

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: 06/11/2021

REPORT EFFECTIVE DATE: 20 YEARS UP TO 06/07/2021

CERTIFICATE # 2018-909

ACCOUNT # 484123AM0050

ALTERNATE KEY # 47510

TAX DEED APPLICATION # 47170

COUNTY, STATE: BROWARD, FL

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

LEGAL DESCRIPTION:

Unit No. 202 in Building No. 5 of GOLFSIDE II, A CONDOMINIUM, according to the Declaration of Condominium thereof, as recorded December 28, 1987 under Clerk's File No. 87-537544 in Official Records Book 15068 at Page 757 of the Public Records of Broward County, Florida.

PROPERTY ADDRESS: 3061 HOLIDAY SPRINGS BOULEVARD #202-5, MARGATE FL 33063

OWNER OF RECORD ON CURRENT TAX ROLL:

MARIE T HUGHES

4609 WOODDED OAK CIR

LOUISVILLE, KY 40245-6427 (Matches Property Appraiser records.)

APPARENT TITLE HOLDER & ADDRESS OF RECORD:

WILLIAM HUGHES, DECEASED

OR: 15461, Page: 731

AND MARIE T. HUGHES

3061 HOLIDAY SPRINGS BLVD.

MARGATE, FL 33060 (Per Deed. This deed is being included as an apparent titleholder due to the possible invalidity of deeds 27371-753 and 45276-1503)

(William Hughes is deceased. Death Certificate was found in the Official Records. No probate documents were found or needed as title was held as husband and wife and not subject to probate.)

MARIE T OR MAUREEN T HUGHES

OR: 45276, Page: 1503

7102 GLEN ARBOR ROAD

LOUISVILLE, KY 40222 (Per Deed. It appears that this deed is invalid due to Deed at 27371-753 being invalid, however conveys any and all interest William Hughes Trust may have had in this property. Unable to confirm if Marie T. Hughes has authority to convey out for said trust as no trustee was named.)

MORTGAGE HOLDER OF RECORD:

None found.

LIENHOLDERS AND OTHER INTERESTED PARTIES OF RECORD:

ATCF II FLORIDA-A LLC

P.O. BOX 69239

BALTIMORE, MD 21264-9239 (Tax Deed Applicant)

BROWARD COUNTY
CLERK OF THE CIRCUIT COURT
(Per Order. No images or address included per county's request.)

OR: 46906, Page: 1871

GOLFSIDE CONDOMINIUM ASSOCIATION, INC.
C/O BENCHMARK PROPERTY MANAGEMENT, INC.
7932 WILES ROAD
CORAL SPRINGS, FL 33067 (Per Sunbiz. Declaration recorded 15068-757.)

KATZMAN CHANDLER, REGISTERED AGENT
O/B/O GOLFSIDE CONDOMINIUM ASSOCIATION, INC.
1500 W. CYPRESS CREEK ROAD
SUITE 408
FORT LAUDERDALE, FL 33309 (Per Sunbiz)

PROPERTY INFORMATION REPORT – CONTINUED

PARCEL IDENTIFICATION NUMBER: 4841 23 AM 0050

CURRENT ASSESSED VALUE: \$96,320

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:

Quit Claim Deed

OR: 27371, Page: 753

(This deed appears to be invalid as there is no legal description or indication of what property is being transferred and being included for information purposes to show the possible chain into William Hughes Trust.)

Death Certificate

OR: 45044, Page: 10

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

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

Christina Young

Title Examiner



Site Address	3061 HOLIDAY SPRINGS BOULEVARD #202-5, MARGATE FL 33063	ID #	4841 23 AM 0050
Property Owner	HUGHES, MARIE T	Millage	1212
Mailing Address	4609 WOODED OAK CIR LOUISVILLE KY 40245-6427	Use	04
Abbr Legal Description	GOLFSIDE II CONDO UNIT 202 BLDG 5 PER CDO BK/PG: 15068/757		

The just values displayed below were set in compliance with **Sec. 193.011, Fla. Stat.**, and include a reduction for costs of sale and other adjustments required by **Sec. 193.011(8)**.

* 2020 values are considered "working values" and are subject to change.

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2020	\$9,630	\$86,690	\$96,320	\$71,650	
2019	\$8,190	\$73,690	\$81,880	\$65,140	\$1,546.36
2018	\$7,260	\$65,350	\$72,610	\$59,220	\$1,331.17

2020 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$96,320	\$96,320	\$96,320	\$96,320
Portability	0	0	0	0
Assessed/SOH	\$71,650	\$96,320	\$71,650	\$71,650
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$71,650	\$96,320	\$71,650	\$71,650

Sales History			
Date	Type	Price	Book/Page or CIN
3/25/2008	QCD-T	\$100	45276 / 1503
5/1/1988	WD	\$54,000	15461 / 731

Land Calculations		
Price	Factor	Type
Adj. Bldg. S.F.		950
Units/Beds/Baths		1/2/2
Eff./Act. Year Built: 1990/1989		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

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

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

CERTIFICATE OF MAILING NOTICES

Tax Deed #47170

STATE OF FLORIDA
COUNTY OF BROWARD

THIS IS TO CERTIFY that I, County Administrator in and for Broward County, Florida, did on the 1st day of September 2021, 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:

MARIE T HUGHES
7102 GLEN ARBOR RD
LOUISVILLE, KY 40222-6538

WILLIAM HUGHES, DECEASED
3061 HOLIDAY SPRINGS BLVD #
202-5
MARGATE, FL 33063-5471

BROWARD COUNTY, CLERK OF
THE CIRCUIT COURT
201 SE 6TH ST RM 18150
FT LAUDERDALE, FL 33301-
3303

GOLFSIDE CONDOMINIUM
ASSOCIATION, INC. C/O
BENCHMARK PROPERTY
MANAGEMENT, INC.
7932 WILES ROAD
CORAL SPRINGS, FL 33067

KATZMAN CHANDLER,
REGISTERED AGENT O/B/O
GOLFSIDE CONDOMINIUM
ASSOCIATION, INC.
1500 W. CYPRESS CREEK
ROAD, SUITE 408
FORT LAUDERDALE, FL 33309

CITY OF MARGATE
CITY MANAGER'S OFFICE
5790 MARGATE BLVD
MARGATE, FL 33063-3614

HUGHES, MARIE T
4609 WOODDED OAK CIR
LOUISVILLE, KY 40245-6427

MARIE T HUGHES
3061 HOLIDAY SPRINGS BLVD #
202-5
MARGATE, FL 33063-5471

MAUREEN T HUGHES
7102 GLEN ARBOR RD
LOUISVILLE, KY 40222-6538

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

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

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this 1st day of September 2021 in compliance with section 197.522 Florida Statutes, 1995, as amended by Chapter 95-147 Senate Bill No. 596, Laws of Florida 1995.

SEAL

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

By _____
Deputy **Juliette M. Aikman**

Broward County, Florida

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

NOTICE OF APPLICATION FOR TAX DEED NUMBER 47170

NOTICE is hereby given that the holder of the following certificate has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of the property, and the name in which it was assessed are as follows:

Property ID: 484123-AM-0050
Certificate Number: 909
Date of Issuance: 05/23/2019
Certificate Holder: ATCF II FLORIDA-A LLC
Description of Property: GOLFSIDE II CONDO
UNIT 202 BLDG 5
PER CDO BK/PG: 15068/757

Name in which assessed: HUGHES, MARIE T
Legal Titleholders: HUGHES, MARIE T
4609 WOODED OAK CIR
LOUISVILLE, KY 40245-6427

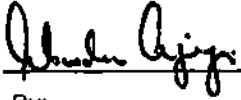
All of said property being in the County of Broward, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 20th day of October, 2021. 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:

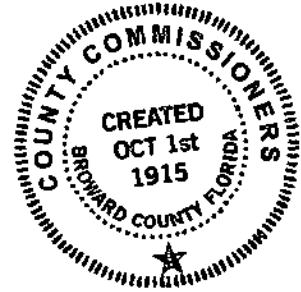
broward.deedauction.net
**Pre-registration is required to bid.*

Dated this 1st day of July, 2021.

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: 09/16/2021, 09/23/2021, 09/30/2021 & 10/07/2021
Minimum Bid: 6984.22

Broward County, Florida

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

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PER CDO BK/PG: 15068/757

Unit No. 202 in Building No. 5 of GOLFSIDE II, A CONDOMINIUM, according to the Declaration of Condominium thereof, as recorded December 28, 1987 under Clerk's File No. 87-537544 in Official Records Book 15068 at Page 757 of the Public Records of Broward County, Florida.

Name in which assessed: HUGHES, MARIE T

Legal Titleholders: HUGHES, MARIE T
4609 WOODED OAK CIR
LOUISVILLE, KY 40245-6427

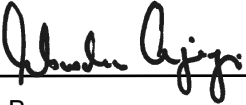
All of said property being in the County of Broward, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 20th day of October, 2021. 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 July, 2021.

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: 09/16/2021, 09/23/2021, 09/30/2021 & 10/07/2021
Minimum Bid: 7300.22

BROWARD DAILY BUSINESS REVIEW

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

STATE OF FLORIDA COUNTY OF BROWARD:

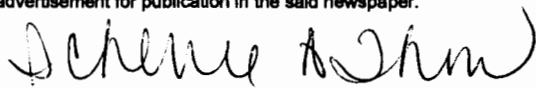
Before the undersigned authority personally appeared SCHERRIE A. THOMAS, who on oath says that he or she is the LEGAL CLERK, of the Broward Daily Business Review f/ k/a Broward Review, a daily (except Saturday, Sunday and Legal Holidays) newspaper, published at Fort Lauderdale, in Broward County, Florida;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

47170
NOTICE OF APPLICATION FOR TAX DEED
CERTIFICATE NUMBER: 909

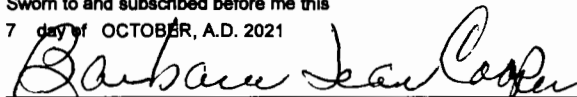
in the XXXX Court,
was published in said newspaper in the issues of

09/16/2021 09/23/2021 09/30/2021 10/07/2021

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.

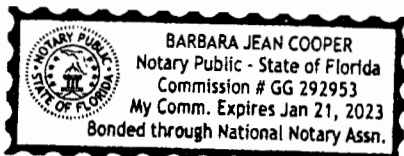


Sworn to and subscribed before me this
7 day of OCTOBER, A.D. 2021



(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 47170

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Certificate Number: 909
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ATCF II FLORIDA-A LLC

Description of Property:

GOLFSIDE II CONDO
UNIT 202 BLDG 5
PER CDO BK/PG: 15068/757
Unit No. 202 in Building No. 5 of
GOLFSIDE II, A CONDOMINIUM,
according to the Declaration of
Condominium thereof, as recorded
December 28, 1987 under Clerk's
File No. 87-537544 in Official
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Name in which assessed:

HUGHES, MARIE T

Legal Titleholders:

HUGHES, MARIE T
4609 WOODED OAK CIR
LOUISVILLE, KY 40245-6427

All of said property being in the
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begin closing at 11:01 AM EDT at:

broward.deedauction.net

*Pre-registration is required to bid.

Dated this 8th day of July, 2021.

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 suc-
cessful bidder is responsible to pay
any outstanding taxes.

Minimum Bid: 7300.22
401-314

9/16-23-30 10/7 21-14/0000550031B

BROWARD COUNTY SHERIFF'S OFFICE

2601 West Broward Blvd Fort Lauderdale, Florida 33312

Sheriff # 21042736

Broward County, FL VS Marie T Hughes

RETURN OF SERVICE



Court Case # TD 47170

Hearing Date: 10/20/2021

Received by CCN 14966

09/10/2021 9:46 AM

Type of Writ: Tax Sale - Broward

Court: County / Broward FL

Serve: **Marie T Hughes 3061 Holiday Springs Boulevard #202-5 Margate FL 33063**

Served:

Not Served:

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

Date: 09/10/2021 Time: 2:00 PM

On Marie T Hughes 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:

Posted Residential: By attaching a true copy to a conspicuous place on the property described in the complaint or summons. Neither the tenant nor a person residing therein 15 years of age or older could be found at the defendant's usual place of abode in accordance with F.S. 48.183

COMMENTS: Posted Tax Notice

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: *K. Sang Lo*

D.S.

K. Lo, #14966

RECEIPT INFORMATION

Receipt #	
Check #	
Service Fee	\$0.00
On Account	\$0.00
Quantity	
Original	1
Services	1

EXECUTION COSTS

DEMAND/LEVY INFORMATION

Judgment Date	n/a
Judgment Amount	\$0.00
Current Interest Rate	0.00%
Interest Amount	\$0.00
Liquidation Fee	\$0.00
Sheriff's Fees	\$0.00
Sheriff's Cost	\$0.00
Total Amount	\$0.00

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION
PROPERTY ID # 484123-AM-0050 (TD #47170)

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 September 30, 2021\$7,204.20

Or

* Amount due if paid by October 19, 2021\$7,300.22

*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 October 20, 2021 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

HUGHES, MARIE T
3061 HOLIDAY SPRINGS BLVD #202-5
MARGATE, FL 33063

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



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Not For Profit Corporation
GOLFSIDE CONDOMINIUM ASSOCIATION, INC.

Filing Information

Document Number	N06364
FEI/EIN Number	59-2464330
Date Filed	11/28/1984
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	08/01/1997

Principal Address

C/O BENCHMARK PROPERTY MANAGEMENT, INC.
7932 WILES ROAD
CORAL SPRINGS, FL 33067

Changed: 04/21/2017

Mailing Address

C/O BENCHMARK PROPERTY MANAGEMENT, INC.
7932 WILES ROAD
CORAL SPRINGS, FL 33067

Changed: 04/21/2017

Registered Agent Name & Address

KATZMAN CHANDLER
1500 W. CYPRESS CREEK ROAD
SUITE 408
FORT LAUDERDALE, FL 33309

Name Changed: 04/21/2017

Address Changed: 04/21/2017

Officer/Director Detail

Name & Address

Title Director

TROTTA, ALEX
3509 OAK LANE
ALTOONA, PA 16602

Title P

BALCH, DAVID
3061 HOLIDAY SPRINGS BLVD #101
MARGATE, FL 33063

Title VP

Zaccagnino, Norman
5535 SHIMERVILLE ROAD
CLARENCE, NY 14031

Title S, T

MCCALL, GAIL
3021 Holiday Springs Blvd #203
MARGATE, FL 33063

Title D

TRZASKOS, DAVID
3041 Holiday Springs Blvd #205
MARGATE, FL 33063

Annual Reports

Report Year	Filed Date
2019	02/28/2019
2020	02/04/2020
2021	04/01/2021

Document Images

04/01/2021 -- ANNUAL REPORT	View image in PDF format
02/04/2020 -- ANNUAL REPORT	View image in PDF format
02/28/2019 -- ANNUAL REPORT	View image in PDF format
03/09/2018 -- ANNUAL REPORT	View image in PDF format
04/21/2017 -- AMENDED ANNUAL REPORT	View image in PDF format
02/24/2017 -- ANNUAL REPORT	View image in PDF format
02/24/2016 -- ANNUAL REPORT	View image in PDF format
02/05/2015 -- ANNUAL REPORT	View image in PDF format
04/28/2014 -- ANNUAL REPORT	View image in PDF format
02/11/2013 -- ANNUAL REPORT	View image in PDF format
04/05/2012 -- ANNUAL REPORT	View image in PDF format
03/09/2011 -- ANNUAL REPORT	View image in PDF format
04/13/2010 -- ANNUAL REPORT	View image in PDF format
05/06/2009 -- ANNUAL REPORT	View image in PDF format

[02/04/2008 -- ANNUAL REPORT](#)

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[02/06/2007 -- ANNUAL REPORT](#)

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[04/07/2006 -- ANNUAL REPORT](#)

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[09/23/2005 -- Reg. Agent Change](#)

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[02/18/2005 -- ANNUAL REPORT](#)

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[03/18/2004 -- ANNUAL REPORT](#)

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[02/13/2002 -- ANNUAL REPORT](#)

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[04/23/2001 -- ANNUAL REPORT](#)

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[04/17/2000 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[03/04/1999 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[02/16/1998 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[08/01/1997 -- REINSTATEMENT](#)

[View image in PDF format](#)

97-636814 T#001
12-05-97 04:49PM
\$ 0.70
DOCU. STAMPS-DEED
RECVD. BROWARD CNTY
COUNTY ADMIN.

A296-10
R298-04

QUITCLAIM DEED

THIS QUITCLAIM DEED, Executed this 13TH day of NOVEMBER, 1997.

by first party, WILLIAM & MARIE T. HUGHES
whose post office address is 30061 HOLIDAY SPRINGS BLVD MARCATE FL 33060
to second party, WILLIAM HUGHES, TRUST
whose post office address is 7102 GLEN ARBOR RD LOUISVILLE KY 40222

WITNESSETH, That the said first party, for good consideration and for the sum of Dollars (\$ ~~0~~) paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said second party forever, all the right, title, interest and claim which the said first party has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of JEFFERSON, State of KENTUCKY to wit:

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

Signature of Witness

Print name of Witness

Signature of Witness

Print name of Witness

Marie T. Hughes
Signature of First Party
WILLIAM & MARIE T. HUGHES
Print name of First Party
William Hughes, Trust
Signature of First Party
WILLIAM HUGHES, TRUST
Print name of First Party

State of Ky
County of Jefferson
On 11-16-97 before me, William & Marie T. Hughes,
appeared

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

WITNESS my hand and official seal.

Mary Elizabeth Davis
Signature of Notary

Affiant Known Produced ID
Type of ID Driver License
(Seal)
(Revised 1/97)

BK27371PG0753

①
TH

If your state requires 8 1/2" x 11" forms, cut off the bottom of this page at the dotted line.

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



E-Z Legal Forms. Before you use this form, read it, fill in all blanks, and make whatever changes are necessary to your particular transaction. Consult a lawyer if you doubt the form's fitness for your purpose and use. E-Z Legal Forms and the retailer make no representation or warranty, express or implied, with respect to the merchantability of this form for an intended use or purpose.

This document prepared by (and after recording return to):

**MARIE T OR MAUREEN
T HUGHES**

**7102 GLEN ARBOR
ROAD**

City, State, Zip: **LOUISVILLE KY 40222**
Phone: **502-425-6398**

18123-AM-0050

QUITCLAIM DEED
(Individual to Individual)

THIS QUITCLAIM DEED, Made the 1 day of FEBRUARY, 2008, by **WILLIAM HUGHES, TRUST** an Individual, hereinafter referred to as "Grantor", to **MARIE T OR MAUREEN T HUGHES**, an Individual, hereinafter called "Grantee."

Witnesseth, that the Grantor, for and in consideration of the sum of ten dollars (\$00.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, does hereby remise, release, and quitclaim unto Grantee the following lands and property, together with all improvements located thereon, lying in the County of **BROWARD**, State of Florida, to-wit:

Describe Property of State **UNIT 202 BLDG 5 OF GOLFSIDE CONDOMINIUM**

Prior instrument reference: Book 15068, Page 757, Document No. 87-537544, of the Public Records of the Clerk of the Court for **BROWARD** County, Florida.

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by Grantor, if any, which are reserved by Grantor.

SUBJECT to restrictions, reservations, easements, and covenants of record, reference hereto will not serve to reimpose the same.

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(s), either in law or equity, to the only proper use, benefit and behalf of the Grantee(s) forever.

Taxes for tax year 08 shall be prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or paid by Grantee, or paid by Grantor.

The property herein conveyed is not a part of the homestead of Grantor, or is part of the homestead of Grantor and if Grantor is married, the conveyance is joined by both Husband and Wife.

WITNESS Grantor(s) hand(s) this the 25 day of March, 2008

Signed, Sealed and Delivered
in the presence of *these Witnesses*
(one of whom may be the Notary):

Mariet J. Hughes

Sign: *Mary Otto*
Witness Signature

MARIET HUGHES
Grantor
{Type Name} TRUSTEE

Mary Otto
Printed Name

Sign: *J. Foster*
Witness Signature

J. Foster
Printed Name

STATE OF Florida
COUNTY OF Broward

The foregoing instrument was acknowledged before me this 25 3/25/08 (date),
by _____ (name(s)), who is personally known to me or who has
produced drivers license (type of identification) as identification.



Laila Houghton
Notary Public

Printed Name: Laila Houghton

My Commission Expires:
6-7-11

Grantor(s) Name, Address, phone:

Grantee(s) Name, Address, phone:

SEND TAX STATEMENTS TO GRANTEE

88204634

CONDOMINIUM WARRANTY DEED

THIS INDENTURE, made this 19 day of May, 1988, by and between M.A.P. GOLFSIDE AT HOLIDAY SPRINGS, INC., a Florida corporation, Grantor, and WILLIAM HUGHES AND MARIE T. HUGHES, HIS WIFE, Grantee, whose address is: 3061 Holiday Springs Blvd., Margate, Florida 33060.

WITNESSETH: Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, to it in hand paid by Grantee, the receipt of which is hereby acknowledged, has granted, bargained and sold to Grantee, and the heirs and assigns of Grantee, forever, the following described real property in Broward County, Florida, to-wit:

Unit No. 202 in Building No. 5 of GOLFSIDE II, A CONDOMINIUM, according to the Declaration of Condominium thereof, as recorded December 28, 1987 under Clerk's File No. 87-537544 in Official Records Book 15068 at Page 757 of the Public Records of Broward County, Florida.

\$ 277.00 has been Paid in Broward County for Documentary Stamp Tax as required by law.

James R. York Deputy

This conveyance is subject to the following:

- 1. Real estate taxes for the year 1988 and subsequent years;
2. Applicable zoning regulations and ordinances;
3. All of the terms, provisions, conditions, rights, privileges, obligations, easements and liens set forth and contained in the Declaration of Condominium and all exhibits and any amendments thereto;
4. All of the covenants, agreements, conditions, restrictions and easements of record, if any, which may now affect the aforescribed property;
5. Perpetual easement for encroachments now existing or hereafter existing caused by the settlement or movement of improvements or caused by minor inaccuracies in building or rebuilding.
6. Such facts as an accurate survey would show.

Grantee, by acceptance hereof, and by the Agreement with Grantor hereby expressly assumes and agrees to be bound by and to comply with all of the covenants, terms, conditions and provisions set forth and contained in the aforescribed Declaration of Condominium, including but not limited to, the obligation to make payment of assessments for the maintenance and operation of the Condominium which may be levied against the aforescribed Unit.

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

IN WITNESS WHEREOF, Grantor has executed this Indenture the day and year first above written.

Signed, sealed and delivered in the presence of:

M.A.P. GOLFSIDE AT HOLIDAY SPRINGS, INC.

By: M.E. Salada, Vice President

Attest: Kathleen E. Sierra, Assistant Secretary

Carol M. Gunter (Signature)

RECORDED IN THE OFFICIAL RECORDS BOOK OF BROWARD COUNTY, FLORIDA

STATE OF FLORIDA COUNTY OF DADE

L. A. HESTER COUNTY ADMINISTRATOR

The foregoing instrument was acknowledged before me this 22nd day of April, 1988, by M.E. Salada and Kathleen E. Sierra, Vice President and Assistant Secretary, respectively, of M.A.P. Golfside at Holiday Springs, Inc., a Florida corporation, on behalf of the corporation.

Carol M. Gunter Notary Public, State of Florida My Commission Expires:

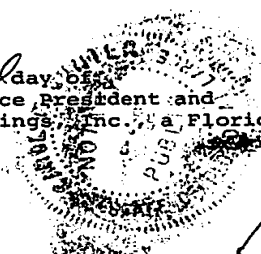
This Instrument Prepared By: ROBERT M. HABER, ESQ. 700 N.W. 107th Avenue Miami, FL 33172

NOTARY PUBLIC STATE OF FLORIDA MY COMMISSION EXP. NOV 20, 1988

Return to: Universal Title 2508 N. University Dr. Sunrise FL 33320

MAY 25 8 48 AM '88

BK15461PG0731



Handwritten initials/signature.

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

DATE: September 1st, 2021
PROPERTY ID # 484123-AM-0050 (TD # 47170)

WARNING

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

MARIE T HUGHES
7102 GLEN ARBOR RD
LOUISVILLE, KY 40222-6538

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 3061 HOLIDAY SPRINGS BLVD #202-5 MARGATE, FL 33063 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 September 30, 2021\$7,204.20
- Or
- * Estimated Amount due if paid by October 19, 2021\$7,300.22

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON October 20, 2021 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: September 1st, 2021
PROPERTY ID # 484123-AM-0050 (TD # 47170)

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WILLIAM HUGHES, DECEASED
3061 HOLIDAY SPRINGS BLVD # 202-5
MARGATE, FL 33063-5471

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RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION

DATE: September 1st, 2021
PROPERTY ID # 484123-AM-0050 (TD # 47170)

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BROWARD COUNTY, CLERK OF THE CIRCUIT COURT
201 SE 6TH ST RM 18150
FT LAUDERDALE, FL 33301-3303

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RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION

DATE: September 1st, 2021
PROPERTY ID # 484123-AM-0050 (TD # 47170)

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GOLFSIDE CONDOMINIUM ASSOCIATION, INC. C/O BENCHMARK PROPERTY
MANAGEMENT, INC.
7932 WILES ROAD
CORAL SPRINGS, FL 33067

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

DATE: September 1st, 2021
PROPERTY ID # 484123-AM-0050 (TD # 47170)

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KATZMAN CHANDLER, REGISTERED AGENT O/B/O GOLFSIDE CONDOMINIUM
ASSOCIATION, INC.
1500 W. CYPRESS CREEK ROAD, SUITE 408
FORT LAUDERDALE, FL 33309

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

DATE: September 1st, 2021
PROPERTY ID # 484123-AM-0050 (TD # 47170)

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CITY OF MARGATE
CITY MANAGER'S OFFICE
5790 MARGATE BLVD
MARGATE, FL 33063-3614

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HUGHES, MARIE T
4609 WOODDED OAK CIR
LOUISVILLE, KY 40245-6427

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MARIE T HUGHES
3061 HOLIDAY SPRINGS BLVD # 202-5
MARGATE, FL 33063-5471

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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

\$

Sent

Street

City, State, ZIP+4®

TD 47170 OCTOBER 2021 WARNING
MARIE T HUGHES
7102 GLEN ARBOR RD
LOUISVILLE, KY 40222-6538

7020 1610 0000 1308 2689

7020 1810 0000 1308 2696

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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

\$

Sent to

Street

City, State

TD 47170 OCTOBER 2021 WARNING
WILLIAM HUGHES, DECEASED
3061 HOLIDAY SPRINGS BLVD # 202-5
MARGATE, FL 33063-5471

7020 1810 0000 1308 2702

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

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Postage

\$ _____

Total

\$ _____

Sent

Street

City

TD 47170 OCTOBER 2021 WARNING
BROWARD COUNTY, CLERK OF THE
CIRCUIT COURT
201 SE 6TH ST RM 18150
FT LAUDERDALE, FL 33301-3303

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

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Total	
\$	

TD 47170 OCTOBER 2021 WARNING
GOLFSIDE CONDOMINIUM ASSOCIATION, INC. C/O
BENCHMARK PROPERTY MANAGEMENT, INC.
7932 WILES ROAD
CORAL SPRINGS, FL 33067

7020 1010 0000 1308 2719

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

Postmark
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Postage	
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TD 47170 OCTOBER 2021 WARNING
KATZMAN CHANDLER, REGISTERED AGENT O/B/O
GOLFSIDE CONDOMINIUM ASSOCIATION, INC.
1500 W. CYPRESS CREEK ROAD, SUITE 408
FORT LAUDERDALE, FL 33309

7020 1810 0000 1308 2726

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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
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Postage

\$ _____

Total

TD 47170 OCTOBER 2021 WARNING

\$ _____

Sent

CITY OF MARGATE

Street

CITY MANAGER'S OFFICE

City, FL

5790 MARGATE BLVD

MARGATE, FL 33063-3614

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

See Reverse for Instructions

7020 1810 0000 1308 2733

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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	\$ _____

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Total

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City,

TD 47170 OCTOBER 2021 WARNING
HUGHES, MARIE T
4609 WOODED OAK CIR
LOUISVILLE, KY 40245-6427

7020 1810 0000 1308 2740

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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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	\$ _____

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TD 47170 OCTOBER 2021 WARNING
MARIE T HUGHES
3061 HOLIDAY SPRINGS BLVD # 202-5
MARGATE, FL 33063-5471

7020 1810 0000 1308 2757

7020 1810 0000 1308 2764

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Certified Mail Fee

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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

\$ _____

Sent

Street

City, State, ZIP+4®

TD 47170 OCTOBER 2021 WARNING

MAUREEN T HUGHES

7102 GLEN ARBOR RD

LOUISVILLE, KY 40222-6538

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, **SM** or on the front if space permits.

1. Article Addressed to:

TD 47170 OCTOBER 2021 WARNING
CITY OF MARGATE
CITY MANAGER'S OFFICE
5790 MARGATE BLVD
MARGATE, FL 33063-3614



9590 9402 6146 0209 0978 19

2. Article Number (Transfer from service label)

7020 1810 0000 1308 2733

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

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

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, SM or on the front if space permits.

1. Article Addressed to:

TD 47170 OCTOBER 2021 WARNING
BROWARD COUNTY, CLERK OF THE
CIRCUIT COURT
201 SE 6TH ST RM 18150
FT LAUDERDALE, FL 33301-3303



9590 9402 6146 0209 0982 81

(Transfer from service label)

7020 1810 0000 1308 2702

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *Madie Allen* Agent
 Addressee

B. Received by (Printed Name) C. Date of Delivery
FLODDIE ALLEN *9/9/2021*

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 Restrictd Delivery |
| <input type="checkbox"/> Certified Mail Restricted Delivery | <input type="checkbox"/> Return Receipt for Merchandise |
| <input type="checkbox"/> Collect on Delivery | <input type="checkbox"/> Signature Confirmation™ |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Mail Restricted Delivery (U) | |

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, SM or on the front if space permits.

1. Article Addressed to:

TD 47170 OCTOBER 2021 WARNING
GOLFSIDE CONDOMINIUM ASSOCIATION, INC. C/O
BENCHMARK PROPERTY MANAGEMENT, INC.
7932 WILES ROAD
CORAL SPRINGS, FL 33067



9590 9402 6146 0209 0982 74

Article Number (Transfer from service label)

7020 1810 0000 1308 2719

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *Milagros Marrero* Agent
 Addressee

B. Received by (Printed Name)

Millie Marrero

C. Date of Delivery

8-8-21

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

3. Service Type

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