

TitleExpress[®]

A service of Grant Street Group

**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: 04/27/2020

REPORT EFFECTIVE DATE: 20 YEARS UP TO 04/26/2020

CERTIFICATE # 2017-3571

ACCOUNT # 484307150620

ALTERNATE KEY # 145881

TAX DEED APPLICATION # 45181

COUNTY, STATE: BROWARD, FL

At the request of the County Tax Collector for the above-named county, a search has been made of the Public Records for the following described property:

LEGAL DESCRIPTION:

Lot 6, Block 5, of FLORESTA ESTATES, according to the Plat thereof, as recorded in Plat Book 44, at Page 28, of the Public Records of Broward County, Florida.

PROPERTY ADDRESS: 902 SE 14 STREET, DEERFIELD BEACH FL 33441

OWNER OF RECORD ON CURRENT TAX ROLL:

VENTURE MANAGEMENT

OF THE FUTURE LLC

902 SE 14 ST

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

APPARENT TITLE HOLDER & ADDRESS OF RECORD:

VENTURE MANAGEMENT OF THE FUTURE, LLC, Instrument: 113040158

TRUSTEE UNDER THE PROVISIONS OF A TRUST

AGREEMENT DATED THE 27 DAY OF MAY, 2015

P.O. BOX 822611

PEMBROKE PINES, FL 33082 (Per Deed. No Sunbiz record found.)

MORTGAGE HOLDER OF RECORD:

E. JANE GROVES, AS TRUSTEE OF THE E. JANE

Instrument: 113040159

GROVES TRUST DATED JULY 17, 1990

Instrument: 113770510

6015 SO. VERDE TRAIL, APT. #L103

BOCA RATON, FL 33433 (Per Mortgages)

LIENHOLDERS AND OTHER INTERESTED PARTIES OF RECORD:

ROBERTA Z. FOLEY

3717 DUMBARTON ROAD NW

ATLANTA, GA 30327 (Tax Deed Applicant)

PROPERTY INFORMATION REPORT – CONTINUED

PARCEL IDENTIFICATION NUMBER: 4843 07 15 0620

CURRENT ASSESSED VALUE: \$331,110

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: 11982, Page: 952
Death Certificate	OR: 23931, Page: 416
Warranty Deed	OR: 35947, Page: 1632
Quit Claim Deed	OR: 35947, Page: 1633
Warranty Deed to Trustee	Instrument: 113040156
Trust Affidavit	Instrument: 113040157
Affidavit	Instrument: 113770507

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

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

CERTIFICATE OF MAILING NOTICES

Tax Deed #45181

STATE OF FLORIDA
COUNTY OF BROWARD

THIS IS TO CERTIFY that I, County Administrator in and for Broward County, Florida, did on the 3rd day of August 2020, 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 DEERFIELD BEACH 150 NE 2 AVE DEERFIELD BEACH, FL 33441	VENTURE MANAGEMENT OF THE FUTURE LLC 902 SE 14 ST DEERFIELD BEACH, FL 33441	VENTURE MANAGEMENT OF THE FUTURE, LLC, TRUSTEE UNDER THE PROVISIONS OF A TRUT AGREEMENT DATED THE 27 DAY OF MAY, 2015 P.O. BOX 822611 PEMBROKE PINES, FL 33082	E. JANE GROVES, AS TRUSTEE OF THE E. JANE GROVES TRUST DATED JULY 17, 1990 6015 SO. VERDE TRAIL, APT. #L103 BOCA RATON, FL 33433
*EVAN J ELLMAN LIV TR ELLMAN, EVAN J TRSTEE 154 GRANTHAM C DEERFIELD BEACH, FL 33442- 3407	*EVANS, DAVID J & IMMACOLATA 906 SE 14 ST DEERFIELD BEACH, FL 33441- 7211	*YASENCHAK, MARK 905 SE 14 DR DEERFIELD BEACH, FL 33441- 7216	*DUBOIS, CHRISTA T 900 SE 14 ST DEERFIELD BEACH, FL 33441

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 3rd day of August 2020 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**

8

Broward County, Florida

INSTR # 116536857
Recorded 06/04/20 at 03:53 PM
Broward County Commission
1 Page(s)
#2

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

NOTICE OF APPLICATION FOR TAX DEED NUMBER 45181

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: 484307-15-0620
Certificate Number: 3571
Date of Issuance: 05/24/2018
Certificate Holder: ROBERTA Z. FOLEY
Description of Property: FLORESTA ESTATES 44-28 B
LOT 6 BLK 5

Name in which assessed: VENTURE MANAGEMENT OF THE FUTURE LLC
Legal Titleholders: VENTURE MANAGEMENT
OF THE FUTURE LLC
902 SE 14 ST
DEERFIELD BEACH, FL 33441

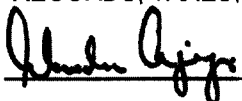
All of said property being in the County of Broward, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 16th day of September, 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:

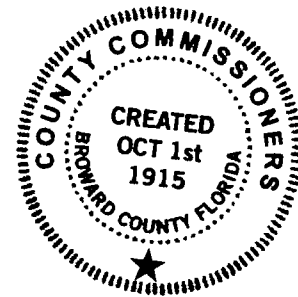
broward.deedauction.net
**Pre-registration is required to bid.*

Dated this 1st day of June, 2020.

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: 08/13/2020, 08/20/2020, 08/27/2020 & 09/03/2020
Minimum Bid: 22842.92

Broward County, Florida

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

NOTICE OF APPLICATION FOR TAX DEED NUMBER 45181

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: 484307-15-0620
Certificate Number: 3571
Date of Issuance: 05/24/2018
Certificate Holder: ROBERTA Z. FOLEY
Description of Property: FLORESTA ESTATES 44-28 B
LOT 6 BLK 5

Name in which assessed: VENTURE MANAGEMENT OF THE FUTURE LLC
Legal Titleholders: VENTURE MANAGEMENT
OF THE FUTURE LLC
902 SE 14 ST
DEERFIELD BEACH, FL 33441

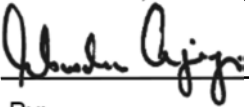
All of said property being in the County of Broward, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 16th day of September, 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 8th day of June, 2020.

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: 08/13/2020, 08/20/2020, 08/27/2020 & 09/03/2020
Minimum Bid: 23158.92

BROWARD DAILY BUSINESS REVIEW

Published Daily except Saturday, Sunday and
Legal Holidays
Ft. Lauderdale, Broward County, Florida

**STATE OF FLORIDA COUNTY
OF BROWARD:**

Before the undersigned authority personally appeared SCHERRIE A. THOMAS, who on oath says that he or she is the LEGAL CLERK, of the Broward Daily Business Review f/ k/a Broward Review, a daily (except Saturday, Sunday and Legal Holidays) newspaper, published at Fort Lauderdale, in Broward County, Florida; that the attached copy of advertisement, being a Legal Advertisement of Notice in the matter of

45181
NOTICE OF APPLICATION FOR TAX DEED
CERTIFICATE NUMBER: 3571

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

08/13/2020 08/20/2020 08/27/2020 09/03/2020

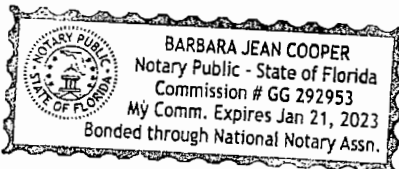
Affiant further says that the said Broward Daily Business Review is a newspaper published at Fort Lauderdale, in said Broward County, Florida and that the said newspaper has heretofore been continuously published in said Broward County, Florida each day (except Saturday, Sunday and Legal Holidays) and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

Scherrie A Thomas

Sworn to and subscribed before me this
3 day of SEPTEMBER, A.D. 2020

Barbara Jean Cooper

(SEAL)
SCHERRIE A. THOMAS personally known to me



**Broward County, Florida
RECORDS, TAXES & TREASURY
DIVISION/TAX DEED SECTION
NOTICE OF APPLICATION FOR
TAX DEED NUMBER 45181**

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: 484307-15-0620
Certificate Number: 3571
Date of Issuance: 05/24/2018
Certificate Holder:
ROBERTA Z. FOLEY
Description of Property:
FLORESTA ESTATES 44-28 B
LOT 6 BLK 5
Name in which assessed:
VENTURE MANAGEMENT OF THE
FUTURE LLC
Legal Titleholders:
VENTURE MANAGEMENT
OF THE FUTURE LLC
902 SE 14 ST
DEERFIELD BEACH, FL 33441

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

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 16th day of September, 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.deeduction.net
*Pre-registration is required to bid.

Dated this 8th day of June, 2020.
Bertha Henry
County Administrator
RECORDS, TAXES, AND
TREASURY DIVISION

(Seal)
By: Abiodun Ajayi
Deputy

This Tax Deed is Subject to All Existing Public Purpose Utility and Government Easements. The successful bidder is responsible to pay any outstanding taxes.

Minimum Bid: 23158.92
101-314
1/13-20-27 9/3 20-36/0000482216B

BROWARD COUNTY SHERIFF'S OFFICE

2601 West Broward Blvd Fort Lauderdale, Florida 33312

Sheriff # 20026854

Broward County, FL VS Venture Management of the Future LLC

RETURN OF SERVICE



Court Case # TD 45181

Hearing Date:09/16/2020

Received by CCN 15591

08/21/2020 7:13 AM

Type of Writ: Tax Sale - Broward

Court: County / Broward FL

Serve: **Venture Management of the Future LLC 902 SE 14 Street Deerfield Beach FL 33441**

Served:

Not Served:

Broward County Revenue-Delinquent Tax Section
115 S. Andrews Ave.
Room A-100
Fort Lauderdale FL 33301

Date: 08/21/2020 Time: 10:18 AM

On Venture Management of the Future LLC in Broward County, Florida, by serving the within named person a true copy of the writ with the date and time of service endorsed thereon by me, and copy of the complaint petition or initial pleading by the following method:

Other Returns: Other Returns

COMMENTS: Tax Sale Notice. No answer at door, posted front door.

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

**Gregory Tony, Sheriff
Broward County, Florida**

By: *Haley Tuckish*

D.S.

H. Tuckish, #15591

RECEIPT INFORMATION		EXECUTION COSTS	DEMAND/LEVY INFORMATION	
Receipt #			Judgment Date	n/a
Check #			Judgment Amount	\$0.00
Service Fee	\$0.00		Current Interest Rate	0.00%
On Account	\$0.00		Interest Amount	\$0.00
Quantity			Liquidation Fee	\$0.00
Original	1		Sheriff's Fees	\$0.00
Services	1		Sheriff's Cost	\$0.00
			Total Amount	\$0.00

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION
PROPERTY ID # 484307-15-0620 (TD #45181)

WARNING

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

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

NOTE

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

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

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

AMOUNT NECESSARY TO REDEEM: (See amounts below)

MAKE CHECKS PAYABLE TO: BROWARD COUNTY TAX COLLECTOR

* Amount due if paid by August 31, 2020\$22,840.26

Or

* Amount due if paid by September 15, 2020\$23,158.92

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

THERE ARE UNPAID TAXES ON THIS PROPERTY AND WILL BE SOLD AT PUBLIC AUCTION ON September 16, 2020 UNLESS THE BACK TAXES ARE PAID.

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

FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT

www.broward.org/recordstaxestreasury

PLEASE SERVE THIS ADDRESS OR LOCATION

**VENTURE MANAGEMENT
OF THE FUTURE LLC
902 SE 14 ST
DEERFIELD BEACH, FL 33441**

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

RECEIVED SHERIFF
AUG 13 AM 7:44
BROWARD COUNTY, FLORIDA

84-312650

This instrument was prepared by:
Name ROBERT B. COCHRAN
Attorney at Law
Address 2335 E. Atlantic Blvd.,
Suite 400
Pompano Beach, FL 33062

Warranty Deed

(STATUTORY FORM—SECTION 689.02 F.S.)

This Indenture, Made this 14th day of August 19 84 Between

EUGENE J. SENN and MARGARET E. SENN, his wife,

of the County of Monroe, State of New York, grantor*, and

DAVID L. LIVINGSTON and BETTY J. LIVINGSTON, as Joint Tenants with the Right of Survivorship and not as Tenants-in-Common,

whose post office address is 902 S. E. 14th Street, Deerfield Beach, Florida 33441,

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

Witnesseth, That said grantor, for and in consideration of the sum of --TEN AND NO/100 (\$10.00)-----

----- 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 heirs and assigns forever, the following described land, situate, lying and being in Broward County, Florida, to-wit:

Lot 6, Block 5, of FLORESTA ESTATES, according to the Plat thereof recorded in Plat Book 44, Page 28, of the Public Records of Broward County, Florida.

SUBJECT to taxes for 1984 and subsequent years and to conditions, restrictions, limitations and easements of record.

292.50 has been paid in Broward County for Documentary Stamp Tax as required by law.
Calherine Carlson Deputy

Sep 7 3 34 PM '84

OFF REC 11982 PG 952

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

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

In Witness Whereof, Grantor has hereunto set grantor's hand and seal the day and year first above written. Signed, sealed and delivered in our presence:

Joan M. Hooper
Rita Suchanick
Joan M. Hooper
Rita Suchanick

Eugene J. Senn (Seal)
Eugene J. Senn
Margaret E. Senn (Seal)
Margaret E. Senn, his wife (Seal)

(Seal)

STATE OF NEW YORK
COUNTY OF Monroe

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

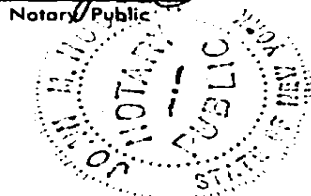
EUGENE J. SENN and MARGARET E. SENN, his wife,

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

WITNESS my hand and official seal in the County and State last aforesaid this 14th day of August 19 84

My commission expires:
JOAN M. HOOPER #4796594
Notary Public, State of New York
Qualified in Monroe County.
My Commission Expires March 30, 19 85

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



RETURN TO: Superior Title & Guaranty Corp.
Will Call Box

#5814 LIVINGSTON

5580

PREPARED BY AND RETURN TO:
Kodsi Law Firm, P.A.
Attn: Isaac Kodsi
701 W. Cypress Creek Road, 3rd Floor
Fort Lauderdale, Florida 33309
(954) 771-8277

Parcel ID Number: 8307-15-0620
Grantee #1 TIN:
Grantee #2 TIN:

Warranty Deed

This Indenture, Made this **15th** day of **August**, 2003 A.D. Between **DAVID L. LIVINGSTON a/k/a DAVID LIVINGSTON and JENNIFER LIVINGSTON, husband and wife** of the County of **Broward**, State of **Florida**, grantors, and **E. JANE GROVES, as Trustee for E. JANE GROVES TRUST**, dated July 17, 1990, whose address is: **902 SE 14TH STREET, Deerfield Beach, FL 33441** of the County of **Broward**, State of **Florida**, grantee.

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 GRANTEE, the receipt whereof is hereby acknowledged, have granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate, lying and being in the County of **Broward** State of **Florida** to wit: **Lot 6, Block 5, of FLORESTA ESTATES, according to the plat thereof, as recorded in Plat Book 44, at Page 28, of the Public Records of Broward County, Florida.**

Subject to: restrictions, conditions, prohibitions, covenants, easements and other matters appearing on the plat or otherwise common to the subdivision; taxes for the current year and subsequent years; applicable zoning laws, building codes and other use restrictions imposed by governmental authority.

The property herein conveyed DOES NOT constitute the HOMESTEAD property of the Grantor. The Grantor's HOMESTEAD address is 3910 NE 25th Avenue, Lighthouse Pointe, FL 33064.

This Deed was prepared as a necessary incident to the fulfillment of Conditions contained in a Title Insurance Commitment.

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:

Tara Cahill
Printed Name: TARA CAHILL Witness
David Livingston
DAVID L. LIVINGSTON a/k/a DAVID LIVINGSTON (Seal)
P.O. Address:

Charles Bunn
Printed Name: CHARLES BUNN Witness
Jennifer Livingston
JENNIFER LIVINGSTON (Seal)
P.O. Address:

STATE OF Florida
COUNTY OF Broward

The foregoing instrument was acknowledged before me this **15th** day of **August**, 2003 by **DAVID L. LIVINGSTON a/k/a DAVID LIVINGSTON and JENNIFER LIVINGSTON**

who are personally known to me or who have produced their Florida driver's license as identification



Tara Cahill
Printed Name: TARA CAHILL
Notary Public
My Commission Expires:

PREPARED BY AND RETURN TO:
Kodsi Law Firm, P.A.
Attn: Isaac Kodsi
701 W. Cypress Creek Road, 3rd Floor
Fort Lauderdale, Florida 33309
(954) 771-8277

Parcel ID Number: 8307-15-0620

Grantee #1 TIN:

Grantee #2 TIN:

Quitclaim Deed

This Quitclaim Deed, Made this 15th day of August, 2003 A.D., Between E. JANE GROVES, as Trustee for E. JANE GROVES TRUST, dated July 17, 1990

of the County of Broward

State of Florida, grantors, and E. JANE GROVES and GORDON C. GROVES, as Trustee of the E. JANE GROVES TRUST, dated July 17, 1990

whose address is: 902 SE 14TH STREET, Deerfield Beach, FL 33441

of the County of Broward

State of Florida

, grantee.

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 GRANTEE, the receipt whereof is hereby acknowledged, have granted, bargained and quitclaimed to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate, lying and being in the County of Broward

State of Florida

to wit:

Lot 6, Block 5, of FLORESTA ESTATES, according to the plat thereof, as recorded in Plat Book 44, at Page 28, of the Public Records of Broward County, Florida.

The property herein conveyed DOES NOT constitute the HOMESTEAD property of the Grantor. The Grantor's HOMESTEAD address is 3910 NE 25th Avenue, Lighthouse Pointe, FL 33064.

Subject to: restrictions, conditions, prohibitions, covenants, easements and other matters appearing on the plat or otherwise common to the subdivision; taxes for the current year and subsequent years; applicable zoning laws, building codes and other use restrictions imposed by governmental authority.

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 grantee 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:

Printed Name: Charles R. Burnett
Witness

Charles R. Burnett
Printed Name: Charles R. Burnett
Witness

E. Jane Groves (Seal)
E. JANE GROVES, as Trustee for
E. JANE GROVES TRUST, dated 7/17/90

P.O. Address: 3910 NE 25th Avenue
Lighthouse Pointe, FL 33064

Gordon C. Groves (Seal)
GORDON C. GROVES, as Trustee for
E. JANE GROVES TRUST, dated 7/17/90

P.O. Address: 3910 NE 25th Avenue
Lighthouse Pointe, FL 33064

STATE OF Florida
COUNTY OF Broward

The foregoing instrument was acknowledged before me this 15th day of August, 2003 by E. JANE GROVES and GORDON C. GROVES, as Trustees of the E. JANE GROVES TRUST

who are personally known to me or who have produced their Florida driver's license as identification



Charles R. Burnett
My Commission Expires September 2004

Printed Name: Charles Burnett
Notary Public
My Commission Expires:

Prepared by and returned to:
E. SCOTT GOLDEN, Esquire
644 S.E. 4th Avenue
Fort Lauderdale, Florida 33301

Folio No.: 4843-07-15-0620

WARRANTY DEED TO TRUSTEE

The Grantor, E. Jane Groves, as Trustee of the E. Jane Groves Trust dated July 17, 1990, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations in hand paid, conveys, grants, bargains, sells, aliens, remises, releases, confirms and warrants

Unto Venture Management of the Future, LLC, a Wyoming limited liability company, as Trustee and not personally under the provisions of a trust agreement dated the 27 day of May, 2015, 18501 Pines Boulevard, Suite 3018, Pembroke Pines, Florida 33029 ("Grantee"), the following described real estate in the County of Broward, State of Florida (the "Property"), to wit:

Lot 6, Block 5, of FLORESTA ESTATES, according to the Plat thereof, as recorded in Plat Book 44, at Page 28, of the Public Records of Broward County, Florida.

SUBJECT TO that certain Mortgage from Grantee to Grantor of even date herewith, items of record, and taxes for the year 2015;

NOTE: The Property is not the homestead of any trustee or beneficiary of the E. Jane Groves Trust dated July 17, 1990.

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

To have and to hold the said premises in fee simple forever, with the appurtenances attached thereto upon the trust and for the uses and purposes herein and in said Trust Agreement set forth.

Full power and authority granted to said Trustee, with respect to the said premises or any part of it, including the right to protect, conserve, sell, lease, encumber, or otherwise manage and dispose of said property pursuant to *Florida Statutes*, §689.073, and including the right, at any time or times, to subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to resubdivide said property as often as desired, to contract to sell, to grant options to purchase, to sell on any terms, to convey either with or without consideration, to donate, to mortgage, pledge or otherwise encumber said property, or any part thereof, to lease said property or any part thereof, from time to time, in possession or reversion by leases to commence now or later, and upon any terms and for any period or periods of time and to renew or extend leases upon any terms and for any period or periods of time and to amend, change, or modify leases and the terms and provisions thereof at any time hereafter, to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of present or

future renters, to partition or to exchange said property or any part thereof for other real or personal property, to grant easements or changes of any kind, to release, convey or assign any right, title or interest in or about or easement appurtenant to said premises or any part thereof, and to deal with said property and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

In No Case shall any party dealing with the said Trustee in relation to said premises, to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of said Trustee, or be obliged or privileged to inquire into any of the terms of said trust agreement; and every deed, mortgage, lease or other instrument executed by said Trustee in relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under such conveyance, lease or other instrument, (a) that at the time of delivery thereof, the trust created by this Indenture and by said trust agreement was in full force and effect, (b) that such conveyance or other instrument was executed in full accordance of the trust's conditions and limitations contained herein and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder and (c) that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument.

The Interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails, and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property. No beneficiary hereunder shall have any title or interest legal or equitable, in or to said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

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

/
/
/
/
/
/
/
/
/
/
/
[THIS SPACE INTENTIONALLY LEFT BLANK]
/
/
/
/
/
/

In Witness Whereof, the said Grantor has hereunto set her hand and seal this 27 day of May, 2015.

Signed, sealed, and delivered in our presence:

Witness No. 1: [Signature]
Signature: [Signature]
Printed Name: NORA BATTIAN

[Signature]
E. Jane Groves, as Trustee of the E. Jane Groves Trust dated July 17, 1990
6015 So. Verde Trail, Apt. L103
Boca Raton, FL 33433

Witness No. 2:
Signature: [Signature]
Printed Name: E. Scott Golden

STATE OF FLORIDA)
) SS:
COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me by E. Jane Groves, as Trustee of the E. Jane Groves Trust dated July 17, 1990, who is personally known to me or who has produced FLA DRIVERS LICENSE as identification, this 27 day of May, 2015.

[Signature]
Notary Public

My Commission expires:

GW2S:\Real Estate\4027-2 VentMgmt GROVES\zSellerDocs.wpd



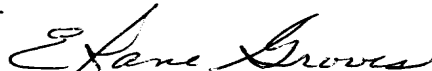
TRUST AFFIDAVIT

STATE OF FLORIDA)
) SS:
COUNTY OF BROWARD)

BEFORE ME, the undersigned authority, personally appeared E. Jane Groves, who, being by me first duly sworn, on oath, deposes and says:

1. That she is over the age of 18 years, is *sui juris*, and is a resident of Palm Beach County, Florida.
2. That she makes the statements herein of her own personal knowledge.
3. That she is one and the same E. Jane Groves as the Settlor and current trustee ("Trustee") of that certain trust entitled the E. Jane Groves Trust dated July 17, 1991 (the "Trust").
4. That the following property was acquired by the Trustee by Warranty Deed recorded September 2, 2003, in Official Records Book 35947, Page 1632, of the Public Records of Broward County, Florida (the "Property"), in which Warranty Deed Affiant, in her capacity as Trustee of the Trust, was named as Grantor: See attached Exhibit A.
5. That attached hereto as Exhibit B and hereby incorporated herein is a true copy of pertinent pages of the Trust.
6. That (i) the Trust has been, throughout the term of ownership of the Property, and remains, as of the date of this Affidavit, in full force and effect, (ii) the Trustee has the full power and authority to sell and otherwise transfer the Property, and (iii) nothing in the Trust agreement prohibits or restricts the Trustee or a successor trustee from selling or otherwise transferring the Property.

FURTHER AFFIANT SAYETH NAUGHT.



E. Jane Groves
6015 So. Verde Trail, #L103
Boca Raton, FL 33433

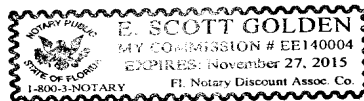
SWORN TO AND SUBSCRIBED before me this 27 day of May, 2015, by E. Jane Groves, as Trustee of the E. Jane Groves Trust dated July 17, 1991, who took an oath.



Notary Public, State of Florida

My Commission expires:

S:\Real Estate\4027-2 VentMgmt GROVES\zSellerDocs.wpd



8

**EXHIBIT A
LEGAL DESCRIPTION**

Lot 6, Block 5, of FLORESTA ESTATES, according to the Plat thereof, as recorded in Plat Book 44,
at Page 28, of the Public Records of Broward County, Florida.

E. JANE GROVES REVOCABLE TRUST AGREEMENT

Tax Identification Number [REDACTED]

THIS TRUST AGREEMENT made this 17th day of July, 1990, by and between E. JANE GROVES, of Lighthouse Point, Broward County, Florida, hereinafter called the Grantor, and E. JANE GROVES and GORDON C. GROVES of Lighthouse Point, Broward County, Florida, serving as Co-Trustees.

WITNESSETH, that the Grantor has this day delivered to the Co-Trustees the property described in Schedule A attached hereto, and the Co-Trustees agree to hold, administer and distribute all of the aforesaid assets, together with all additions thereto and all reinvestments thereof, as the corpus of a trust estate, for the benefit of the Grantor, in accordance with the terms and provisions hereinafter set out.

ARTICLE I

DEFINITIONS

Henceforth, whenever used in this Trust Agreement, unless the contents of any passage thereof requires otherwise:

(A) TRUSTEE

The term "TRUSTEE" refers to the single, multiple and successor Trustees who at any time may be appointed and acting in a fiduciary capacity under the terms of this agreement.

(B) GENDER

Where appropriate, words of the masculine gender include the feminine and neuter; words of the feminine gender include the masculine and neuter; and, words of the neuter gender include the masculine and feminine.

(C) SINGULAR AND PLURAL

Where appropriate, words used in the plural or collective sense include the singular and vice-versa.

ARTICLE II

ADMINISTRATION DURING LIFE OF GRANTOR

(A) TRUSTEE

The Trustees of this Trust Agreement shall be the Grantor, E. JANE GROVES, and the Grantor's husband, GORDON C. GROVES. Upon the resignation, death or incapacity of either of the original Trustees, the other shall continue as the sole Trustee until he or she resigns, dies or becomes incapacitated, at which time the Successor Trustee shall be the Grantor's stepson, CHRISTOPHER G. GROVES. If CHRISTOPHER is unable to serve, chooses not to serve or commences to serve and becomes unable to continue for any reason, the Successor Trustee shall be his wife, DEANA GROVES.

During such time as the initial Co-Trustees, the Grantor and the Grantor's Spouse, are acting under this Article of the Trust Agreement, either alone shall have the sole power to buy, sell or transfer any asset in this trust by executing any appropriate document, whether it be a deed, bill of sale, contract,

stock or bond certificate, option, stock option, lease or by an oral demand to sell a stock or bond. Further, either shall have the right and power to make any deposits and withdrawals from any savings account of this trust, and the right and power to sign checks on any bank account of this trust, and any bank holding such account may accept either Trustee's signature on any check.

The powers of the Trustees and their successors are set forth in Article VI of this Trust Agreement.

(B) DISPOSITION OF INCOME AND CORPUS

The Co-Trustees shall hold, manage and control the property comprising the trust estate, collect the income therefrom, and shall disburse the net income derived therefrom in monthly or other convenient installments, but not less than quarterly, to the Grantor during her life or to such person or persons and in such proportions as she may, from time to time, direct.

In addition to the net income, the Co-Trustees shall be authorized, in their discretion, at any time and from time to time, to pay or apply from the corpus of the trust (even to the point of completely exhausting the same), such amounts as they may deem necessary for the benefit of the Grantor and the Grantor's spouse.

A Successor Trustee under this Article may exercise any and all of the rights that the Grantor could exercise as Trustee. The Successor Trustee may apply or expend for the direct or indirect benefit of Grantor, Grantor's spouse and of any person dependent upon Grantor, whatever part or parts or all of the income and principal, or both, of the trust fund the Successor Trustee

properly manage his or her affairs.

Upon rehabilitation, that individual shall resume the duties and powers he or she had prior to incapacity and his or her successors shall relinquish all powers and be relieved of all duties.

ARTICLE VI

TRUSTEES' POWERS

It is the Grantor's intention to grant to the Co-Trustees and their successors the power to deal with all of the trust property as freely as she could individually in the handling of her own affairs. It is further the intention of the Grantor that the Co-Trustees or their successors not be hampered in their duties by fear of violating any laws of the State of Florida or any other state; therefore, it is the Grantor's declared intent that the Co-Trustees or their successors not be bound by any such laws, and that the only requirement the Grantor puts upon them or their successor is that they act in good faith.

The Co-Trustees and their successors and parties serving in their stead, shall have all the powers and protection granted to Trustees by statute at the time of application, including but not limited to the Prudent Trustee Rule, Uniform Principal and Income Law and Uniform Trust Administration Law, and in addition and not in limitation of any common law or statutory authority, and without application to any court, they and their successors and parties serving in their stead shall have the powers and responsibilities described below, to be exercised in their sole discretion.

(A) Retain Trust Estate. To retain, without liability for loss or depreciation resulting from such retention, the original assets and all other property hereafter transferred, devised or bequeathed to the Trustee for such time as the Trustee shall deem advisable although such property may not be of the character prescribed by law or by the terms of this agreement for the investment of trust assets and although it represents a large percentage of all of the trust estate; said original property may accordingly be held as a permanent investment.

(B) Hold Uninvested Cash and Unproductive Property. For any periods deemed advisable, to hold cash, uninvested, even though the total amount so held is disproportionate under trust investment law or would not be permitted without this provision, and to retain or acquire and hold unproductive realty or personalty.

(C) Invest and Acquire. To invest and reinvest trust assets in any type of property or security without regard to the proportion that investments of the type selected may bear to the entire trust estate, without limitation to the classes of trust investments authorized by law, and without regard to the possibility that the investments may be in new issues or in new or foreign enterprises and to write options against long positions. The property acquired may be realty or personalty and may include life insurance, bonds, debentures, leaseholds, options, easements, mortgages, notes, mutual funds, investment trusts, common trust funds, voting trust certificates, and any class of stock or rights to subscribe for stock, regardless of whether the yield rate is

high or low or whether or not the new asset produces any income at all. It is intended that the Trustee shall have the authority to act in any manner deemed in the best interest of the trust involved, regarding it as a whole, even though certain investments considered alone might not otherwise be proper.

(D) Options, Warrants, Puts, Calls and Commodity Accounts.

The Co-Trustees are specifically authorized, in their discretion, to buy, sell or transfer options, warrants, puts, calls, commodity accounts, and to maintain brokerage margin accounts.

(E) Exercise Options and Conversion Privileges. To exercise any options, rights, and conversion privileges pertaining to any securities held by the Trustee as trust assets.

(F) Receive Additional Property. To receive additional property from any source, including the Personal Representative of Grantor's estate and the Trustee or beneficiary of any other trust, by whomsoever created, and to hold and administer this property as part of the Trust Estate.

(G) Sell and Lease. To sell, convey, grant options to purchase, lease, transfer, exchange or otherwise dispose of any trust asset on any terms deemed advisable, to execute and deliver deeds, leases, bills of sale, and other instruments of whatever character, and to take or cause to be taken all action deemed necessary or proper in connection therewith.

(H) Insure. To carry any insurance deemed advisable with any insurer against any hazards, including public liability, and to use insurance proceeds to repair or replace the asset insured.

THIS INSTRUMENT PREPARED
BY AND RETURN TO:
E. SCOTT GOLDEN, Esquire
644 S.E. 4th Avenue
Fort Lauderdale, Florida 33301

Folio No.: 4843-07-15-0620

QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED, made this 27 day of May, 2015, by and among E. Jane Groves, an unremarried widow, of 6015 South Verde Trail, L-103, Boca Raton, Florida 33433, hereinafter referred to as "Grantor," to Venture Management of the Future, LLC, a Wyoming limited liability company, as Trustee and not personally under the provisions of a trust agreement dated the 27 day of May, 2015, P.O. Box 822611, Pembroke Pines, FL 33082, hereinafter referred to as "Grantee."

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) 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 in Broward County, Florida, viz:

Lot 6, Block 5, of FLORESTA ESTATES, according to the Plat thereof, as recorded in Plat Book 44, at Page 28, of the Public Records of Broward County, Florida.

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

/
/
/
/
/
/
/
/[THIS SPACE INTENTIONALLY LEFT BLANK]
/
/
/
/
/
/
/
/



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

Signed, sealed, and delivered in our presence:

Witness No. 1:
Signature: *Nora Batian*
Printed Name: NORA BATIAN

E. Jane Groves
E. Jane Groves
6015 South Verde Trail, L-103
Boca Raton, Florida 33433

Witness No. 2:
Signature: *E. Scott Golden*
Printed Name: E. Scott Golden

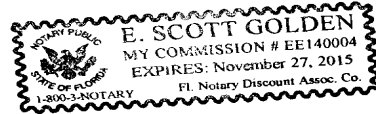
STATE OF FLORIDA)
) SS:
COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me by E. Jane Groves, who is personally known to me or who has produced FLA DRIVERS LICENSE as Identification, this May 27 day of May 27, 2015.

E. Scott Golden
Notary Public

My Commission expires:

S:\Real Estate\4027-2 VentMgmt GROVES\zQuitClaim_TRcertif_Aff_NOestTax.wpd



This instrument prepared by and
return to:
E. SCOTT GOLDEN, ESQUIRE
644 S.E. Fourth Avenue
Fort Lauderdale, FL 33301

THIS IS A BALLOON MORTGAGE AND THE FINAL PRINCIPAL PAYMENT OR THE PRINCIPAL BALANCE DUE UPON MATURITY IS \$111,000.00, TOGETHER WITH ACCRUED INTEREST, IF ANY, AND ALL ADVANCEMENTS MADE BY THE MORTGAGEE UNDER THE TERMS OF THIS MORTGAGE.

MORTGAGE DEED

THIS MORTGAGE DEED is executed the 27 day of May, 2015, by Venture Management of the Future, LLC, a Wyoming limited liability company, as Trustee of GSMH Holdings and Management Land Trust, hereinafter called the mortgagor, to E. Jane Groves, as Trustee of the E. Jane Groves Trust dated July 17, 1990, hereinafter called the mortgagee:

(Wherever used herein the term "mortgagor" includes all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations or other business entities; and the term "note" includes all the notes described herein if more than one.)

WITNESSETH, that for good and valuable considerations, and also in consideration of the aggregate sum named in the promissory note of even date herewith hereinafter described, the mortgagor hereby grants, bargains, sells, aliens, remises, conveys and confirms unto the mortgagee all the certain land of which the mortgagor is now seized and in possession situate in Broward County, Florida, viz:

Lot 6, Block 5, of FLORESTA ESTATES, according to the Plat thereof, as recorded in Plat Book 44, at Page 28, of the Public Records of Broward County, Florida.

TO HAVE AND TO HOLD the same, together with the tenements, hereditaments and appurtenances thereto belonging, and the rents, issues and profits thereof, unto the mortgagee, in fee simple.

AND the mortgagor covenants with the mortgagee that the mortgagor is indefeasibly seized of said land in fee simple; that the mortgagor has good right and lawful authority to convey said land as aforesaid; that the mortgagor will make such further assurances to perfect the fee simple title to said land in the mortgagee as may reasonably be required; that the mortgagor 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 and clear of all encumbrances, except mortgages of record.

PROVIDED ALWAYS, that if said mortgagor shall pay unto said mortgagee the certain promissory note hereinafter substantially copied or identified, to-wit:

SEE ATTACHED EXHIBIT A;

and shall perform, comply with and abide by each and every the agreements, stipulations, conditions and covenants thereof, and of this mortgage, then this mortgage and the estate hereby created, shall cease, determine and be null and void.

AND the mortgagor hereby further covenants and agrees to pay promptly when due the principal and interest and other sums of money provided for in said note and this mortgage, or either; to pay all and singular the taxes, assessments, levies, liabilities, obligations, and encumbrances of every nature on said property; to permit, commit or suffer no waste, impairment or deterioration of said land or the improvements thereon at any time; to keep the buildings now or hereafter on said land fully insured, in a sum of not less than the greater of (i) the total sum of all mortgages encumbering said land, or (ii) the maximum insurable value, in a company or companies acceptable to the mortgagee, the policy or policies to be held by, and payable to, said mortgagee, and in the event any sum of money becomes payable by virtue of such insurance the mortgagee shall have the right to receive and apply the same to the indebtedness hereby secured, accounting to the mortgagor for any surplus; to pay all costs, charges, and expenses, including lawyer's fees and title searches, reasonably incurred or paid by the mortgagee because of the failure of the mortgagor to promptly and fully comply with the agreements, stipulations, conditions and covenants of said note and this mortgage, or either; to perform, comply with and abide by each and every the agreements, stipulations, conditions, and covenants set forth in said note and this mortgage or either. In the event the mortgagor fails to pay when due any tax assessment, insurance premium or other sum of money payable to virtue of said note and this mortgage, or either, the mortgagee may pay the same, without waiving or affecting the option to foreclose or any other right hereunder, and all such payments shall bear interest from date thereof at the highest lawful rate then allowed by the laws of the State of Florida.

IF any sum of money herein referred to be not promptly paid within thirty (3) days next after the same becomes due, or if each and every of the other agreements, stipulations, conditions, and covenants of said note and this mortgage, or either, are not fully performed, complied with and abided by, then the entire sum mentioned in said note, and this mortgage, or the entire balance unpaid thereof, shall forthwith or hereafter, at the option of the mortgagee, become and be due and payable, anything in said note or herein to the contrary notwithstanding. Failure by the mortgagor to exercise any of the rights or options herein provided at any time shall not constitute a waiver of any rights or options under said note or this mortgage previously accrued or thereafter accruing.

All sums due under the note and this mortgage must be paid in full upon the sale of the property encumbered by this mortgage.

IN WITNESS WHEREOF, the said mortgagor, by and through its authorized representative, has hereunto signed and sealed these presents the day and year first above written.

THIS IS A BALLOON MORTGAGE AND THE FINAL PRINCIPAL PAYMENT OR THE PRINCIPAL BALANCE DUE UPON MATURITY IS \$111,000.00, TOGETHER WITH ACCRUED INTEREST, IF ANY, AND ALL ADVANCEMENTS MADE BY THE MORTGAGEE UNDER THE TERMS OF THIS MORTGAGE.

Signed, sealed and delivered in our presence

Witness No. 1: [Signature]
Signature: _____
Printed name: NORA BATTIAN

[Signature]
Gabriel Haeman, as Manager of
Venture Management of the Future, LLC, as
Trustee of GSM Holdings and Management
Land Trust
P.O. Box 822611
Pembroke Pines, FL 33082

Witness No. 2:
Signature: [Signature]
Printed name: E. Scott Golden

STATE OF FLORIDA)
COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me this 27 day of May, 2015, by Gabriel Hacman, as manager of Venture Management of the Future, LLC, who is personally known to me or who has produced FLA DRIVER LICENSE as identification.

[Signature]
Notary Public, State of Florida
Name:

My Commission expires:

Z:\Mydocs\4003-1 Hacman\Mortgage.short-balloon.wpd

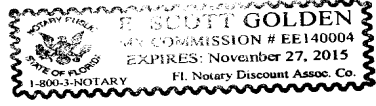


EXHIBIT "A"
LEGAL DESCRIPTION

Lot 6, Block 5, of FLORESTA ESTATES, according to the Plat thereof, as recorded in Plat Book 44,
at Page 28, of the Public Records of Broward County, Florida.

\$290,000.00

Fort Lauderdale, Florida

May 27, 2015

PROMISSORY NOTE

For value received, the undersigned Venture Management of the Future, LLC, a Wyoming limited liability company, as Trustee of GSMH Holdings and Management Land Trust, promises to pay in lawful money of the United States of America to the order of E. Jane Groves, as Trustee of the E. Jane Groves Trust dated July 17, 1990 ("Holder"), the principal sum of Two Hundred-Ninety Thousand and 00/100 Dollars (\$290,000.00), with interest thereon at the rate of zero percent (0.00%) per annum on the unpaid balance.

Principal and interest shall be payable in payments of One Thousand and No/100 (\$1,000.00) commencing June 27, 2015, and on the twenty-seventh day of each month thereafter through and including April 27, 2030, with a final payment of One Hundred Eleven Thousand and No/100 (\$111,000.00) due May 27, 2030.

All payments shall be made to holder at 6015 So. Verde Trail, Apt. #L103, Boca Raton, FL 33433, or at such further address as Holder may notify Maker. If any payment is paid later than the 10th day of the month in which it is due, a penalty of five percent (5%) of the payment will be incurred. Maker may prepay the indebtedness evidenced hereby at any time without premium or penalty, and any such prepayment shall apply against principal amounts last maturing.

If any payment is not received within thirty (30) days of the date it is due, the debt evidenced by this Promissory Note shall be accelerated at the discretion of Holder. Maker expressly waives presentment, protest, demand, notice of dishonor or default, and notice of every other kind and type with respect to this Promissory Note and default hereunder. Holder's failure to accelerate or take any other permitted action under this Promissory Note or the referenced Mortgage shall not operate as a waiver of Holder's rights thereunder.

This Promissory Note is secured by a mortgage on real estate of even date herewith. In the event that Holder owes any sales tax or other debt or obligation that is or becomes (i) a lien against such real estate or (ii) is or becomes the obligation of Maker, Maker may pay such tax, debt, or other obligation, and any such payments shall be a credit in an equivalent amount against the next payments due hereunder.

Given under my hand and seal as of the date set forth above.

COPY

Gabriel Hacman, as Manager of
Venture Management of the Future, LLC as
Trustee of
GSMH Holdings and Management Land Trust

Prepared by and returned to:
E. SCOTT GOLDEN, Esquire
644 S.E. 4th Avenue
Fort Lauderdale, Florida 33301

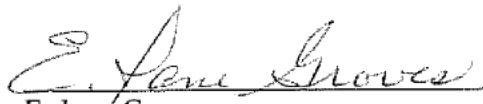
Folio No.: 4843-07-15-0620

AFFIDAVIT OF NO FLORIDA ESTATE TAX DUE

I, the undersigned, E. Jane Groves, do hereby state:

1. I am the personal representative as defined in section 198.01 or section 731.201, Florida Statutes, as the case may be, of the estate of Gordon C. Groves.
2. The decedent referenced above [REDACTED] and was domiciled (as defined in §198.015, F.S.) at the time of death in the State of Florida.
3. A federal estate tax return (federal Form [REDACTED]) is not required to be filed for the estate.
4. The estate does not owe Florida estate tax pursuant to Chapter 198, F.S.
5. I acknowledge personal liability for distribution in whole or in part of any of the estate by having obtained release of such property from the lien of the Florida estate tax.

Executed this 20th day of June, 2016.


E. Jane Groves
6015 South Verde Trail, L-103
Boca Raton, Florida 33433

STATE OF NORTH CAROLINA)
) SS:
COUNTY OF Haywood)

SWORN TO AND SUBSCRIBED before me this 20 day of June, 201⁶,
by E. Jane Groves, who is personally known to me or who has produced
Florida drivers license as identification.


Notary Public, State of Florida North Carolina

My Commission expires: November 18, 2017

KEVIN C. RENZ
NOTARY PUBLIC
HAYWOOD COUNTY, NC
My Commission Exp. November 18, 2017

This instrument prepared by and
return to:
E. SCOTT GOLDEN, ESQUIRE
644 S.E. Fourth Avenue
Fort Lauderdale, FL 33301

THIS IS A BALLOON MORTGAGE AND THE FINAL PRINCIPAL PAYMENT OR THE PRINCIPAL BALANCE DUE UPON MATURITY IS \$345,200.00, TOGETHER WITH ACCRUED INTEREST, IF ANY, AND ALL ADVANCEMENTS MADE BY THE MORTGAGEE UNDER THE TERMS OF THIS MORTGAGE.

MORTGAGE

THIS MORTGAGE is executed the 21 day of June, 2016, by Venture Management of the Future, LLC, a Wyoming limited liability company, as Trustee of the 4850 NE 21st Ter. Land Trust, hereinafter called the mortgagor, to E. Jane Groves, as Trustee of the Trust under the E. Jane Groves Revocable Trust Agreement dated July 17, 1990, hereinafter called the mortgagee:

(Wherever used herein the term "mortgagor" includes all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations or other business entities; and the term "note" includes all the notes described herein if more than one.)

WITNESSETH, that for good and valuable considerations, and also in consideration of the aggregate sum named in the promissory note of even date herewith hereinafter described, the mortgagor hereby grants, bargains, sells, aliens, remises, conveys and confirms unto the mortgagee all the certain land of which the mortgagor is now seized and in possession situate in Broward County, Florida, viz:

Lot 6, Block 5, of FLORESTA ESTATES, according to the Plat thereof, as recorded in Plat Book 44, at Page 28, of the Public Records of Broward County, Florida.

TO HAVE AND TO HOLD the same, together with the tenements, hereditaments and appurtenances thereto belonging, and the rents, issues and profits thereof, unto the mortgagee, in fee simple.

AND the mortgagor covenants with the mortgagee that the mortgagor is indefeasibly seized of said land in fee simple; that the mortgagor has good right and lawful authority to convey said land as aforesaid; that the mortgagor will make such further assurances to perfect the fee simple title to said land in the mortgagee as may reasonably be required; that the mortgagor 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 and clear of all encumbrances, except mortgages of record.

PROVIDED ALWAYS, that if said mortgagor shall pay unto said mortgagee the certain promissory note hereinafter substantially copied or identified, to-wit:

SEE ATTACHED EXHIBIT A;

and shall perform, comply with and abide by each and every the agreements, stipulations, conditions and

covenants thereof, and of this mortgage, then this mortgage and the estate hereby created, shall cease, determine and be null and void.

AND the mortgagor hereby further covenants and agrees to pay promptly when due the principal and interest and other sums of money provided for in said note and this mortgage, or either; to pay all and singular the taxes, assessments, levies, liabilities, obligations, and encumbrances of every nature on said property; to permit, commit or suffer no waste, impairment or deterioration of said land or the improvements thereon at any time; to keep the buildings now or hereafter on said land fully insured, in a sum of not less than the greater of (i) the total sum of all mortgages encumbering said land, or (ii) the maximum insurable value, in a company or companies acceptable to the mortgagee, the policy or policies to be held by, and payable to, said mortgagee, and in the event any sum of money becomes payable by virtue of such insurance the mortgagee shall have the right to receive and apply the same to the indebtedness hereby secured, accounting to the mortgagor for any surplus; to pay all costs, charges, and expenses, including lawyer's fees and title searches, reasonably incurred or paid by the mortgagee because of the failure of the mortgagor to promptly and fully comply with the agreements, stipulations, conditions and covenants of said note and this mortgage, or either; to perform, comply with and abide by each and every the agreements, stipulations, conditions, and covenants set forth in said note and this mortgage or either. In the event the mortgagor fails to pay when due any tax assessment, insurance premium or other sum of money payable to virtue of said note and this mortgage, or either, the mortgagee may pay the same, without waiving or affecting the option to foreclose or any other right hereunder, and all such payments shall bear interest from date thereof at the highest lawful rate then allowed by the laws of the State of Florida.

IF any sum of money herein referred to be not promptly paid within thirty (30) days next after the same becomes due, or if each and every of the other agreements, stipulations, conditions, and covenants of said note and this mortgage, or either, are not fully performed, complied with and abided by, then the entire sum mentioned in said note, and this mortgage, or the entire balance unpaid thereof, shall forthwith or hereafter, at the option of the mortgagee, become and be due and payable, anything in said note or herein to the contrary notwithstanding. Failure by the mortgage to exercise any of the rights or options herein provided at any time shall not constitute a waiver of any rights or options under said note or this mortgage previously accrued or thereafter accruing.

All sums due under the note and this mortgage must be paid in full upon the sale of the property encumbered by this mortgage.

IN WITNESS WHEREOF, the said mortgagor, by and through its authorized representative, has hereunto signed and sealed these presents the day and year first above written.

/
/
/
/
/
[THIS SPACE INTENTIONALLY LEFT BLANK]
/
/
/

THIS IS A BALLOON MORTGAGE AND THE FINAL PRINCIPAL PAYMENT OR THE PRINCIPAL BALANCE DUE UPON MATURITY IS \$345,200.00, TOGETHER WITH ACCRUED INTEREST, IF ANY, AND ALL ADVANCEMENTS MADE BY THE MORTGAGEE UNDER THE TERMS OF THIS MORTGAGE.

Signed, sealed and delivered in the presence of as to all signers:

Witness No. 1:
Signature: *Julia Maguire*
Printed name: Julia Maguire

Simona Hacman
Simona Hacman, as Manager of
Venture Management of the Future, LLC, as
Trustee of the 4850 NE 21st Ter. Land Trust
18501 Pines Boulevard, Suite 3018
Pembroke Pines, Florida 33029

Witness No. 2:
Signature: *E. Scott Golden*
Printed name: E. Scott Golden

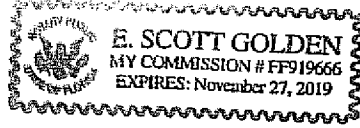
STATE OF FLORIDA)
)
COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me this 21 day of June, 2016, by Simona Hacman, as manager of Venture Management of the Future, LLC, who is personally known to me or who has produced _____ as identification.

E. Scott Golden
Notary Public, State of Florida
Name:

My Commission expires:

U:\MY NEW DOCUMENTS\Real Estate\4003-4 Hacman from Groves\WDeed_QCD_ClosingDocs.wpd



\$560,000.00

Fort Lauderdale, Florida

June 20, 2016

PROMISSORY NOTE

For value received, the undersigned Venture Management of the Future, LLC, a Wyoming limited liability company, as Trustee of the 4850 NE 21st Ter. Land Trust, promises to pay in lawful money of the United States of America to the order of E. Jane Groves, as Trustee of the Trust under the E. Jane Groves Revocable Trust Agreement dated July 17, 1990 ("Holder"), the principal sum of Five Hundred Sixty Thousand and 00/100 Dollars (\$560,000.00), with interest thereon at the rate of [REDACTED] percent [REDACTED] per annum on the unpaid balance.

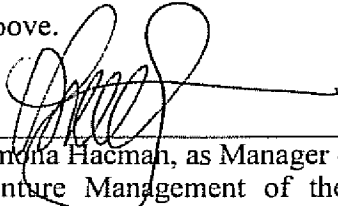
[REDACTED], with a final payment of Three Hundred Forty-Five Thousand Two Hundred and No/100 Dollars (\$345,200.00) due October 15, 2031.

All payments shall be made to holder at 6015 So. Verde Trail, Apt. #L103, Boca Raton, FL 33433, or at such further address as Holder may notify Maker. If any payment is paid later than the 15th day of the month in which it is due, a penalty of five percent (5%) of the payment will be incurred. Maker may prepay the indebtedness evidenced hereby at any time without premium or penalty, and any such prepayment shall apply against principal amounts last maturing.

If any payment is not received within thirty (30) days of the date it is due, the debt evidenced by this Promissory Note shall be accelerated at the discretion of Holder. Maker expressly waives presentment, protest, demand, notice of dishonor or default, and notice of every other kind and type with respect to this Promissory Note and default hereunder. Holder's failure to accelerate or take any other permitted action under this Promissory Note or the referenced Mortgage shall not operate as a waiver of Holder's rights thereunder.

This Promissory Note is secured by a mortgage on real estate of even date herewith. In the event that Maker owes any sales tax or other debt or obligation that is or becomes a lien against such real estate, Holder may pay such tax, and any such payments shall be added to the indebtedness due hereunder.

Given under my hand and seal as of the date set forth above.



Simona Hacman, as Manager of
Venture Management of the Future, LLC as
Trustee of 4850 NE 21st Ter. Land Trust

EXHIBIT A

DATE: August 3rd, 2020
PROPERTY ID # 484307-15-0620 (TD # 45181)

WARNING

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

VENTURE MANAGEMENT
OF THE FUTURE LLC
902 SE 14 ST
DEERFIELD BEACH, FL 33441

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 902 SE 14 STREET, DEERFIELD BEACH, FL 33441 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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

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

AMOUNTS SHOWN BELOW ARE ESTIMATED AMOUNTS DUE WHICH MAY BE SUBJECT TO ADDITIONAL FEES. PLEASE CALL (954) 357-5374 FOR THE CORRECT AMOUNT DUE PRIOR TO SUBMITTING ANY PAYMENT TO REDEEM UNPAID TAXES AND REMOVE THE PROPERTY FROM AUCTION.

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

- * Estimated Amount due if paid by August 31, 2020\$22,840.26
- Or
- * Estimated Amount due if paid by September 15, 2020\$23,158.92

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON September 16, 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

DATE: August 3rd, 2020

PROPERTY ID # 484307-15-0620 (TD # 45181)

WARNING

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

VENTURE MANAGEMENT OF THE FUTURE, LLC, TRUSTEE UNDER THE PROVISIONS OF
A TRUT AGREEMENT DATED THE 27 DAY OF MAY, 2015
P.O. BOX 822611
PEMBROKE PINES, FL 33082

**AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 902 SE 14 STREET, DEERFIELD
BEACH, FL 33441 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS
SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT
NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.**

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

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

*AMOUNTS SHOWN BELOW ARE ESTIMATED AMOUNTS DUE WHICH MAY
BE SUBJECT TO ADDITIONAL FEES. PLEASE CALL (954) 357-5374 FOR
THE CORRECT AMOUNT DUE PRIOR TO SUBMITTING ANY PAYMENT TO
REDEEM UNPAID TAXES AND REMOVE THE PROPERTY FROM AUCTION.*

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

- * Estimated Amount due if paid by August 31, 2020\$22,840.26
- Or
- * Estimated Amount due if paid by September 15, 2020\$23,158.92

**THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD
AT PUBLIC AUCTION ON September 16, 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**

DATE: August 3rd, 2020

PROPERTY ID # 484307-15-0620 (TD # 45181)

WARNING

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

E. JANE GROVES, AS TRUSTEE OF THE E. JANE GROVES TRUST DATED JULY 17, 1990
6015 SO. VERDE TRAIL, APT. #L103
BOCA RATON, FL 33433

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 902 SE 14 STREET, DEERFIELD BEACH, FL 33441 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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

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

AMOUNTS SHOWN BELOW ARE ESTIMATED AMOUNTS DUE WHICH MAY BE SUBJECT TO ADDITIONAL FEES. PLEASE CALL (954) 357-5374 FOR THE CORRECT AMOUNT DUE PRIOR TO SUBMITTING ANY PAYMENT TO REDEEM UNPAID TAXES AND REMOVE THE PROPERTY FROM AUCTION.

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

- * Estimated Amount due if paid by August 31, 2020\$22,840.26
- Or
- * Estimated Amount due if paid by September 15, 2020\$23,158.92

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON September 16, 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: August 3rd, 2020
PROPERTY ID # 484307-15-0620 (TD # 45181)

WARNING

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

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

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 902 SE 14 STREET, DEERFIELD BEACH, FL 33441 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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

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

AMOUNTS SHOWN BELOW ARE ESTIMATED AMOUNTS DUE WHICH MAY BE SUBJECT TO ADDITIONAL FEES. PLEASE CALL (954) 357-5374 FOR THE CORRECT AMOUNT DUE PRIOR TO SUBMITTING ANY PAYMENT TO REDEEM UNPAID TAXES AND REMOVE THE PROPERTY FROM AUCTION.

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

- * Estimated Amount due if paid by August 31, 2020\$22,840.26
- Or
- * Estimated Amount due if paid by September 15, 2020\$23,158.92

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON September 16, 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: August 3rd, 2020
PROPERTY ID # 484307-15-0620 (TD # 45181)

WARNING

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

DUBOIS, CHRISTA T
900 SE 14 ST
DEERFIELD BEACH, FL 33441

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 902 SE 14 STREET, DEERFIELD BEACH, FL 33441 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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

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

AMOUNTS SHOWN BELOW ARE ESTIMATED AMOUNTS DUE WHICH MAY BE SUBJECT TO ADDITIONAL FEES. PLEASE CALL (954) 357-5374 FOR THE CORRECT AMOUNT DUE PRIOR TO SUBMITTING ANY PAYMENT TO REDEEM UNPAID TAXES AND REMOVE THE PROPERTY FROM AUCTION.

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

- * Estimated Amount due if paid by August 31, 2020\$22,840.26
- Or
- * Estimated Amount due if paid by September 15, 2020\$23,158.92

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON September 16, 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

DATE: August 3rd, 2020
PROPERTY ID # 484307-15-0620 (TD # 45181)

WARNING

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

EVAN J ELLMAN LIV TR
ELLMAN, EVAN J TRSTEE
154 GRANTHAM C
DEERFIELD BEACH, FL 33442-3407

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 902 SE 14 STREET, DEERFIELD BEACH, FL 33441 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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

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

AMOUNTS SHOWN BELOW ARE ESTIMATED AMOUNTS DUE WHICH MAY BE SUBJECT TO ADDITIONAL FEES. PLEASE CALL (954) 357-5374 FOR THE CORRECT AMOUNT DUE PRIOR TO SUBMITTING ANY PAYMENT TO REDEEM UNPAID TAXES AND REMOVE THE PROPERTY FROM AUCTION.

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

- * Estimated Amount due if paid by August 31, 2020\$22,840.26
- Or
- * Estimated Amount due if paid by September 15, 2020\$23,158.92

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON September 16, 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

DATE: August 3rd, 2020
PROPERTY ID # 484307-15-0620 (TD # 45181)

WARNING

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

EVANS, DAVID J & IMMACOLATA
906 SE 14 ST
DEERFIELD BEACH, FL 33441-7211

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 902 SE 14 STREET, DEERFIELD BEACH, FL 33441 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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

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

AMOUNTS SHOWN BELOW ARE ESTIMATED AMOUNTS DUE WHICH MAY BE SUBJECT TO ADDITIONAL FEES. PLEASE CALL (954) 357-5374 FOR THE CORRECT AMOUNT DUE PRIOR TO SUBMITTING ANY PAYMENT TO REDEEM UNPAID TAXES AND REMOVE THE PROPERTY FROM AUCTION.

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

- * Estimated Amount due if paid by August 31, 2020\$22,840.26
- Or
- * Estimated Amount due if paid by September 15, 2020\$23,158.92

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON September 16, 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

DATE: August 3rd, 2020
PROPERTY ID # 484307-15-0620 (TD # 45181)

WARNING

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

YASENCHAK, MARK
905 SE 14 DR
DEERFIELD BEACH, FL 33441-7216

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 902 SE 14 STREET, DEERFIELD BEACH, FL 33441 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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

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

AMOUNTS SHOWN BELOW ARE ESTIMATED AMOUNTS DUE WHICH MAY BE SUBJECT TO ADDITIONAL FEES. PLEASE CALL (954) 357-5374 FOR THE CORRECT AMOUNT DUE PRIOR TO SUBMITTING ANY PAYMENT TO REDEEM UNPAID TAXES AND REMOVE THE PROPERTY FROM AUCTION.

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

- * Estimated Amount due if paid by August 31, 2020\$22,840.26
- Or
- * Estimated Amount due if paid by September 15, 2020\$23,158.92

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON September 16, 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

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 45181 SEPTEMBER 2020 WARNING
CITY OF DEERFIELD BEACH
150 NE 2 AVE
DEERFIELD BEACH, FL 33441

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

See Reverse for Instructions

7019 1640 0001 2317 5131

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 Postage and

\$

Sent To

Street and Apt. No.

City, State, ZIP+4

TD 45181 SEPTEMBER 2020 WARNING
VENTURE MANAGEMENT
OF THE FUTURE LLC
902 SE 14 ST
DEERFIELD BEACH, FL 33441

7019 1640 0001 2317 5148

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 **TD 45181 SEPTEMBER 2020 WARNING**

\$

Sent To

VENTURE MANAGEMENT OF THE FUTURE, LLC,
TRUSTEE UNDER THE PROVISIONS OF A TRUT
AGREEMENT DATED THE 27 DAY OF MAY, 2015
P.O. BOX 822611

Street and Apt. No.

PEMBROKE PINES, FL 33082

City, State, ZIP+4®

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

See Reverse for Instructions

555 2627 5155
7019 1640 0001 2317 5155

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 Postage and

TD 45181 SEPTEMBER 2020 WARNING

\$

Sent To

E. JANE GROVES, AS TRUSTEE OF THE E.
JANE GROVES TRUST DATED JULY 17, 1990
6015 SO. VERDE TRAIL, APT. #L103
BOCA RATON, FL 33433

Street and Apt. N

City, State, ZIP+4

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

See Reverse for Instructions

7019 1640 0001 2317 5162

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 Postage and **TD 45181 SEPTEMBER 2020 WARNING**

\$

Sent To

EVAN J ELLMAN LIV TR
ELLMAN, EVAN J TRSTEE

Street and Apt. No.

154 GRANTHAM C
DEERFIELD BEACH, FL 33442-3407

City, State, ZIP+4

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

See Reverse for Instructions

7019 1640 0001 2317 5179

7019 1640 0001 2317 5186

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 Postage and Fees **TD 45181 SEPTEMBER 2020 WARNING**

Sent To **EVANS, DAVID J & IMMACOLATA**
906 SE 14 ST

Street and Apt. No. **DEERFIELD BEACH, FL 33441-7211**

City, State, ZIP+4

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

TD 45181 SEPTEMBER 2020 WARNING

\$

Sent To

YASENCHAK, MARK

Street and Apt. No.

905 SE 14 DR

City, State, ZIP+4

DEERFIELD BEACH, FL 33441-7216

7071 1641 0000 1641 0000 2322 2322 5875

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 Postage at

\$

Sent To

Street and Apt. #

City, State, ZIP+

TD 45181 SEPTEMBER 2020 WARNING

DUBOIS, CHRISTA T
900 SE 14 ST
DEERFIELD BEACH, FL 33441

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

See Reverse for Instructions

7019 1640 0001 2317 5209

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 45181 SEPTEMBER 2020 WARNING
 CITY OF DEERFIELD BEACH
 150 NE 2 AVE
 DEERFIELD BEACH, FL 33441



9590 9402 5108 9092 2539 54

7019 1640 0001 2317 5131

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X  Agent
 Addressee

B. Received by (Printed Name)

COVID19

C. Date of Delivery

6/1/20

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

3. Service Type

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

(over \$500)

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

TD 45181 SEPTEMBER 2020 WARNING
 DUBOIS, CHRISTA T
 900 SE 14 ST
 DEERFIELD BEACH, FL 33441



9590 9402 5108 9092 2539 09

2. ZIP CODE 7019 1640 0001 2317 5209

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 X *Christa Dubois* Agent Addressee

B. Received by (Printed Name) C. Date of Delivery
 8-10-20

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

(over \$500) Restricted Delivery

SENDER. COMPLETE THIS SECTION

COMPLETE THIS SECTION ON DELIVERY

- 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 45181 SEPTEMBER 2020 WARNING
 VENTURE MANAGEMENT
 OF THE FUTURE LLC
 902 SE 14 ST
 DEERFIELD BEACH, FL 33441



9590 9402 5108 9092 2539 47

A. Signature

Bell Corp C-19 Agent
 Addressee

B. Received by (Printed Name)

C. Date of Delivery

8-6-20

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 Restricted Delivery | <input type="checkbox"/> Signature Confirmation Restricted Delivery |

2. *F* 7019 1640 0001 2317 5148

(over \$500)

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

TD 45181 SEPTEMBER 2020 WARNING
 YASENCHAK, MARK
 905 SE 14 DR
 DEERFIELD BEACH, FL 33441-7216



9590 9402 5108 9092 2539 16

7019 1640 0001 2317 5193

COMPLETE THIS SECTION ON DELIVERY

A. Signature

x *Mark Cal 8-19*

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

8-16-20

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

(over \$500)

SENDER: COMPLETE THIS SECTION

COMPLETE THIS SECTION ON DELIVERY

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

1. Article Addressed to:

TD 45181 SEPTEMBER 2020 WARNING
EVANS, DAVID J & IMMACOLATA
 906 SE 14 ST
 DEERFIELD BEACH, FL 33441-7211



9590 9402 5108 9092 2539 23

7019 1640 0001 2317 5186

A. Signature

X *Bill Post C-19*

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

8-6-20

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 Mail
- Insured Mail 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:

TD 45181 SEPTEMBER 2020 WARNING
 E. JANE GROVES, AS TRUSTEE OF THE E.
 JANE GROVES TRUST DATED JULY 17, 1990
 6015 SO. VERDE TRAIL, APT. #L103
 BOCA RATON, FL 33433



9590 9402 5108 9092 2538 93

2. **7019 1640 0001 2317 5162**

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

(over \$500) Restricted Delivery

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

TD 45181 SEPTEMBER 2020 WARNING
 EVAN J ELLMAN LIV TR
 ELLMAN, EVAN J TRSTEE
 154 GRANTHAM C
 DEERFIELD BEACH, FL 33442-3407



9590 9402 5108 9092 2538 86

2. POSTNET 1640 0001 3317 5179

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

8-15-20

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

(over \$500) Restricted Delivery