QUIT CLAIM DEED is made and executed as of the 28th day of FEB., 2011, by **IONEL DOBRIA** and **VOICHITA DOBRIA**, husband and wife ("**Grantors**"), whose mailing address is 1710 MCKINLEY ST. #17 HOLLYWOOD, FL 33020, to **EUNICE DOBRIA** ("**Grantee**"), whose mailing address is 6510 Winfield Boulevard, No. 103, Margate, FL 33063 Florida.

GRANTORS, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration paid by Grantee to Grantors, the receipt and sufficiency of which are hereby acknowledged, quit claims, remises, releases and transfers unto Grantee and Grantee's heirs, executors, administrators, successors and assigns forever, all right, title, interest, claim and demand that Grantors have in and to the following described property:

UNIT 103-E, in Building 6510, of WINFIELD SOUTH CONDOMINIUM, according to the Declaration thereof, as recorded in Official Records Book 3132, at Page 541, of the Public Records of Broward County, Florida, and any and all amendments therero.

TO HAVE AND TO HOLD the same together with all the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of Grantors, either in law or equity, for the use, benefit and profit of the said Grantee forever.

GRANTORS have executed this instrument as of the day and year first written above.

Signed in the presence of these witnesses:

Witness: Jose A. Pol
Print Name: JOSE A POL

Ionel T. Dobria
IONEL DOBRIA

Witness: Brian Norton
Print Name: BRIAN NORTON

Witness: Jose A. Pol
Print Name: JOSE A POL

Voichita Dobria
VOICHITA DOBRIA

Witness: Brian Norton
Print Name: BRIAN NORTON

(D)

STATE OF FLORIDA)
) ss.
COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me this 25th day of FEB., 2011,
by IONEL DOBRIA, who is personally known to me or produced _____ as
identification.

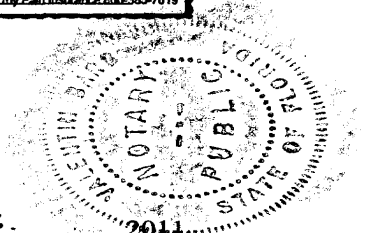
V. S. Barb

NOTARY PUBLIC
State of FLORIDA

Name: _____
Commission No: _____
Expiration: _____

	V. S. BARB Commission # DD 979210 Expires July 22, 2014 Bonded Thru Troy Fair Insurance 800-385-7019
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[NOTARY SEAL]




STATE OF FLORIDA)
) ss.
COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me this 25th day of FEB., 2011,
by VOICHITA DOBRIA, who is personally known to me or produced _____ as
identification.

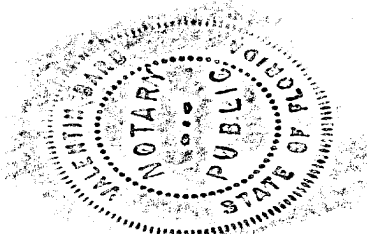
V. S. Barb

NOTARY PUBLIC
State of FLORIDA

Name: _____
Commission No: _____
Expiration: _____

	V. S. BARB Commission # DD 979210 Expires July 22, 2014 Bonded Thru Troy Fair Insurance 800-385-7019
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[NOTARY SEAL]



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
Our File No.: 13-2737

Property Appraisers Parcel Identification (Folio) Number: **484124-AA-0150**

State of Florida Deed Documentary Stamps paid on this transaction: **\$273.00**

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED, made the 28th day of February, 2013 by Eunice Dobria, a single woman, whose post office address is 1710 McKinley St, #17, Hollywood, FL 33020 herein called the Grantor, to Jacqueline Nguyen, a single woman, whose post office address is 6510 Winfield Blvd. #103, Margate, FL 33063, hereinafter called the Grantee:

(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)

W I T N E S S E T H: That the Grantor, 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 103-E, in Building 6510, of Winfield Gardens South Condominium, a Condominium according to the Declaration of Condominium, recorded in Official Records Book 3132, Page 541, and any amendments filed thereto, Public Records of Broward County, Florida, Together with an undivided interest in and to the common elements appurtenant thereto.

Subject to easements, restrictions and reservations of record and taxes for the year 2013 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 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, and hereby 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, 2012.

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

Signed, sealed and delivered in the presence of:

[Signature]
Witness #1 Signature

S. Sylvestre
Witness #1 Printed Name

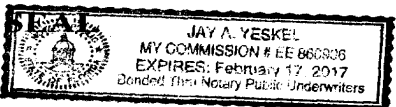
[Signature]
Witness #2 Signature

Jay A. Yeskel
Witness #2 Printed Name

[Signature]
Eunice Dobria

STATE OF FLORIDA
COUNTY OF Broward

The foregoing instrument was acknowledged before me this 28th day of February, 2013 by Eunice Dobria, who is personally known to me or has produced Drivers license as identification.



[Signature]
Notary Public
Jay A. Yeskel
Printed Notary Name

My Commission Expires:

2

CERTIFICATE OF APPROVAL

This is to certify that Jacqueline T. Nguyen has/have been approved by the Board of Directors as the purchaser of the following described property in Broward County, Florida: **Winfield Gardens South Condominium Association**

Condominium Parcel No. 103 of Building 2 all set forth in the Delcaration of Condominium and Exhibits annexed thereto and forming a part thereof, recorded in Official Records Book ___ Page ___ of Public Records of Broward County, Florida, and as amended. The above described, including the undivided interest in the common elements of said Condominium.

Such approval has been given pursuant to the provisions of the Delaration of Condominium of such Condominium.

The Condominium Association acknowledges that there is a Management firm managing the assets of the Association.

Dated this 20 of Feb 2013

WINFIELD GARDENS SOUTH CONDOMINIUM ASSOICATION

By: Jane Hemmighofer

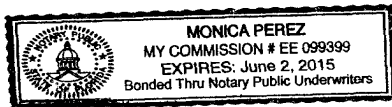
By: Judy Sink

State of Florida
County of Broward

Before me personally appeared _____ and _____ known to me to be the persons who executed the foregoing certificate, who after being duly sworn, say that they are President and Secretary respectively of **Winfield Gardens South Condominium Association**, a corporation not for profit under the laws of the State of Florida, and that the statement contained in said certificate are true and correct; and each of them acknowledges the execution thereof.

SWORN TO AND SUBSCRIBED before me this 20 day of Feb, 2013.

[Signature]
(Notary Public)



My Commission expires:

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

DATE: August 1st, 2019
PROPERTY ID # 484124-AA-0150 (TD # 43062)

WARNING

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

JACQUELINE NGUYEN
6510 WINFIELD BLVD. #103
MARGATE, FL 33063

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

- * Estimated Amount due if paid by August 30, 2019\$6,322.26
- Or
- * Estimated Amount due if paid by September 17, 2019\$6,402.33

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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

DATE: August 1st, 2019
PROPERTY ID # 484124-AA-0150 (TD # 43062)

WARNING

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

MILBERG KLEIN, P.L., REGISTERED AGENT
O/B/O WINFIELD GARDENS SOUTH CONDOMINIUM, ASS.
5550 GLADES ROAD, #500
BOCA RATON, FL 33431

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

DATE: August 1st, 2019
PROPERTY ID # 484124-AA-0150 (TD # 43062)

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THE FRYDMAN LAW GROUP, PLLC
O/B/O WINFIELD GARDENS
SOUTH CONDOMINIUM, ASS.
7301 WILES ROAD #201
CORAL SPRINGS, FL 33321

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DATE: August 1st, 2019
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WINFIELD GARDENS SOUTH CONDOMINIUM, ASS.
CONSOLIDATED COMMUNITY MGT, INC.
7124 N. NOB HILL ROAD
TAMARAC, FL 33321

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DATE: August 1st, 2019
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WINFIELD GARDENS SOUTH CONDOMINIUM ASS.,
MIAMI MANAGEMENT, INC
1145 SAWGRASS CORPORATE PARKWAY
SUNRISE, FL 33323

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

DATE: August 1st, 2019
PROPERTY ID # 484124-AA-0150 (TD # 43062)

WARNING

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

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JACQUELINE THOA NGUYEN
6510 WINFIELD BLVD #103
MARGATE, FL 33063-7178

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

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JACQUELINE THOA NGUYEN
8984 SW 8TH ST
BOCA RATON, FL 33433

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BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
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JACQUELINE THOA NGUYEN
626 SW 31ST TER
CAPE CORAL, FL 33914-4633

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JACQUELINE THOA NGUYEN
861 SW 10TH DR
POMPANO BEACH, FL 33060-8217

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WINFIELD GARDENS SOUTH CONDOMINIUM, INC
6530 WINFIELD BLVD
MARGATE, FL 33063

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

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Postage **TD 43062 SEPTEMBER 2019 WARNING**
\$ _____
Total Po **WINFIELD GARDENS**
\$ _____ **SOUTH CONDOMINIUM, INC**
6530 WINFIELD BLVD
Sent To **MARGATE, FL 33063**
Street or _____
City, State, ZIP+4® _____

U.S. Postal Service™
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Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____

Postmark
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Postage	TD 43062 SEPTEMBER 2019 WARNING
\$ Total Postage	JACQUELINE NGUYEN
\$ Sent To	6510 WINFIELD BLVD. #103
Street and /	MARGATE, FL 33063
City, State,	

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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

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Postage

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\$

Sent To

Street a

City, St

TD 43062 SEPTEMBER 2019 WARNING
MILBERG KLEIN, P.L., REGISTERED AGENT
O/B/O WINFIELD GARDENS SOUTH
CONDOMINIUM, ASS.
5550 GLADES ROAD, #500
BOCA RATON, FL 33431

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

See Reverse for Instructions

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- Adult Signature Restricted Delivery \$ _____

Postmark
Here

Postage

\$

ID 43062 SEPTEMBER 2019 WARNING

Total F

\$

Sent To

Street

City, S

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O/B/O WINFIELD GARDENS
SOUTH CONDOMINIUM, ASS.
7301 WILES ROAD #201
CORAL SPRINGS, FL 33321

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

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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)

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

Postmark
Here

Postage

\$

Total Post TD 43062 SEPTEMBER 2019 WARNING

\$

Sent To

Street and

City, State,

WINFIELD GARDENS
SOUTH CONDOMINIUM, ASS.
%CONSOLIDATED COMMUNITY MGT, INC.
7124 N. NOB HILL ROAD
TAMARAC, FL 33321

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

See Reverse for Instructions

7016 2290 0001 6759 4667

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	TD 43062 SEPTEMBER 2019 WARNING
\$	WINFIELD GARDENS
Sent	SOUTH CONDOMINIUM, ASS.
Street	MIAMI MANAGEMENT, INC.
City, State, ZIP+4	1145 SAWGRASS CORPORATE PARKWAY
	SUNRISE, FL 33323

7018 2290 0001 6759 4674

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)

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

Postmark
Here

Postage

\$

Total F

\$

Sent To

Street

City, St.

TD 43062 SEPTEMBER 2019 WARNING
CITY OF MARGATE
CITY MANAGER'S OFFICE
5790 MARGATE BLVD
MARGATE, FL 33063

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

See Reverse for Instructions

7016 2290 0001 6759 4661

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 /

City, State, .

TD 43062 SEPTEMBER 2019 WARNING
JACQUELINE THOA NGUYEN
6510 WINFIELD BLVD #103
MARGATE, FL 33063-7178

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

See Reverse for Instructions

7018 2290 0001 6759 4698

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)

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

Postmark
Here

Postage

\$

Total

TD 43062 SEPTEMBER 2019 WARNING

JACQUELINE THOA NGUYEN

8984 SW 8TH ST

BOCA RATON, FL 33433

Sent 1

Street

City, S

7018 2290 0001 6759 4704

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 A
City, State, ZIP

TD 43062 SEPTEMBER 2019 WARNING
JACQUELINE THOA NGUYEN
626 SW 31ST TER
CAPE CORAL, FL 33914-4633

7018 2290 0001 6759 4711

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 43062 SEPTEMBER 2019 WARNING
JACQUELINE THOA NGUYEN
861 SW 10TH DR
POMPANO BEACH, FL 33060-8217

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

See Reverse for Instructions

7018 2290 0001 6759 4728

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 43062 SEPTEMBER 2019 WARNING
WINFIELD GARDENS
SOUTH CONDOMINIUM, ASS.
MIAMI MANAGEMENT, INC.
1145 SAWGRASS CORPORATE PARKWAY
SUNRISE, FL 33323



9590 9402 4805 8344 9258 53

2. Article Number (Transfer from service label)

7018 2290 0001 6759 4674

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Return Receipt for Merchandise
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1 Article Addressed to:

**TD 43062 SEPTEMBER 2019 WARNING
MILBERG KLEIN, P.L., REGISTERED AGENT
O/B/O WINFIELD GARDENS SOUTH
CONDOMINIUM, ASS.
5550 GLADES ROAD, #500
BOCA RATON, FL 33431**



9590 9402 4805 8344 9258 22

2 Article Number (GSN):

7018 2290 0001 6759 4643

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *S G W*

- 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®
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Insured Mail
- Insured Mail Restricted Delivery (over \$500)
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Return Receipt for Merchandise
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

TD 43062 SEPTEMBER 2019 WARNING
 CITY OF MARGATE
 CITY MANAGER'S OFFICE
 5790 MARGATE BLVD
 MARGATE, FL 33063



9590 9402 4805 8344 9258 60

7018 2290 0001 6759 4681

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 X *D. Steadman* Agent Addressee

B. Received by (Printed Name) *Paul W* 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
- | | |
|--|---|
| <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"/> Insured Mail Restricted Delivery (over \$500) | |

DB 14/19 Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1 Article Addressed to:

**TD 43062 SEPTEMBER 2019 WARNING
WINFIELD GARDENS
SOUTH CONDOMINIUM, ASS.
%CONSOLIDATED COMMUNITY MGT, INC.
7124 N. NOB HILL ROAD
TAMARAC, FL 33321**



9590 9402 4805 8344 9258 46

2 Article Number (Transfer)

7018 2290 0001 6759 4667

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- Agent
- Addressee

B. Received by (Printed Name)

Miles

C. Date of Delivery

8-10-19

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 Restricted Delivery (over \$500)
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Return Receipt for Merchandise
- Signature Confirmation™
- Signature Confirmation Restricted Delivery