



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

www.GrantStreet.com

PROPERTY INFORMATION REPORT

ORDER DATE: 07/29/2019

REPORT EFFECTIVE DATE: 20 YEARS UP TO 07/25/2019

CERTIFICATE # 2016-5239

ACCOUNT # 494112AA0130

ALTERNATE KEY # 213338

TAX DEED APPLICATION # 43497

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:

Condominium Parcel #114, SABAL PALM VILLAGE, a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 5708, at Page 88, of the Public Records of Broward County, Florida.

PROPERTY ADDRESS: 5190 E SABAL PALM BOULEVARD #114, TAMARAC FL 33319

OWNER OF RECORD ON CURRENT TAX ROLL:

ROSE ANDERSON

5190 E SABAL PALM BLVD #114

TAMARAC, FL 33319 (Matches Property Appraiser records.)

APPARENT TITLE HOLDER & ADDRESS OF RECORD:

ROSE ANDERSON

OR: 46978, Page: 17

5190 EAST SABAL PALM BLVD., UNIT 114

TAMARAC, FL 33319 (Per Re-recorded Deed. Corrects deed in 46909-245)

MORTGAGE HOLDER OF RECORD:

None found.

LIENHOLDERS AND OTHER INTERESTED PARTIES OF RECORD:

FLORIDA TAX CERTIFICATE FUND MUNICIPAL TAX LLC

C/O FCAP CUSTODIAN FOR FTCFIMT LLC

PO BOX 775311

CHICAGO, IL 60677 (Tax Deed Applicant)

A AAH TERRY'S PLUMBING INC.

Instrument: 115497921

4712 NE 11 AVE

FORT LAUDERDALE, FL (Per Notice of Commencement. No ZIP code included in address.)

AMBASSADOR COMMUNITY MANAGEMENT, INC., REGISTERED AGENT

O/B/O SABAL PALM CONDOMINIUM ASSOCIATION, INC.

7100 W. COMMERCIAL BLVD SUITE 107

LAUDERHILL, FL 33319 (Per Sunbiz. Declaration recorded in 5708-88.)

PROPERTY INFORMATION REPORT – CONTINUED

PARCEL IDENTIFICATION NUMBER: 4941 12 AA 0130

CURRENT ASSESSED VALUE: \$27,560

HOMESTEAD EXEMPTION: No

MOBILE HOME ON PROPERTY: No

OUTSTANDING CERTIFICATES: N/A

OPEN BANKRUPTCY FILINGS FOUND? No

OTHER INSTRUMENTS ASSOCIATED WITH PROPERTY BUT NO NOTICE REQUIRED:

Warranty Deed	OR: 19921, Page: 328
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Declaration of Trust	OR: 19921, Page: 332
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Warranty Deed	OR: 32256, Page: 758
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Quit Claim Deed	OR: 32256, Page: 760
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Quit Claim Deed	OR: 46909, Page: 245
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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.

Suzette Servas

Title Examiner



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\(8\)](#).

2018 Exemptions and Taxable Values by Taxing Authority

Sales History

Land Calculations

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
31						TM		
R								
1						1		

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

CERTIFICATE OF MAILING NOTICES

Tax Deed #43497

STATE OF FLORIDA
COUNTY OF BROWARD

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

CITY OF TAMARAC C/O FINANCIAL SERVICES 7525 NW 88 AVE TAMARAC, FL 33321	ANDERSON,ROSE 5190 E SABAL PALM BLVD #114 TAMARAC, FL 33319	AMBASSADOR COMMUNITY MANAGEMENT, INC., REGISTERED AGENT O/B/O SABAL PALM CONDOMINIUM ASSOCIATION, INC. 7100 W. COMMERCIAL BLVD SUITE 107 LAUDEREHILL, FL 33319	A AAH TERRY'S PLUMBING INC. 4712 NE 11 AVE FORT LAUDERDALE, FL 33334
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I certify that notice was provided pursuant to Florida Statutes, Section 197.502(4)

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

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this 2nd day of December 2019 in compliance with section 197.522 Florida Statutes, 1995, as amended by Chapter 95-147 Senate Bill No. 596, Laws of Florida 1995.

SEAL

Bertha Henry
COUNTY ADMINISTRATOR
Finance and Administrative Services Department
Records, Taxes, & Treasury Division

By _____
Deputy Juliette M. Aikman

Broward County, Florida

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

NOTICE OF APPLICATION FOR TAX DEED NUMBER 43497

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: 494112-AA-0130
Certificate Number: 5239
Date of Issuance: 05/25/2017
Certificate Holder: FLORIDA TAX CERTIFICATE FUND MUNICIPAL TAX LLC
Description of Property: SABAL PALM VILLAGE CONDO
UNIT 114

INSTR # 116102406
Recorded 10/09/19 at 10:39 AM
Broward County Commission
1 Page(s)
#7

Name in which assessed: ANDERSON, ROSE
Legal Titleholders: ANDERSON, ROSE
5190 E SABAL PALM BLVD #114
TAMARAC, FL 33319

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

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 15th day of January, 2020. Pre-bidding shall open at 9:00 AM EDT, sale shall commence at 10:00 AM EDT and shall begin closing at 11:01 AM EDT at:

broward.deedauktion.net
**Pre-registration is required to bid.*

Dated this 1st day of October, 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: 12/12/2019, 12/19/2019, 12/26/2019 & 01/02/2020
Minimum Bid: 3951.57

Broward County, Florida

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

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Certificate Number: 5239
Date of Issuance: 05/25/2017
Certificate Holder: FLORIDA TAX CERTIFICATE FUND MUNICIPAL TAX LLC
Description of Property: SABAL PALM VILLAGE CONDO
UNIT 114
A condominium, according to the declaration of condominium recorded on O R Book 5708, Page 88, and all exhibits and amendments thereof, Public Records of Broward County, FL.
Name in which assessed: ANDERSON, ROSE
Legal Titleholders: ANDERSON, ROSE
5190 E SABAL PALM BLVD #114
TAMARAC, FL 33319

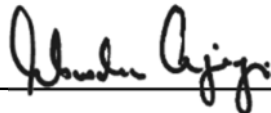
All of said property being in the County of Broward, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 15th day of January, 2020. Pre-bidding shall open at 9:00 AM EDT, sale shall commence at 10:00 AM EDT and shall begin closing at 11:01 AM EDT at:

broward.deedauktion.net
**Pre-registration is required to bid.*

Dated this 12th day of December, 2019.

Bertha Henry
County Administrator
RECORDS, TAXES, AND TREASURY DIVISION

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.

Publish: DAILY BUSINESS REVIEW
Issues: 12/12/2019, 12/19/2019, 12/26/2019 & 01/02/2020
Minimum Bid: 4239.57



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

Detail by Entity Name

Florida Not For Profit Corporation
SABAL PALM CONDOMINIUM ASSOCIATION, INC.

Filing Information

Document Number	728926
FEI/EIN Number	59-1565548
Date Filed	02/25/1974
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	04/29/2011

Principal Address

AMBASSADOR COMMUNITY MANGEMENT
7100 W. COMMERCIAL BLVD
SUITE 107
LAUDERHILL, FL 33319

Changed: 06/06/2017

Mailing Address

AMBASSADOR COMMUNITY MANAGEMENT, INC.
7100 W. COMMERCIAL BLVD
SUITE 107
LAUDERHILL, FL 33319

Changed: 05/17/2017

Registered Agent Name & Address

Ambassador Community Management, Inc.
AMBASSADOR COMMUNITY MANAGEMENT, INC.
7100 W. COMMERCIAL BLVD
SUITE 107
LAUDERHILL, FL 33319

Name Changed: 06/06/2017

Address Changed: 06/06/2017

Officer/Director Detail

Name & Address

Title Secretary

Title Secretary

Walker, Laraine
AMBASSADOR COMMUNITY MANAGEMENT, INC.
7100 W. COMMERCIAL BLVD
SUITE 107
LAUDERHILL, FL 33319

Title Director

Schluskel, Steve
AMBASSADOR COMMUNITY MANAGEMENT, INC.
7100 W. COMMERCIAL BLVD
SUITE 107
LAUDERHILL, FL 33319

Title Treasurer

Anderson, Rose
AMBASSADOR COMMUNITY MANAGEMENT, INC.
7100 W. COMMERCIAL BLVD
SUITE 107
LAUDERHILL, FL 33319

Title VP

WOJCIK, PATRICIA
AMBASSADOR COMMUNITY MANAGEMENT, INC.
7100 W. COMMERCIAL BLVD
SUITE 107
LAUDERHILL, FL 33319

Title President

Scarlett, Humphrey
AMBASSADOR COMMUNITY MANAGEMENT, INC.
7100 W. COMMERCIAL BLVD
SUITE 107
LAUDERHILL, FL 33319

Annual Reports

Report Year	Filed Date
2017	03/21/2017
2018	03/16/2018
2019	04/11/2019

Document Images

04/11/2019 -- ANNUAL REPORT	View image in PDF format
03/16/2018 -- ANNUAL REPORT	View image in PDF format
06/06/2017 -- AMENDED ANNUAL REPORT	View image in PDF format
03/21/2017 -- ANNUAL REPORT	View image in PDF format
03/18/2016 -- ANNUAL REPORT	View image in PDF format

03/19/2015 -- ANNUAL REPORT	View image in PDF format
03/20/2015 -- ANNUAL REPORT	View image in PDF format
04/28/2014 -- AMENDED ANNUAL REPORT	View image in PDF format
03/19/2014 -- Reg. Agent Change	View image in PDF format
01/07/2014 -- ANNUAL REPORT	View image in PDF format
03/27/2013 -- ANNUAL REPORT	View image in PDF format
01/03/2012 -- ANNUAL REPORT	View image in PDF format
04/29/2011 -- REINSTATEMENT	View image in PDF format
01/09/2009 -- ANNUAL REPORT	View image in PDF format
11/19/2008 -- REINSTATEMENT	View image in PDF format
04/09/2007 -- ANNUAL REPORT	View image in PDF format
07/14/2006 -- ANNUAL REPORT	View image in PDF format
03/21/2005 -- ANNUAL REPORT	View image in PDF format
03/02/2004 -- ANNUAL REPORT	View image in PDF format
02/27/2003 -- ANNUAL REPORT	View image in PDF format
04/09/2002 -- ANNUAL REPORT	View image in PDF format
03/06/2001 -- ANNUAL REPORT	View image in PDF format
03/02/2000 -- ANNUAL REPORT	View image in PDF format
03/09/1999 -- ANNUAL REPORT	View image in PDF format
03/09/1998 -- ANNUAL REPORT	View image in PDF format
03/04/1997 -- ANNUAL REPORT	View image in PDF format
03/07/1996 -- ANNUAL REPORT	View image in PDF format
02/27/1995 -- ANNUAL REPORT	View image in PDF format

92419773

Stamps \$ 70 Tax \$ —
Documentary Intangible
RECEIVED in Broward County as required by
law.
by Susan M. Muran
Deputy Clerk

WARRANTY DEED

92 OCT 1 AM 8:52

THIS INDENTURE, made this 11th day of August , 1992 BETWEEN

RICHARD MUMPER and MARY MUMPER, his wife, of the County of Norfolk, Commonwealth of Massachusetts,

Grantor*, and
RICHARD L. MUMPER and MARY E. MUMPER, Trustees, MUMPER FAMILY TRUST, u/d/t dated August 11 , 1992, and recorded herewith, with a post office address of 44 Evelyn Road, Needham, MA 02194, of the County of Norfolk, Commonwealth of Massachusetts,

Grantee*

Witnesseth: That said grantor, for and in consideration of the sum of One and no/100 (\$1.00) Dollars, and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee, and grantee's successors and assigns forever, the following described land, situate, lying and being in Broward County, Florida, to wit:

Condominium Parcel #114 SABAL PALM VILLAGE, a condominium according to the Declaration of Condominium thereof, as recorded in Official Records Book 5708 Page 88 through 156 of the Public Records of Broward County, Florida.

SUBJECT TO:

1. The Declaration of Condominium of SABAL PALM VILLAGE, as recorded in OR Book 5708 Pages 88-156 Public Records of Broward County, Florida including all exhibits, agreements, easements etc., if any and any amendments thereto.
2. Easements, Conditions, Limitations, and Restriction of Record.
3. Zoning Ordinances.
4. Taxes for the year 1992 and all subsequent years.

Subject to restrictions, reservations, easements and limitations of record, if any, provided that this shall not serve to reimpose same, zoning ordinances, and taxes for the current year and subsequent years.

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

*("Grantor" and "Grantee" are used for singular and plural, as context requires)

BK 921 P60328

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Witness our hands and seals this 11th day of August , 1992.

Charles D. Nadeau
Witness

[Signature]
Witness

Richard Mumper
RICHARD MUMPER

Mary Mumper
MARY MUMPER

Commonwealth of Massachusetts

Norfolk, SS.

August 11 , 1992

Then personally appeared the above named RICHARD MUMPER and MARY MUMPER and acknowledged the foregoing instrument to be their free act and deed, before me,

Joseph D. Gibbons
, Notary Public

My Commission Expires: 02-04-94

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

1992-11-03 29

92419775

MUMPER FAMILY TRUST

DECLARATION OF TRUST made this 11th day of August,
in the year 1992.

WITNESSETH THAT:

WHEREAS Richard L. Mumper and Mary E. Mumper,
husband and wife, now of 44 Evelyn Road, Needham, Nor-
folk County, Commonwealth of Massachusetts (hereinafter
called the "Donors" when reference is made to them in
that capacity) are about to transfer and deliver to
themselves, as Trustees, the property described in
Schedule B hereto annexed and made a part of this
agreement.

NOW THEREFORE Richard L. Mumper and Mary E.
Mumper (hereinafter with their successors in trust
called the "Trustees") declare and agree with the Do-
nors that they shall hold and deliver the said property
and any other property which may hereafter be trans-
ferred to them as such Trustees or in any way acquired
or held hereunder, and will hold the proceeds thereof,
in the manner, and with and subject to the powers and
provisions herein contained, as follows:

LAW OFFICES
OF
JOSEPH P. GIBBONS, P.C.
NEEDHAM

92 OCT 1 AM 8:52

BK79921PG0332

93-9-50
4m

FIRST. This Trust is revocable in accordance with the provisions of Article Sixth and shall be known as the "MUMPER FAMILY TRUST," and may be referred to as such.

SECOND. A. During the lifetime of the Donors the Trustees shall pay to them or apply for their benefit so much of the net income or principal of the trust as the Trustees in their sole discretion shall deem necessary or desirable for their pleasure, care, comfort, or maintenance. The Trustees shall also pay or apply for the benefit of the Donors such sums from the net income or principal as they shall from time to time direct in writing. Any income not so paid or applied may be added to principal or held as accumulated income as the Trustees may determine.

B. On the death of the last of the Donors the trust estate as then constituted, together with any accumulated income, shall be held, administered and distributed as follows:

1. In such event that the real property located on Porter Lane, West Dennis, Barnstable County, Massachusetts, and more particularly described in a certain deed dated April 15, 1980 and recorded with the Barnstable County Registry of Deeds at Book 3083, Page 027, shall then form part of the trust estate, such real

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OF

JOSEPH P. GIBBONS, P.C.
NEEDHAM

19821160333

property shall be conveyed over free of all trusts, subject, however to any mortgages, liens or other encumbrances thereon, to the Donors' daughter, Karen A. Miller, now of Franklin, Norfolk County, Massachusetts, if then living.

2. In such event that the trust estate shall be then the holder of one or more Mortgage Deeds and Promissory Notes from one Lorraine E. Pagliuco, the Trustees hereunder shall forthwith cause to be forgiven any and all outstanding indebtedness on said Promissory Note or Notes, and shall forthwith execute a Discharge of each such Mortgage held by the trust estate, in recordable form, and shall forthwith record the same in the appropriate Registry of Deeds or public recording office.

3. The Trustees shall pay over to the Town of Needham, Norfolk County, Massachusetts, in such manner as the Trustees shall in their sole discretion deem advisable, the sum of fifteen thousand (\$15,000.00) dollars for the purpose of establishing the WILLIAM K. MUMPER AND KEVIN L. MUMPER SCHOLARSHIP FUND at Needham High School, the terms of such fund to provide that one-half (1/2) of the annual income therefrom be expended for scholarship purposes, and that the remaining one-half of said income be added to principal.

4. The Trustees shall pay over the sum of fifty thousand (\$50,000.00) dollars to or for the benefit of each then living grandchild of the Donors in accordance with the terms and provisions set forth in Paragraphs (7) and (8) hereinbelow.

5. In such event that the trust estate shall be insufficient to satisfy the dispositive provisions set forth in paragraphs (3) and (4) hereinabove, such dispositive provisions shall all abate proportionately.

6. The remainder of the trust estate, if any, shall be conveyed and paid over free of all trusts to the Donors' daughter, Karen A. Miller, now of Franklin, Norfolk County, Massachusetts, if then living, otherwise to her then living issue, if any, by right of representation, subject to the provisions set forth in Paragraphs (7) and (8) hereinbelow.

7. Each share of the trust estate provided for a descendant of the Donors who has attained the age of thirty (30) years at the death of the last to die of the Donors shall be paid to such descendant, free of all trusts.

8. Each share of the trust estate so provided for a descendant of the Donors who has not attained the age of thirty (30) years at the death of the last to die of the Donors shall immediately vest in him or her,

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JOSEPH P. GIBBONS, P.C.
NEEDHAM

BK 1992-1P80335

but distribution shall be postponed until he or she attains the age of thirty (30) years. During such period, the Trustees may pay to or for the benefit of such descendant so much of the income and principal of such descendant's share as the Trustees in their sole discretion may deem necessary or desirable for such descendant's care, comfort, education, support or maintenance, and may add to principal any income not so used.

9. In case the income or any discretionary payments of principal from any share of the trust estate held in trust hereunder shall become payable to a minor, or to a person under legal disability, or to a person not adjudicated incompetent but who, by reason of illness or mental or physical disability, is in the opinion of the Trustees, unable to administer such amounts properly, then such amounts shall be paid out by the Trustees in such of the following ways as they deem best: (1) directly to such beneficiary; (2) to the legally appointed guardian or conservator of such beneficiary; (3) to some relative or friend for the care, support, and education of such beneficiary; (4) by the Trustees using such amounts directly for such beneficiary's care, support, and education.

10. The interests of beneficiaries in principal or income of any trust created in this instrument shall

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WILMINGTON

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not in any way during their respective lifetimes be subject to the claims of their creditors or others, nor to legal process, and may not be voluntarily or involuntarily alienated or encumbered.

11. For convenience of administration and investments, the Trustees are authorized to hold the shares held in trust hereunder as a common fund, dividing the income proportionately among them, to assign undivided interests to the several shares, and to make joint investments of the funds belonging to them. For such purposes and insofar as may be practicable, the Trustees may consolidate the shares held in trust hereunder with any other Trust or Trusts created by the Donors or any member of the Donors' family by Will or agreement, and may hold, administer and invest the several trusts in one or more common fund or funds and make joint or several distributions of income and principal thereof, whichever the Trustees deem advisable.

THIRD. The provisions set forth in the form entitled Schedule A attached hereto are made a part of this Declaration of Trust as fully as though set forth at length herein, except as and to the extent, if any, herein expressly modified, limited or cancelled.

FOURTH. If either the said Richard L. Mumper or Mary E. Mumper shall for any reason cease to act as

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OF
JOSEPH P. GIBBONS, P.C.
NEEDHAM

Trustee, the remaining Trustee shall serve as sole Trustee hereunder. If both Richard L. Mumper and Mary E. Mumper shall fail or cease to act as Trustee, Karen A. Miller, daughter of the Donors, now of Franklin, Norfolk County, Massachusetts, shall be Successor Trustee.

FIFTH. The Trustees shall give to the Executors or Administrators of the Donors' estates such amounts as may be requested by such Executors or Administrators for the payment of the Donors' debts, their funeral expenses, the expenses of the administration of their estates, and federal and state estate taxes due by reason of their deaths, whether due with respect to the Trust property or otherwise. The Trustees may rely upon any such request and the amounts included therein without computing the taxes or other sums involved.

SIXTH. The Donors reserve the power, at any time or from time to time, to alter, amend or revoke, in whole or in part, the terms and provisions of this Declaration of Trust and the trusts hereby created, by an instrument in writing signed by them, or by the survivor of them in the event that one of the donors shall be then deceased, acknowledged before a notary public, and mailed or delivered to the Trustees during his or her lifetime. In the event that the Donors shall

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OF

JOSEPH F. GIBBONS, P.C.
NEEDHAM

EX-15921/PC0338

revoke this Trust, the Trustees shall transfer and pay over the Trust property, or the portion thereof to which said revocation is applicable, to the Donors or as they may direct in writing.

SEVENTH. This trust shall be interpreted in accordance with the laws of the Commonwealth of Massachusetts and its validity and administration shall be governed by said laws except with respect to such assets as are required by law to be governed by the laws of some other jurisdiction.

IN WITNESS WHEREOF, the said Richard L. Mumper and Mary E. Mumper, as Donors, and Richard L. Mumper and Mary E. Mumper, as Trustees, have set their hands and seals to this instrument the day and year first written above.

Mary E. Mumper
Mary E. Mumper,
Donor

Richard L. Mumper
Richard L. Mumper,
Donor

Mary E. Mumper
Mary E. Mumper,
Trustee

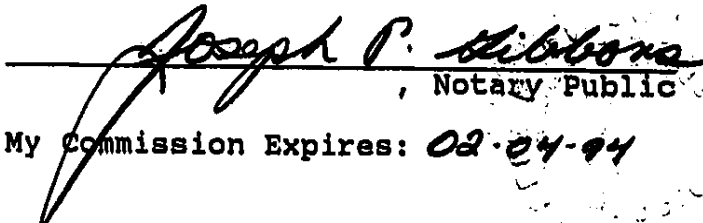
Richard L. Mumper
Richard L. Mumper,
Trustee

COMMONWEALTH OF MASSACHUSETTS

Norfolk, SS

August 11, 1992

Then personally appeared the above-named Richard
L. Mumper and Mary E. Mumper and acknowledged the fore-
going instrument to be their free act and deed, before
me


_____, Notary Public
My Commission Expires: 02-04-94

8K15921P60340

LAW OFFICES
OF
JOSEPH P. GIBBONS, P.C.
NEEDHAM

PRLT3

SCHEDULE A

The provisions of this Schedule form a part of the Declaration of Trust to which it is attached as fully as though set forth at length in such Declaration, except as and to the extent, if any, therein expressly modified, limited, or canceled and such provisions shall apply notwithstanding termination until the trust property is fully distributed. Reference in this Schedule A and in said Declaration of Trust to the masculine includes the feminine where appropriate and reference to the Trustee means to the Trustee or Trustees duly appointed and acting hereunder whether original or substitute.

FIRST. The Trustee shall have, in addition to those conferred by law or otherwise, the following discretionary powers, privileges, and exemptions:

A. To administer, invest and reinvest the trust fund in any property including real and personal property, stocks, bonds and other securities, investment companies and common trust funds (without the necessity of notice to beneficiaries), in any state or jurisdiction, and whether or not of a kind or in a

BK 9921 PG 0341

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OF
JOSEPH P. GIBSON, P.C.
WILMINGTON

R.L.M. M.E.M.
Donors' Initials

proportion ordinarily considered suitable for trust investments. To make secured or unsecured loans and, with respect to mortgages and other security held by the trust, to modify the terms thereof, to release partially, to foreclose and to purchase at foreclosure sales. To permit all or any part of the trust property to be held in the custody of a banking institution or brokerage house.

B. To participate in any reorganization, recapitalization, merger or similar transaction; to give proxies or powers of attorney with or without power of substitution for voting upon any shares or certificates of interest belonging to the trust.

C. To manage real property in such manner as the Trustee shall deem best, including authority to erect, alter or demolish buildings, to improve, repair, insure, subdivide and vacate any of said property; to adjust boundaries, to dedicate streets or other ways for public use without compensation; to impose such easements, restrictions, conditions, stipulations and covenants as the Trustee may see fit; to lease for such terms and on such terms as the Trustee deems advisable and whether or not the lease may extend beyond the term of the trust.

Q.L.M...M.E.M.
Donors' Initials

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NEEDHAM

D. To sell at public or private sale, and to exchange or partition all or any part of the property held by the trust, without order or license from any court, and to execute any and all deeds and other instruments necessary or appropriate therefor, with or without covenants, warranties and representations.

E. To borrow money from the Trustee individually or from others upon such terms and conditions as the Trustee deems advisable and to mortgage and pledge trust assets as security for the repayment thereof.

F. To carry stock certificates and other property of the trust in the form of street certificates or in the name of a nominee or any person, including the Trustee, or in any other form, without disclosing the existence of any trust.

G. To hold any two or more shares of the trust in one or more consolidated funds in which the separate shares shall have undivided interests.

H. On any division or distribution of the trust property, to make the same in cash or in kind or partly in each and to exercise the powers provided for in this "Schedule A" after the termination of any trust until the same is fully distributed.

LAW OFFICES
OF
JOSEPH F. GIBSON, P.C.
WILMINGTON

R.L.M. M.E.M.
Donors' Initials

EX-19921FE0343

I. To make any payment or distribution directly to any beneficiary, whether or not competent, or to apply the same for his benefit and in the case of a minor to deposit the same in a savings bank in his name or to invest the same in the name of a custodian.

J. To determine in accordance with reasonable accounting practice what shall belong and be chargeable to principal and what shall belong and be chargeable to income, and in making that determination, the Trustee may employ an accountant or attorney-at-law and rely upon his opinion; provided, however, that all capital gains distributions from investment companies shall be treated as principal. To amortize or to refrain from amortizing premiums on securities purchased at more than par.

K. To retain such reserves out of income as the Trustee deems proper for expenses, taxes, depreciation, and other liabilities of the Trust.

L. To settle by compromise or arbitration or otherwise any and all claims and demands in favor of or against or in any way relating to the trust property upon such terms as the Trustee deems advisable.

LAW OFFICES
OF
JOSEPH P. GIBBONS, P.C.
WESDHAM

R.L.M. M.E.M.
Donors' Initials

M. To hold life insurance policies without any obligation for the payment of premiums or any obligation to take any action towards the collection of the proceeds unless indemnified against loss or expense occasioned thereby. No insurance company need see to the application of any amount paid by it to the Trustee and a receipt by the Trustee shall be a full discharge of the insurance company with respect to such payment.

It is the Donors' intention to give the Trustee wide discretion in matters of management of the trust property and the foregoing enumeration of powers is not intended to exclude other powers.

SECOND. No person to whom any interest is given, whether in income or principal, shall have power to anticipate, alienate, dispose or encumber such interest or income by anticipation or to subject the same to his debts or liabilities, and no such interest or income shall be liable for his debts or liabilities.

THIRD. All accumulated and accrued income of a deceased income beneficiary which has not been paid over prior to his death shall be paid to the next successive estate.

B.L.M. M.E.M.
Donors' Initials

LAW OFFICES
OF
JOSEPH P. GIBBONS, P.C.
NEEDHAM

W 199211080315

FOURTH. Any interest in the trust property may be disclaimed in whole or in part by an instrument in writing signed by the beneficiary thereof and delivered to the Trustee, and in such event the interest so disclaimed shall be disposed of as though said beneficiary were not living.

FIFTH. Any Trustee may at any time resign as Trustee or disclaim or release any power in whole or in part. Said disclaimer or release may be for such period of time as such Trustee may specify without in any way affecting the continuation of the power in any other Trustee. Such resignation, disclaimer or release shall be by an instrument in writing, duly signed, acknowledged before a notary public, and delivered to any Co-Trustee, and if none, to any beneficiary.

SIXTH. All powers conferred on trustees by this instrument may be exercised by them jointly or by any one of them separately. If, at any time, there is but one trustee of this trust, such sole trustee shall have all powers hereby conferred on the trustees.

SEVENTH. Pending the qualification of any successor Trustee, the Trustee then in office shall have

Q.L.M. M.E.M.
Donors' Initials

LAW OFFICES
OF
JOSEPH P. GIBBONS, P.C.
NEEDHAM

BK 14921 PG 0346

all the powers, discretions and exemptions given to the Trustees.

EIGHTH. No Trustee shall be required to give bond or furnish surety on any bond required by law.

NINTH. No Trustee shall be liable for, nor shall be obliged to inquire into, the acts or omission of any Co-Trustee, any prior Trustee, or any person administering the Donors' estate.

TENTH. If this Declaration of Trust is recorded in a Registry of Deeds, any amendment, revocation, resignation, appointment, acceptance of trust, or other instrument may, but need not, be recorded in said Registry. Notwithstanding the foregoing, any purchaser of trust property from any Trustee hereunder shall be entitled to rely on such trust documents as are recorded in said registry as final and binding.

ELEVENTH. A written statement of any Trustee at any time as to any facts relative to the Trust may always be relied upon and shall always be conclusive evidence in favor of any transfer agent and any other person dealing in good faith with the Trustees in reliance upon such statement.

R.L.M.M.E.M.
Donors' Initials

LAW OFFICES
OF
JOSEPH P. GIBBONS, P.C.
WEDBURN

BK 1992160347

TWELFTH. The Trustee shall render accounts of the administration of the trust annually. The assent by all persons who, for the period of any account, were entitled or eligible to receive the income of the trust and on the last day of the accounting would have been entitled to receive the principal of the trust if it had then terminated and who were of full age and legal capacity (but if under guardianship or conservatorship, then by his guardian or conservator, or if deceased, by his Executor or Administrator), shall make such account, in the absence of fraud or manifest error, binding and conclusive upon all persons then having or who may thereafter have any interest, vested or contingent, in the income or principal of the trust estate. The failure of any such person to object to any such account by a writing mailed to the Trustee within sixty days of the receipt of a copy of the account shall be deemed to be an assent by such person.

END OF SCHEDULE A

LAW OFFICES
OF
JOSEPH P. GIBBONS, P.C.
WEDBURN

J.P.G. M.E.M.
Donors' Initials

BR 19921860348

SCHEDULE "B"

CASH \$10.00

1. Condominium Parcel #114 SABAL PALM VILLAGE, a condominium according to the Declaration of Condominium thereof, as recorded in Official Records Book 5708, Page 88 through 156 of the Public Records of Broward County, Florida.
2. Condominium Parcel Number 134 of SABAL PALM VILLAGE #2, a condominium according to the Declaration of Condominium thereof, as recorded in Official Records Book 5868, Page 29 of the Public Records of Broward County, Florida, and Amendment to the Declaration of Condominium thereof, as recorded in Official Records Book 5878, Page 221 of the Public Records of Broward County, Florida.
3. A certain Mortgage from Lorraine E. Pagliuco dated July 31, 1989, and recorded at Official Record Book 17338, Page 848, of the Public Records of Broward County, and the Note and Claim secured thereby.
4. A certain Mortgage from Lorraine E. Pagliuco dated August 13, 1990, and recorded at Official Record Book 17689, Page 622, of the Public Records of Broward County, and the Note and Claim secured thereby.

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

BK 79921 PG 0349

LAW OFFICES
OF
JOSEPH P. GIBSON, P.C.
MIAMI

TITLECO, INC.
3300 University Drive # 901
Coral Springs, FL 33065

INSTR # 101415462
OR BK 32256 PG 0758
RECORDED 10/19/2001 03:34 PM
COMMISSION
BROWARD COUNTY
DOC STMP-D 114.80
DEPUTY CLERK 1033

PREPARED BY:
R. BRUCE CRANMER, ESQUIRE
R. BRUCE CRANMER, P. A.
1515 UNIVERSITY DRIVE, SUITE 214
CORAL SPRINGS, FLORIDA 33071
TELEPHONE: (954) 755-0250

Parcel ID Number: **9112-AA-013**

Grantee #1 TIN:

Grantee #2 TIN:

Warranty Deed

01-524
This Indenture, Made this **12th** day of **October**, 2001 A.D., Between **RICHARD L. MUMPER and MARY E. MUMPER**, his wife, Individually and as Trustees of the MUMPER FAMILY TRUST UNDER TRUST AGREEMENT DATED AUGUST 11, 1992 of the County of **Barnstable**, State of **Massachusetts**, grantors, and **DARCY GIORDANO**, a married woman and **ROSE ANDERSON**, a married woman, as Joint Tenants with Right of Survivorship whose address is: **5190 E. Sable Palm Blvd., #114, Tamarac, FL 33321** of the County of **Broward**, State of **Florida**, grantees.

Witnesseth that the GRANTORS, for and in consideration of the sum of **TEN DOLLARS (\$10)** DOLLARS, and other good and valuable consideration to GRANTORS in hand paid by GRANTEES, the receipt whereof is hereby acknowledged, have granted, bargained and sold to the said GRANTEES and GRANTEES' heirs, successors and assigns forever, the following described land, situate, lying and being in the County of **Broward** State of **Florida** to wit:
Condominium Parcel #114, SABAL PALM VILLAGE, a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 5708, at Page 88, of the Public Records of Broward County, Florida.

Subject to restrictions, reservations and easements of record, if any, and taxes subsequent to 2001.

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

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

Signed, sealed and delivered in our presence:

Nancy L. Mumper
Printed Name: Nancy L. Mumper
Witness

Donna R. Melville
Printed Name: Donna R. Melville
Witness

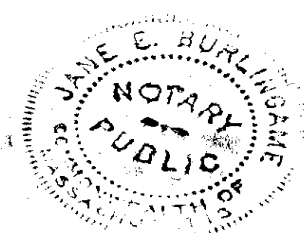
Richard L. Mumper (Seal)
Printed Name: RICHARD L. MUMPER
P.O. Address: 18 Porter Lane, West Dennis, MA 02670

Mary E. Mumper (Seal)
Printed Name: MARY E. MUMPER
P.O. Address: 18 Porter Lane, West Dennis, MA 02670

COMMONWEALTH OF Massachusetts COUNTY OF Barnstable

The foregoing instrument was acknowledged before me this **10th** day of **October**, 2001 by **RICHARD L. MUMPER and MARY E. MUMPER**, his wife, Individually and as Trustees of the MUMPER FAMILY TRUST UNDER TRUST AGREEMENT DATED AUGUST 11, 1992

who are personally known to me or who have produced their as identification.



Jane E. Burlingame
Printed Name: Jane E. Burlingame
Notary Public
My Commission Expires:

Jane E. Burlingame, Notary Public
Commonwealth of Massachusetts
My Commission Expires 6/4/2004

CERTIFICATE OF APPROVAL**STATE OF FLORIDA
COUNTY OF BROWARD**

BEFORE ME, the undersigned authority duly authorized to administer oaths and take acknowledgements, personally appeared this day who, upon being by first duly sworn on oath, depose and say as follows:

1. That they are the President/Vice President and Treasurer/Secretary respectively of **SABAL PALM CONDOMINIUM ASSOCIATION, INC.**, hereinafter referred to as "Association," and that they have knowledge of the facts stated herein.

2. That *A. M. [Signature]* the owner(s) of Condominium Parcel Number 114 of **SABAL PALM VILLAGE**, a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book _____, Pages ____ through ____ of the Public Records of Broward County, Florida, have furnished notice to the Association of their intention to sell/lease the above referenced condominium parcel to *Benj. Perkins & Lee Anderson* whose mailing address is _____

3. That the said owner(s) have furnished to the Association all the necessary information concerning the intended purchaser(s)/lessee(s).

4. That on this day the Association duly approved in all respects the sale/lease of the condominium parcel described herein to the said purchase(s)/lessee(s).

SABAL PALM CONDO ASSOC. INC.

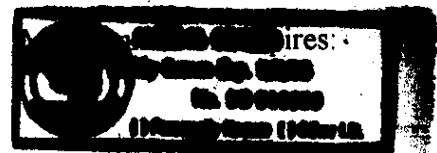
(Corporate Seal)

Peter A. Scannella
President/Vice President

Rose Stiskin
Treasurer/Secretary

SWORN TO AND SUBSCRIBED before me this 10 day of April
A.D., 1901

Alice M. [Signature]
Notary Public



Parcel Identification No: 9112-AA-0130

This Instrument Prepared By: ANDREW POWLOCK
and Return to:

INSTR # 101415463
OR BK 32256 PG 0760
RECORDED 10/19/2001 03:34 PM
COMMISSION
BROWARD COUNTY
DOC STMP-D 0.70
DEPUTY CLERK 1033

W/C TRI-COUNTY for-

TITLECO, INC.

3300 University Drive # 901
Coral Springs, FL 33065

Grantee S.S. Number:

Name:

Grantee S.S. Number:

Name:

Tax Identification No.: 9112-AA-0130

QUITCLAIM DEED

This Quitclaim Deed, made this 12th day of October, 2001, between Darcy Giordano, a married woman and Rose Anderson, a married woman, Grantor, and Darcy Giordano, a married woman, whose address is 5190 E. SABLE PALM B TAMARAC, FL. 33321 Grantee.

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

Condominium Parcel #114, SABAL PALM VILLAGE, a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 5708, at Page 88, of the Public Records of Broward County, Florida.

THE REAL PROPERTY BEING CONVEYED HEREIN IS NOT AT THIS DATE THE HOMESTEAD OF THE GRANTORS.

To Have and to Hold the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of Grantors, either in law or equity, for the use, benefit and profit of the said Grantees forever.

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

Signed, sealed and delivered in our presence:

Barbara J. Hoffman
Witness #1 Signature

Barbara J. Hoffman
Witness #1 Printed Name

Stewart Kassler
Witness #2 Signature

STEWART KASSLER
Witness #2 Printed Name

Darcy Giordano
Darcy Giordano
Address: 468 NW 120 DRIVE
CORAL SPRINGS, FL 33071

Rose Anderson
Rose Anderson
Address: 468 NW 120 DRIVE
CORAL SPRINGS, FL 33071

**STATE OF FLORIDA
COUNTY OF BROWARD**

The foregoing instrument was acknowledged before me this 12th day of October, 2001, by Darcy Giordano and Rose Anderson who is personally known to me or has produced Personally Known as identification.

SEAL

Barbara J. Hoffman
Notary Signature

Barbara J. Hoffman
Printed Notary Signature

My Commission Expires:



Barbara J. Hoffman
MY COMMISSION # CC708308 EXPIRES
February 13, 2002
BONDED THRU TROY FAIN INSURANCE, INC.

Parcel ID: 4941 12 AA 0130

QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED, Executed this 10th day of Feb, A.D. 2010, by **ANTHONY J. GIORDANO**, Joined by his Wife, **DARCY N. GIORDANO**, Grantors, whose address is: **468 NW 120 Drive, CORAL SPRINGS, FLORIDA 33071**.

TO: ROSE ANDERSON, a single woman, **Grantee**, whose address is: **5190 EAST SABAL PALM BLVD., UNIT 114, TAMARAC, FLORIDA 33319**.

WITNESSETH, That the said Grantor, for and in consideration of the sum of **\$10.00** (TEN dollars and 00 cents) and other good and valuable consideration in hand paid by the Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said Grantee forever, all the right, title, interest, claim and demand which the said Grantor 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 State of FLORIDA, to wit:

**SABAL PALM VILLAGE CONDO UNIT 114
BROWARD COUNTY, FLORIDA.**

or the street address being

5190 EAST SABAL PALM BLVD., UNIT 114, TAMARAC, FLORIDA 33319.

TO HAVE AND TO HOLD the same together with all and singular appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantor, either in law or in equity, to the only proper use, benefit and behalf of the said Grantee forever.

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

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

Signed, sealed and delivered in presence of:

WITNESS JAVIER DEL ROSARIO
WITNESS JACK FRIEDLAND
WITNESS Jack George
WITNESS Jack McKeon

Darcy N. Giordano
DARCY N. GIORDANO
Anthony J. Giordano
ANTHONY J. GIORDANO

STATE OF FLORIDA FL
COUNTY OF Broward

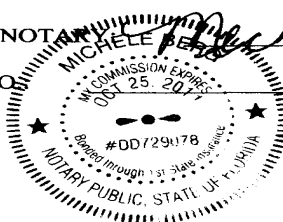
I HEREBY CERTIFY that on this 10th day of Feb, 2010, before me personally appeared **ANTHONY J. GIORDANO**, a married man (who is personally known to me)(who has produced _____ as identification), and **DARCY N. GIORDANO**, his Wife (who is personally known to me)(who has produced _____ as identification), and who executed the foregoing instrument and they acknowledged before me that they executed the same for the purpose expressed herein.

WITNESS my hand and official seal in the county and state aforesaid this 10 day of Feb, 2010.

SIGNATURE OF NOTARY Michelle Berg PRINTED NAME OF NOTARY: Michelle Berg

COMMISSION NO. 11260

Quit Claim Deed 2-3-10



EXPIRATION DATE: 10/11

AJG

DNG

page 1

PREPARED BY: ANTHONY J. GIORDANO
11260 HERON WAY BLVD.
UNIT 1622
CORAL SPRINGS, FL 33076

Parcel ID: 4941 12 AA 0130

QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED, Executed this 10th day of Feb, A.D. 2010, by **ANTHONY J. GIORDANO**, Joined by his Wife, **DARCY N. GIORDANO**, Grantors, whose address is: **468 NW 120 Drive, CORAL SPRINGS, FLORIDA 33071**.

TO: ROSE ANDERSON, a single woman, **Grantee**, whose address is: **5190 EAST SABAL PALM BLVD., UNIT 114, TAMARAC, FLORIDA 33319**.

WITNESSETH, That the said Grantor, for and in consideration of the sum of **\$10.00** (TEN dollars and 00 cents) and other good and valuable consideration in hand paid by the Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said Grantee forever, all the right, title, interest, claim and demand which the said Grantor 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 State of FLORIDA, to wit:

CONDOMINIUM PARCEL #114 SABAL PALM VILLAGE, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREON, AS RECORDED IN OFFICIAL RECORDS BOOK 5708, AT PAGE 88 OF THE BUILDING PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

**SABAL PALM VILLAGE CONDO UNIT 114
BROWARD COUNTY, FLORIDA.**

CFN # 109180355
OR BK 46909 Pages 245 - 245
RECORDED 03/02/10 11:48:45
BROWARD COUNTY COMMISSION
DOC-D: \$175.00
DEPUTY CLERK 3400
#1, 1 Pages

*Re-Recording to correct legal description
Book 46909 - Pages 245-245*

or the street address being **5190 EAST SABAL PALM BLVD., UNIT 114, TAMARAC, FLORIDA 33319**.

TO HAVE AND TO HOLD the same together with all and singular appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantor, either in law or in equity, to the only proper use, benefit and behalf of the said Grantee forever.

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

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

Signed, sealed and delivered in presence of:

WITNESS JAVIER DEL ROSARIO
WITNESS JACK FITZGERALD
WITNESS JACK GEORGE
WITNESS JACK McNEED

Darcy N. Giordano
DARCY N. GIORDANO
Anthony J. Giordano
ANTHONY J. GIORDANO

STATE OF FLORIDA FL
COUNTY OF Broward

I HEREBY CERTIFY that on this 10th day of Feb, 2010, before me personally appeared **ANTHONY J. GIORDANO**, a married man (who is personally known to me)(who has produced _____ as identification), and **DARCY N. GIORDANO**, his Wife (who is personally known to me)(who has produced _____ as identification), and who executed the foregoing instrument and they acknowledged before me that they executed the same for the purpose expressed herein.

WITNESS my hand and official seal in the county and state aforesaid this 10 day of Feb, 2010.

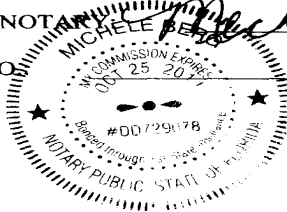
SIGNATURE OF NOTARY Michele Berg

PRINTED NAME OF NOTARY: Michele Berg

COMMISSION NO. 00729178

EXPIRATION DATE: 10/11

Quit Claim Deed 2-3-10



AJG

DNG

PREPARED BY: ANTHONY J. GIORDANO
11260 HERON BAY BLVD.
UNIT 1622
CORAL SPRINGS, FL 33076

AFTER RECORDING--RETURN TO:

PERMIT NUMBER:

NOTICE OF COMMENCEMENT

The undersigned hereby given notice that improvement will be made to certain real property, and in accordance with Chapter 713, Florida Statutes the following information is provided in the Notice of Commencement.

1. DESCRIPTION OF PROPERTY (Legal description & street address, if available) TAX FOLIO NO.: 494112AB-0010-0990

SUBDIVISION Sable Palm Village BLOCK _____ TRACT _____ LOT _____ BLDG _____ UNIT _____
4980-4990 E Sable Palm Blvd. Tamarac, FL 33319

2. GENERAL DESCRIPTION OF IMPROVEMENT:

REAR BACK FLOWS NO ALTER 4-BACK FLOWS

3. OWNER INFORMATION: a. Name Amo Sable Palm Condo Assn Inc.

b. Address 7100 W Commercial Blvd Suite 107 Lauderdale Hills, FL 33319 c. Interest in property _____

d. Name and address of fee simple titleholder (if other than Owner) _____

4. CONTRACTOR'S NAME, ADDRESS AND PHONE NUMBER:
Aash Terry's Plumbing Inc. 4712 NE 11 Ave, Fort Lauderdale 954-566-4357

5. SURETY'S NAME, ADDRESS AND PHONE NUMBER AND BOND AMOUNT: \$4,538.10

6. LENDER'S NAME, ADDRESS AND PHONE NUMBER: _____

7. Persons within the State of Florida designated by Owner upon whom notices or other documents may be served as provided by Section 713.13 (1) (a) 7., Florida Statutes:

NAME, ADDRESS AND PHONE NUMBER: _____

8. In addition to himself or herself, Owner designates the following to receive a copy of the Lienor's Notice as provided in Section 713.13 (1) (b), Florida Statutes:

NAME, ADDRESS AND PHONE NUMBER: _____

9. Expiration date of notice of commencement (the expiration date is 1 year from the date of recording unless a different date is specified): _____, 20____

WARNING TO OWNER: ANY PAYMENTS MADE BY THE OWNER AFTER THE EXPIRATION OF THE NOTICE OF COMMENCEMENT ARE CONSIDERED IMPROPER PAYMENTS UNDER CHAPTER 713, PART I, SECTION 713.13, FLORIDA STATUTES, AND CAN RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.

[Signature]
Signature of Owner or
Owner's Authorized Officer/Director/Partner/Manager

LARRY WILLIAMS, President
Print Name and Provide Signatory's Title/Office

State of Florida
County of Broward

The foregoing instrument was acknowledged before me this 11 day of December 2018

By LARRY WILLIAMS, as PRESIDENT
(name of person) (type of authority, ... e.g. officer, trustee, attorney in fact)

For SABLE PALM VILLAGE CONDO ASSOC.
(name of party on behalf of whom instrument was executed)

☒ Personally known or produced the following type of identification: _____

DARLENE FORTIZ
Notary Public - State of Florida
Commission # GG 043760
My Comm. Expires Jan 1, 2021

[Signature]
(Signature of Notary Public)

Bonded through National Notary Association
Under Penalty of perjury, I declare that I have read the foregoing and that the facts in it are true to the best of my knowledge and belief (Section 92.525, Florida Statutes).

Signature(s) of Owner(s) or Owner(s) Authorized Officer/ Director / Partner/Manager who signed above:

By [Signature] By _____

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

DATE: December 2nd, 2019
PROPERTY ID # 494112-AA-0130 (TD # 43497)

WARNING

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

ANDERSON, ROSE
5190 E SABAL PALM BLVD #114
TAMARAC, FL 33319

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 5190 E SABAL PALM BOULEVARD #114, TAMARAC, FL 33319 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 December 31, 2019\$4,187.43
Or
* Estimated Amount due if paid by January 14, 2020\$4,239.57

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON January 15, 2020 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: December 2nd, 2019
PROPERTY ID # 494112-AA-0130 (TD # 43497)

WARNING

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

A AAH TERRY'S PLUMBING INC.
4712 NE 11 AVE
FORT LAUDERDALE, FL 33334

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 5190 E SABAL PALM BOULEVARD #114, TAMARAC, FL 33319 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 December 31, 2019\$4,187.43
Or
* Estimated Amount due if paid by January 14, 2020\$4,239.57

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON January 15, 2020 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: December 2nd, 2019
PROPERTY ID # 494112-AA-0130 (TD # 43497)

WARNING

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

AMBASSADOR COMMUNITY MANAGEMENT, INC., REGISTERED AGENT O/B/O SABAL
PALM CONDOMINIUM ASSOCIATION, INC.
7100 W. COMMERCIAL BLVD SUITE 107
LAUDERHILL, FL 33319

**AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 5190 E SABAL PALM BOULEVARD
#114, TAMARAC, FL 33319 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 December 31, 2019\$4,187.43
Or
* Estimated Amount due if paid by January 14, 2020\$4,239.57

**THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD
AT PUBLIC AUCTION ON January 15, 2020 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: December 2nd, 2019
PROPERTY ID # 494112-AA-0130 (TD # 43497)

WARNING

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

CITY OF TAMARAC
C/O FINANCIAL SERVICES
7525 NW 88 AVE
TAMARAC, FL 33321

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 5190 E SABAL PALM BOULEVARD #114, TAMARAC, FL 33319 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 December 31, 2019\$4,187.43
Or
* Estimated Amount due if paid by January 14, 2020\$4,239.57

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON January 15, 2020 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

7019 0140 0000 6238 8935

U.S. Postal ServiceTM
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 a	
\$	

Sent To	
Street and Apt. #	
City, State, ZIP+	

TD 43497 JANUARY 2020 WARNING
CITY OF TAMARAC
C/O FINANCIAL SERVICES
7525 NW 88 AVE
TAMARAC, FL 33321

7019 0140 0000 6238 8942

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 and	
\$	

Sent To
Street and Apt. No.
City, State, ZIP+4

TD 43497 JANUARY 2020 WARNING
ANDERSON, ROSE
5190 E SABAL PALM BLVD #114
TAMARAC, FL 33319

7079 0140 0000 6238 8959

U.S. Postal ServiceTM
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 \$ _____

Postage

\$

Total Postage at

\$

Sent To

Street and Apt. N

City, State, ZIP+

Postmark
Here

TD 43497 JANUARY 2020 WARNING
AMBASSADOR COMMUNITY MANAGEMENT
INC., REGISTERED AGENT O/B/O SABAL
PALM CONDOMINIUM ASSOCIATION, INC.
7100 W. COMMERCIAL BLVD SUITE 107
LAUDERHILL, FL 33319

7019 0340 0000 6238 8966

U.S. Postal ServiceTM
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 | \$ | |

Postage

\$

Total Postage and

\$

Sent To

Street and Apt. No.

City, State, ZIP+4

Postmark
Here

TD 43497 JANUARY 2020 WARNING

A AAH TERRY'S PLUMBING INC.

4712 NE 11 AVE

FORT LAUDERDALE, FL 33334

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

See Reverse for Instructions

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 43497 JANUARY 2020 WARNING
 CITY OF TAMARAC
 C/O FINANCIAL SERVICES
 7525 NW 88 AVE
 TAMARAC, FL 33321



9590 9402 4618 8323 4331 91

7019 0140 0000 6238 8935

COMPLETE THIS SECTION ON DELIVERY

A. Signature

x *Nakia*

- ☐ Agent
☐ Addressee

B. Received by (Printed Name)

NAKIA Smith

C. Date of Delivery

12-4-19

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"/> Restricted Delivery (over \$500) | |

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

T 3497 JANUARY 2020 WARNING
AAH TERRY'S PLUMBING INC.
4712 NE 11 AVE
PORT LAUDERDALE, FL 33334



9590 9402 4618 8323 4331 60

7019 0140 0000 6238 8966

COMPLETE THIS SECTION ON DELIVERY

A. Signature

* *Timothy Smith*☐ Agent☒ Addressee

B. Received by (Printed Name)

Timothy Smith

C. Date of Delivery

12/4/19

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

(over \$500)

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

TO 43497 JANUARY 2020 WARNING
ANDERSON, ROSE
5190 E SABAL PALM BLVD #114
TAMARAC, FL 33319



9590 9402 4618 8323 4331 84

2. Air

7019 0140 0000 6238 8942

COMPLETE THIS SECTION ON DELIVERY

A. Signature

☒ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

12/7/13

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"/> Signature Confirmation Restricted Delivery |

(over \$500)