



A service of Grant Street Group

339 Sixth Ave, Suite 1400

Pittsburgh, PA 15222

TDA# 47830

Web: [www.grantstreet.com](http://www.grantstreet.com)

E-mail: [TitleExpress@grantstreet.com](mailto:TitleExpress@grantstreet.com)

Phone: (412) 391-5555

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At the request of the County Tax Collector for Broward County, FL, a search has been made of the Public Records for the following described property:

Parcel ID	Alt. Key	Property Address
4942 30 AB 0630	349294	2821 SOMERSET DR #408 LAUDERDALE LAKES 33311

**Legal Description**

Unit No. 408 of Somerset Condominium No. 1, a Condominium, according to The Declaration of Condominium recorded in O.R. Book 5536, Page 834, and all exhibits and amendments thereof, Public Records of Broward County, Florida.

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**Other Parcel Info**

Certificate #	Assessed Value	Homestead?	Mobile Home?	Bankruptcy?
2019 - 9360	\$46,240	Yes	No	No

**Owner of Record on Current Tax Roll**  
GERALD R. LAPAN

**Billing Name & Address**

2821 SOMERSET DR #408  
LAUDERDALE LAKES FL 33311

# PROPERTY INFORMATION REPORT

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This Property Information Report has been prepared in accordance with the requirements of Florida Statutes, Sections 197.502(4) and (5), and satisfies the minimum standards set forth in the Florida Administrative Code, Chapter 12D-13.061.

This report 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 is limited to the amount paid for this report, and is further limited to the person(s) expressly identified by name as the recipient(s) of the report.

**Report Date:**02/28/2023      **Search covers**      **20 years**      **through:**02/23/2023

*Alexander Sobera*  
Title Examiner

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**General Examiner Comments:**

**APPARENT TITLE HOLDER****Name & Address of Record**

GERALD R. LAPAN  
2821 SOMERSET DR #408  
LAUDERDALE LAKES FL 33311

**Document**

Warranty Deed  
Inst:115182354

**Examiner Comments****Related Documents (for Reference)**

Warranty Deed  
Bk:30512 Pg:1991

Warranty Deed  
Bk:41902 Pg:1023

Warranty Deed  
Bk:49164 Pg:1305

Warranty Deed  
Bk:50938 Pg:421

Warranty Deed  
Inst:112844659

Warranty Deed  
Inst:113624825

Warranty Deed  
Inst:114361225

**MORTGAGE HOLDER****Name & Address of Record**

None found.

**Document****Examiner Comments****Related Documents (for Reference)**

None found.

**LIEN HOLDER****Name & Address of Record**

DISCOVER BANK  
6500 NEW ALBANY ROAD E.  
NEW ALBANY OH 43054

**Document**

Judgment  
Inst:117989277

**Examiner Comments**

No Sunbiz record found.

**Related Documents (for Reference)**

None found.

**OTHER PARTIES**

<b>Name &amp; Address of Record</b>	<b>Document</b>	<b>Examiner Comments</b>
BOGUSLAWA MI WASUKIEWICZ, REGISTERED AGENT O/B/O SOMERSET CONDOMINIUM NO. ONE, INC. 2821 SOMERSET DR APT 315 LAUDERDALE LAKES FL 33311	Sunbiz	

**Related Documents (for Reference)**

None found.

**OTHER DOCUMENTS****File Name**

PROPAPP.pdf



<b>Site Address</b>	<b>2821 SOMERSET DRIVE #408, LAUDERDALE LAKES FL 33311</b>	<b>ID #</b>	4942 30 AB 0630
<b>Property Owner</b>	LAPAN, GERALD R	<b>Millage</b>	2012
<b>Mailing Address</b>	2821 SOMERSET DR #408 LAUDERDALE LAKES FL 33311	<b>Use</b>	04
<b>Abbr Legal Description</b>	SOMERSET NO. 1 CONDO UNIT 408 PER CDO BK/PG: 5536/834		

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

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022	\$5,210	\$46,890	\$52,100	\$46,240	
2021	\$4,490	\$40,410	\$44,900	\$44,900	\$808.71
2020	\$3,880	\$34,920	\$38,800	\$38,800	\$1,257.42

2022 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
<b>Just Value</b>	\$52,100	\$52,100	\$52,100	\$52,100
<b>Portability</b>	0	0	0	0
<b>Assessed/SOH 21</b>	\$46,240	\$46,240	\$46,240	\$46,240
<b>Homestead 100%</b>	\$25,000	\$25,000	\$25,000	\$25,000
<b>Add. Homestead</b>	0	0	0	0
<b>Wid/Vet/Dis</b>	0	0	0	0
<b>Senior</b>	0	0	0	0
<b>Exempt Type</b>	0	0	0	0
<b>Taxable</b>	\$21,240	\$21,240	\$21,240	\$21,240

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
6/15/2018	WD-Q	\$52,000	115182354			
4/25/2017	WD-Q	\$57,000	114361225			
3/10/2016	WD-Q	\$48,000	113624825			
2/6/2015	SW*-T	\$100	112844659			
7/4/2014	WD*-T	\$100	112412224			
				<b>Adj. Bldg. S.F.</b>		644
				<b>Units/Beds/Baths</b>		1/1/1
				<b>Eff./Act. Year Built: 1974/1973</b>		

\* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
20								
R								
1								

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

**CERTIFICATE OF MAILING NOTICES**

**Tax Deed #47830**

**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 May 2023, 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:

DISCOVER BANK C/O DISCOVER PRODUCTS INC. 6500 NEW ALBANY ROAD E. NEW ALBANY, OH 43054	CITY OF LAUDERDALE LAKES 4300 NW 36TH ST LAUDERDALE LAKES, FL 33319-5506	SOMERSET CONDO ONE, INC 2821 SOMERSET DRIVE LAIDERDALE LAKES, FL 33311	SOMERSET CONDOMINIUM NO. ONE, INC. 2821 SOMERSET DR 315 LAUDERDALE LAKES, FL 33311
BOGUSLAWA MI WASUKIEWICZ, REGISTERED AGENT O/B/O SOMERSET CONDOMINIUM NO. ONE, INC. 2821 SOMERSET DR APT 315 LAUDERDALE LAKES, FL 33311	GERALD R. LAPAN 2821 SOMERSET DR #408 LAUDERDALE LAKES, FL 33311		

**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 May 2023 in compliance with section 197.522 Florida Statutes, 1995, as amended by Chapter 95-147 Senate Bill No. 596, Laws of Florida 1995.

**SEAL**

**Monica Cepero**  
COUNTY ADMINISTRATOR  
Finance and Administrative Services Department  
Records, Taxes, & Treasury Division  
  
By \_\_\_\_\_  
Deputy **Misty Del Hierro**

# Broward County, Florida

## RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

### NOTICE OF APPLICATION FOR TAX DEED NUMBER 47830

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: 494230-AB-0630  
Certificate Number: 9360  
Date of Issuance: 05/23/2019  
Certificate Holder: PICKLES ON THE SIDE INC AND BANESCO USA  
Description of Property: SOMERSET NO. 1 CONDO  
UNIT 408  
PER CDO BK/PG: 5536/834

Name in which assessed: LAPAN, GERALD R  
Legal Titleholders: LAPAN, GERALD R  
2821 SOMERSET DR #408  
LAUDERDALE LAKES, FL 33311

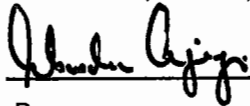
All of said property being in the County of Broward, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 21st day of June, 2023. 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 March, 2023.

Monica Cepero  
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: 05/18/2023, 05/25/2023, 06/01/2023 & 06/08/2023  
Minimum Bid: 32753.45

# Broward County, Florida

## RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

### NOTICE OF APPLICATION FOR TAX DEED NUMBER 47830

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Property ID: 494230-AB-0630

Certificate Number: 9360

Date of Issuance: 05/23/2019

Certificate Holder: PICKLES ON THE SIDE INC AND BANESCO USA

Description of Property: SOMERSET NO. 1 CONDO

UNIT 408

PER CDO BK/PG: 5536/834

Unit No. 408 of Somerset Condominium No. 1, a Condominium, according to The Declaration of Condominium recorded in O.R. Book 5536, Page 834, and all exhibits and amendments thereof, Public Records of Broward County, Florida.

Name in which assessed: LAPAN,GERALD R

Legal Titleholders: LAPAN,GERALD R  
2821 SOMERSET DR #408  
LAUDERDALE LAKES, FL 33311

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

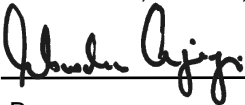
Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 21st day of June, 2023. Pre-bidding shall open at 9:00 AM EDT, sale shall commence at 10:00 AM EDT and shall begin closing at 11:01 AM EDT at:

broward.deedauction.net

*\*Pre-registration is required to bid.*

Dated this 8th day of March, 2023.

Monica Cepero  
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: 05/18/2023, 05/25/2023, 06/01/2023 & 06/08/2023

Minimum Bid: 33076.45



## BROWARD

STATE OF FLORIDA  
COUNTY OF BROWARD:

Before the undersigned authority personally appeared BARBARA JEAN COOPER, who on oath says that he or she is the LEGAL CLERK, of the Broward Daily Business Review f/k/a Broward Review, of Broward County, Florida; that the attached copy of advertisement, being a Legal Advertisement of Notice in the matter of

47830  
NOTICE OF APPLICATION FOR TAX DEED  
CERTIFICATE NUMBER: 9360

in the XXXX Court,  
was published in a newspaper by print in the issues of  
Broward Daily Business Review f/k/a Broward Review on

05/18/2023 05/25/2023 06/01/2023 06/08/2023

Affiant further says that the newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

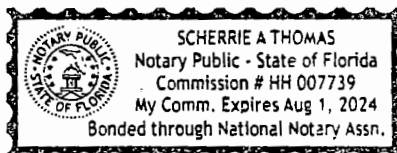
*Barbara Jean Cooper*

Sworn to and subscribed before me this  
8 day of JUNE, A.D. 2023

*Scherrie A Thomas*

(SEAL)

BARBARA JEAN COOPER personally known to me



**Broward County, Florida  
RECORDS, TAXES & TREASURY  
DIVISION/TAX DEED SECTION  
NOTICE OF APPLICATION FOR  
TAX DEED NUMBER 47830**

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: 494230-AB-0630

Certificate Number: 9360

Date of Issuance: 05/23/2019

Certificate Holder:

PICKLES ON THE SIDE INC AND  
BANESCO USA

Description of Property:

SOMERSET NO. 1 CONDO

UNIT 408

PER CDO BK/PG: 5536/834

Unit No. 408 of Somerset Condominium No. 1, a Condominium, according to The Declaration of Condominium recorded in O.R. Book 5536, Page 834, and all exhibits and amendments thereof, Public Records of Broward County, Florida.

Name in which assessed:

LAPAN, GERALD R

Legal Titleholders:

LAPAN, GERALD R

2821 SOMERSET DR #408

LAUDERDALE LAKES, FL 33311

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 21st day of June, 2023. 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 8th day of March, 2023.

Monica Cepero

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: 33076.45

401-314

5/18-25 6/1-8

23-02/0000661428B

**BROWARD COUNTY SHERIFF'S OFFICE**

2601 West Broward Blvd Fort Lauderdale, Florida 33312

Sheriff # 23016033

Broward County, FL VS Gerald R. Lapan

**RETURN OF SERVICE**

Court Case # TD 47830

Hearing Date: 06/21/2023

Received by CCN 11002

05/03/2023 10:59 AM

Type of Writ: Tax Sale - Broward

Court: County / Broward FL

Serve: **Gerald R. Lapan 2821 Somerset Drive #408 Lauderdale Lakes FL 33311**

Served:



Not Served:



Broward County Revenue-Delinquent Tax Section

115 S. Andrews Ave.

Room A-100

Fort Lauderdale FL 33301

Date: 05/03/2023 Time: 3:35 PM

On Gerald R. Lapan 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:

**INDIVIDUAL SERVICE****COMMENTS:** Posted Tax Notice on apartment door.

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

Gregory Tony, Sheriff  
Broward County, Florida

By: *C. Mitchell* 11002

D.S.

C. Mitchell, #11002**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 # 494230-AB-0630 (TD #47830)**

RECEIVED SHERIFF  
2023 MAY -2 AM 7:09  
BROWARD COUNTY, FLORIDA

## 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 May 31, 2023 .....\$7,847.86

Or

\* Amount due if paid by June 20, 2023 .....\$7,931.04

\*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 June 21, 2023 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](http://www.broward.org/recordstaxestreasury)

**PLEASE SERVE THIS ADDRESS OR LOCATION**

LAPAN, GERALD R  
2821 SOMERSET DR #408  
LAUDERDALE LAKES, FL 33311

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

Prepared by and return to:  
**Edward S. Robbins**

**Edward S. Robbins, P.A.**  
**800 SE Third Avenue Suite # 300**  
**Fort Lauderdale, FL 33316**  
**954-728-3470**  
**File Number: Lapan.2018**  
**Will Call No.:**

[Space Above This Line For Recording Data]

## Warranty Deed

This Warranty Deed made this 15 day of June, 2018 between Reaf Duchesne and Christine Fortin, husband and wife whose post office address is 4905 Dumville St, Hubert, QC J3Y 1Y1, Canada, grantor, and Gerald R. Lapan, a single man whose post office address is 2821 Somerset Drive, #408, Lauderdale Lakes, FL 33311, grantee:

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

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

**Unit No. 408 of Somerset Condominium No. 1, a Condominium, according to The Declaration of Condominium recorded in O.R. Book 5536, Page 834, and all exhibits and amendments thereof, Public Records of Broward County, Florida.**

**Parcel Identification Number: 494230-AB-0630**

**Subject to taxes for 2018 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.**

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

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

**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2017.

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 Name: Rachelle Ouellet

Witness Name: Genevieve Bannichan

Witness Name: Rachelle Ouellet

Witness Name: Genevieve Bannichan

[Signature] (Seal)  
Real Duchesne

[Signature] (Seal)  
Christine Fortin

State of Quebec Canada  
County of Brossard

The foregoing instrument was acknowledged before me this 15 day of June, 2018 by Real Duchesne, who ☐ is personally known or ☒ has produced a driver's licence as identification.

[Notary Seal]

[Signature]  
Notary Public

Printed Name: Rachelle Ouellet Notary

My Commission Expires: 00078

State of Quebec Canada  
County of Brossard

The foregoing instrument was acknowledged before me this 15 day of June, 2018 by Christine Fortin, who ☐ is personally known or ☒ has produced a driver's licence as identification.

[Notary Seal]

[Signature]  
Notary Public

Printed Name: Rachelle Ouellet Notary

My Commission Expires: 00078

SOMERSET CONDO ONE, INC.

2821 Somerset Dr.  
Lauderdale Lakes, FL 33311

**OCCUPANCY CERTIFICATE**

APPROVED X

NOT APPROVED \_\_\_\_\_

SOMERSET CONDO ONE, INC. a Condominium building located in Broward County, Florida, does hereby certify that the sale/lease of Condominium Unit # 408, located at 2821 Somerset Dr., Lauderdale Lakes, Florida, 33311, by REAL DUCHESNE and CHRISTINE FORTIN as Grantor/Lessor to GERALD R. LAPAN as Grantee/Lessee, has been approved by the Condominium Association.

SOMERSET CONDO ONE, INC.

BY: Mardy Kleeman, President

Board Position

Attest: Hebin Campo Secretary

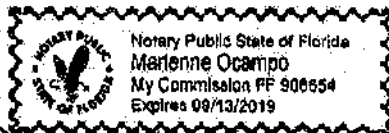
Board Position

STATE OF FLORIDA  
BROWARD COUNTY

I hereby certify that on this day, before me, an officer duly authorized to take acknowledgements, personally appeared Mardy Kleeman and Hebin Campo known to me to be officers of SOMERSET CONDO ONE, INC. and they acknowledged to me that they have read the foregoing consent and they severally acknowledged executing same under authority vested in them by said Corporation and that the seal affixed thereto is the true corporate seal of said Corporation.

Witness my hand and official seal in the County and State aforesaid this 29 day of June, 2018

NOTARY PUBLIC



MY COMMISSION EXPIRES: 9/13/2019

Apr 24 10 02:40p

Ira L. Zuckerman

(954) 749-3636

P. 3

Name \_\_\_\_\_  
Address \_\_\_\_\_

This instrument was prepared by:

Name David J. Kaufman, Esq.  
Address 7771 W. Oakland Park Blvd, #215  
Fort Lauderdale, Fl. 33351

RETURN TO ✓

INSTR # 100280959  
OR BK 30512 PG 1991  
RECORDED 05/18/2000 02:31 PM  
COMMISSION  
BROWARD COUNTY  
DOC STMP-D 105.00  
DEPUTY CLERK 2020

Grantee S.S. No. \_\_\_\_\_  
Name \_\_\_\_\_

Property Appraiser's  
Parcel Identification No. \_\_\_\_\_

Grantee S.S. No. \_\_\_\_\_  
Name \_\_\_\_\_

## WARRANTY DEED (STATUTORY FORM — SECTION 689.02, F.S.)

This Indenture, made this 24 day of April, 2000, Between  
Jean St. Georges and Monique Decoene St. Georges, his wife

whose post office address is 988 Notre Dame, Condo 302 Repentigny Quebec, CN J5Y 1C8  
of the County of \_\_\_\_\_, State of \_\_\_\_\_, grantor\*, and  
Oscar Chirinos and Vilma Chirinos, his wife

whose post office address is 2821 Somerset Drive, #408 Lauderdale Lakes, Fl. 33311  
of the County of \_\_\_\_\_, State of \_\_\_\_\_, grantee\*,

Witnesseth that said grantor, for and in consideration of the sum of Ten (\$10.00) Dollars,  
and other good and valuable considerations to said grantor in hand paid by said 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:

Condominium Unit No. 408 of SOMERSET CONDOMINIUM No. 1, a condominium  
all as set forth in the Declaration of Condominium and the exhibits  
annexed thereto and forming a part thereof recorded in Official Records  
Book 5536, Page 834, of the Public Records of Broward County, and as  
amended. The above described includes, but is not limited to, all  
appurtenances to the condominium unit(s) above described, including the  
undivided interest in the common elements of said condominium.

Subject to applicable zoning ordinances; taxes for 2000 and subsequent years;  
easements, restrictions, agreements of record.

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.

In Witness Whereof, "Grantor" and "grantee" are used for singular or plural, as context requires.  
Signed, sealed and delivered in our presence:  
Signed, sealed and delivered in our presence:

Printed or typed name: ROGER GIRARD

Printed or typed name: Jean St. Georges (Seal)

Printed or typed name: MARLETTE ROCKFORD

Printed or typed name: Monique Decoene St. Georges

STATE OF QUEBEC  
COUNTY OF CANADA

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared  
Jean St. Georges and Monique Decoene St. Georges, his wife,

to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged before me that  
the Y executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 24 day of April, 2000

My commission expires:

Notary Public  
Printed, typed or stamped name: GASTON L. HOSSEIN



4  
2

Somerset Condominium #1, Inc.  
2821 Somerset Drive  
Lauderdale Lakes, FL 33311

*An Adult Community*

**OCCUPANCY CERTIFICATE**

☒ Approved ☐ Not Approved

Somerset Condominium No. 1 Inc., a condominium located in Broward County, Florida, does hereby certify that the sale/lease of condominium unit No. 408, located in 2821 Somerset Drive, Lauderdale Lakes, Florida by: JEAN & MONIQUE ST. GEORGES grantor / lessor to: OSCAR EULMA CHIRINOS as grantee / lessee has been approved by the Condominium Association.

It is further certified by the undersigned that the foregoing approval is the act of the Board of Directors of Somerset Condominium No. 1 Inc.

In witness, the undersigned, A Florida non-profit corporation has caused these presents to be executed by its proper corporate officers this 9 day of APRIL 1999.

SOMERSET CONDOMINIUM NO. 1, INC

By: Jean St. Georges  
Board Position: Treasurer  
Attest: Cherie Clemon  
Board Position: DIRECTOR

State of Florida  
County of Broward

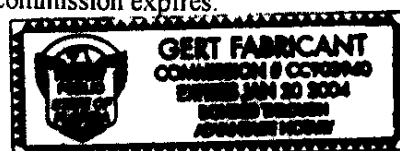
I hereby certify that on this day before me, an officer duly authorized to take acknowledgements, personally appeared Jean St. Georges and Cherie Clemon known to me to be Officers of Somerset Condominium No. 1, Inc., and they acknowledged to me that they have read the foregoing consent and they severally acknowledged executing same under authority vested in them by said Corporation and that the seal affixed thereto is the true Corporate Seal of said Corporation.

Whitens my hand and official seal in the County and State last aforesaid this 12 day of April 1999

NOTARY PUBLIC

Gert Fabricant

My commission expires:





10/10  
T. Laury

THIS INSTRUMENT PREPARED BY AND RETURN TO:  
Tod Weston  
Coastal Title Inc  
51 East Commercial Blvd  
Fort Lauderdale, Florida 33334  
Property Appraisers Parcel Identification (Folio) Numbers: **19230AB06300**  
Grantee SS #:

Space Above This Line For Recording Data

<sup>10/10</sup>  
**THIS WARRANTY DEED**, made the <sup>21st</sup> day of **March**, 2006 by **Oscar Chirinos and Vilma Chirinos**, his wife, herein called the grantors, to **Charles Hubbard**, a single man, whose post office address is **2821 Somerset Drive, Unit 408, Lauderdale Lakes, Florida 33311**, hereinafter called the Grantee:  
*(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)*

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

See attached legal description Exhibit "A"

**2821 Somerset Drive, Unit 408, Lauderdale Lakes, Florida 33311**

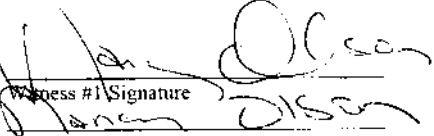
**TOGETHER**, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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

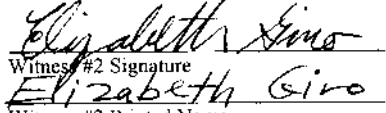
**AND**, the grantors hereby covenant with said grantee that the grantors are lawfully seized of said land in fee simple; that the grantors have good right and lawful authority to sell and convey said land, and hereby warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2005.

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

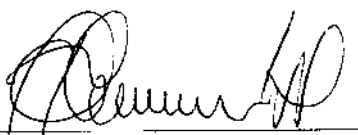
Signed, sealed and delivered in the presence of:

  
Witness #1 Signature


Witness #1 Printed Name

  
Witness #2 Signature

Witness #2 Printed Name

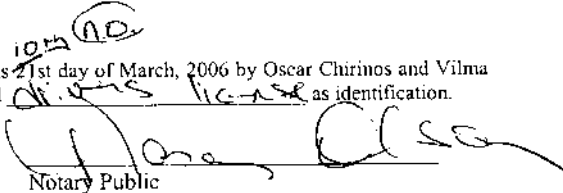
  
Oscar Chirinos

2399 Curtis Road, Burlington, ON L7L7M5

  
Vilma Chirinos

2399 Curtis Road, Burlington, ON L7L7M5

**STATE OF FLORIDA  
COUNTY OF BROWARD**

The foregoing instrument was acknowledged before me this <sup>10/10</sup> 21st day of March, 2006 by Oscar Chirinos and Vilma Chirinos who are personally known to me or have produced  as identification.

**SEAL**

NANCY OLSON  
Notary Public, State of Florida  
My comm. exp. Aug. 30, 2007  
Comm. No. DD 241959

  
Notary Public

Printed Notary Name

Exhibit "A"

Condominium Unit No. 408 of SOMERSET CONDOMINIUM No. 1, a condominium all as set forth in the Declaration of Condominium and the exhibits annexed thereto and forming a part thereof recorded in Official Records Book 5536, Page 834, of the Public Records of Broward County, and as amended. The above described includes, but is not limited to, all appurtenances to the condominium unit(s) above described, including the undivided interest in the common elements of said condominium.

OC.

OC

03/08/2006 08:54 9544861394

HPOULIN

PAGE 04

Somerset Condominium #1, Inc.  
2821 Somerset Drive  
Lauderdale Lakes, FL 33311

An Adult Community

## OCCUPANCY CERTIFICATE

☒ Approved ☐ Not Approved

Somerset Condominium No. 1 Inc., a condominium located in Broward County, Florida, does hereby certify that the sale/lease of condominium unit No. 408 located in 2821 Somerset Drive, Lauderdale Lakes, Florida by: OSCAR CHIRINOS as grantor / lessor to: CHARLES HUBBARD SR as grantee / lessee has been approved by the Condominium Association.

It is further certified by the undersigned that the foregoing approval is the act of the Board of Directors of Somerset Condominium No. 1 Inc.

In witness, the undersigned, A Florida non-profit corporation has caused these presents to be executed by its proper corporate officers this 4 day of APRIL, 2006

SOMERSET CONDOMINIUM NO. 1, INC

By: Luis R. Aguirre  
Board Position

Attest: President  
Board Position

State of Florida  
County of Broward

I hereby certify that on this day before me, an officer duly authorized to take acknowledgements, personally appeared Luis Aguirre and V known to me to be Officers of Somerset Condominium No. 1, Inc., and they acknowledged to me that they have read the foregoing consent and they severally acknowledged executing same under authority vested in them by said Corporation and that the seal affixed thereto is the true Corporate Seal of said Corporation.

Witness my hand and official seal in the County and State last aforesaid this 4 day of APRIL, 2006

Henriette Poulin  
NOTARY PUBLIC



12-8-2006

This Document Prepared By and Return to:

**Carl E. Siegel, Esq.**  
**Siegel, Lipman, Dunay, Shepard & Miskel, LLP**  
**5355 Town Center Road - Ste. 801**  
**Boca Raton, FL 33486**  
**Total Consideration: \$37,000.00**

Parcel ID Number: **494230-AB-0630**

## Warranty Deed

This Indenture, Made this 8th day of **October, 2012 A.D.**, Between

**Charles Hubbard, a single person**

of the County of Broward, State of Florida, grantor, and

**Claude Sevigny and Cecile Sevigny, husband and wife**

whose address is: 1549 Chemin du Versat Sud, Sainte-Adele, Quebec, CA J8B 2K4

of the **Province of Quebec, Country of Canada**, grantees.

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

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

Unit 408 of SOMERSET CONDOMINIUM NO. 1, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 5536, Page(s) 834, of the Public Records of Broward County, Florida, and any amendments thereto, together with its undivided share in the common elements.

Subject to: Real Estate Taxes and Assessments for the year 2012 and all subsequent years which are not yet due and payable; Easements, restrictions, reservations, conditions and limitations of record, including all governmental rules and regulations.

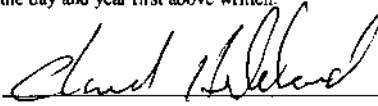
and the grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

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

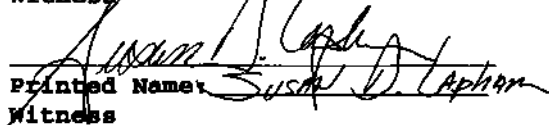
Signed, sealed and delivered in our presence:



Printed Name: **Isabelle Fortin**  
Witness

 (Seal)

**Charles Hubbard**  
P.O. Address: 1400 Sheridan Street, Hollywood, FL 33010  
**APR 25 J**

  
Printed Name: **Susan D. Lapham**  
Witness

**STATE OF Florida**  
**COUNTY OF Palm Beach**

The foregoing instrument was acknowledged before me this 8th day of **October, 2012** by

**Charles Hubbard, a single person**, he is personally known to me or he has produced his **Florida driver's license** as identification.

  
Printed Name: \_\_\_\_\_

**Notary Public**

My Commission Expires: **1 1**



SIEGEL, LIPMAN, DUNAY, SHEPARD & MISKEL, LLP  
 5355 Town Center Road, Suite 801  
 Boca Raton, Florida 33488

**SOMERSET CONDO ONE, INC.**

2821 Somerset Dr.  
 Lauderdale Lakes, FL 33311

**OCCUPANCY CERTIFICATE**

APPROVED ✓

NOT APPROVED \_\_\_\_\_

SOMERSET CONDO ONE, INC. a Condominium building located in Broward County, Florida, does hereby certify that the sale/lease of Condominium Unit # 408, located at 2821 Somerset Dr., Lauderdale Lakes, Florida, 33311, by Charles Hubbard as Grantor/Lessor to Claude & Cecile Sevigny as Grantee/Lessee, has been approved by the Condominium Association.

SOMERSET CONDO ONE, INC.

BY: Martin Tuck

Board Position

Attest: Mandy Kleeman Pres.

Board Position

**STATE OF FLORIDA  
 BROWARD COUNTY**

I hereby certify that on this day, before me, an officer duly authorized to take acknowledgements, personally appeared Martin Tuck, Mandy Kleeman and Amy Kleeman known to me to be officers of SOMERSET CONDO ONE, INC. and they acknowledged to me that they have read the foregoing consent and they severally acknowledged executing same under authority vested in them by said Corporation and that the seal affixed thereto is the true corporate seal of said Corporation.

Witness my hand and official seal in the County and State aforesaid this 01 day of October 2012

NOTARY PUBLIC

Ronald J. Berchert

MY COMMISSION EXPIRES: 07-16-16



RONALD J. BERCHERT  
 MY COMMISSION # EE 216770  
 EXPIRES: July 16, 2016  
 Bonded, Plan, Budget Notary Services

Prepared by and return to:

Philip C. Rosen  
Attorney at Law  
Bloomgarden, Goudreau & Rosen, P.A.  
8551 West Sunrise Blvd. Suite 208  
Fort Lauderdale, FL 33322  
954-370-2222  
File Number: 10433.002M

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## Warranty Deed

This Warranty Deed made this 4 day of July, 2014 between Cecile Sevigny, a single woman whose post office address is 1549 Chemin du Versant Sud, Sainte-Adele, Quebec, Canada J8B 2K4, Grantor, and Claude Sevigny, a single man whose post office address is 1549 Chemin du Versant Sud, Sainte-Adele, Quebec, Canada J8B 2K4, Grantee:

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

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

Condominium Parcel No. 405 of SOMERSET CONDOMINIUM NO. EIGHT, a Condominium, according to The Declaration of Condominium recorded in O.R. Book 5788, Page 791, and all exhibits and amendments thereof, Public Records of Broward County, Florida.

Parcel Identification Number: 4942 30 AM 0600

and

Unit 408 of SOMERSET CONDOMINIUM NO. 1, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 5536, Page(s) 834, of the Public Records of Broward County, Florida, and any amendments thereto, together with its undivided share in the common elements.

Parcel Identification Number: 4942 30 AB 0630

Grantor hereby states that Claude Sevigny and Cecile Sevigny were never husband and wife and that the Deed recorded in ORB 49164, Page.1305 incorrectly stated that they were.

The preparer of this instrument was neither furnished with, nor requested to review, a title search and/or abstract of title on the described property and therefore expresses no opinion as to condition of title.

Subject to real estate taxes for the year 2014 and all subsequent years; conditions, restrictions, limitations and easements of record; all zoning and subdivision ordinances of Broward County, Florida, none of which are reimposed by this Deed.

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

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

**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2013.

**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:

Louise L. Masson  
Witness Name: Louise L. Masson

Cecile Sevigny (Seal)  
Cecile Sevigny

Helene D. Dineen  
Witness Name: Helene D. Dineen

Country of Canada  
Province of Quebec

The foregoing instrument was acknowledged before me this 4 day of July, 2014 by Cecile Sevigny, who  
☐ is personally known or ☒ has produced Driver License as identification.

[Notary Seal]

Andre Gougeon  
Notary Public  
Printed Name: ANDRE MARIE GOUGEON  
My Commission Expires: Life Appointment

Prepared by and return to:

Mark B. Goldstein, Esq.  
Mark B. Goldstein, P.A.  
2700 N. Military Trail Suite 130  
Boca Raton, FL 33431

File Number:  
Will Call No.:

[Space Above This Line For Recording Data]

## Special Warranty Deed

**This Special Warranty Deed** made this 14th day of February, 2015 between **Claude Sevigny, a single man** whose post office address is 1549 Chemin du Versant Sud, St-Adele, Quebec, Canada J8B 2K4, grantor, and **Claude Sevigny, a single man and Cecile Sevigny, a single woman, as joint tenants with rights of survivorship**, whose post office address is 1549 Chemin du Versant Sud, St-Adele, Quebec, Canada J8B 2K4, grantee:

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

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

**Condominium Parcel No. 405 of SOMERSET CONDOMINIUM NO. EIGHT, a Condominium, according to the Declaration of Condominium recorded in O.R. Book 5788, Page 791, and all exhibits and amendments thereof, Public Records of Broward County, Florida.**

**Parcel Identification Number: 4942 30 AM 0600.**

**And**

**Unit 408 of SOMERSET CONDOMINIUM NO. 1, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 5536, Page(s) 834, of the Public Records of Broward County, Florida, and any amendments thereto, together with its undivided share in the common elements.**

**Parcel Identification Number: 4942 30 AB 0630**

**THIS DEED HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH AND THE PREPARER ASSUMES NO LIABILITY FOR ANY AND ALL DEFECTS THAT MAY HAVE BEEN DISCLOSED UPON EXAMINATION OF A SEARCH.**

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

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

**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantors.

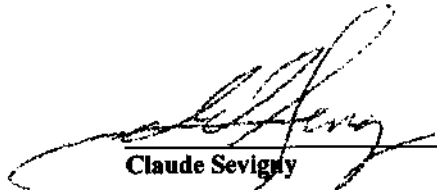


And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantors.

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 Name: Christine Marchand-Manze

 (Seal)  
Claude Sevigny

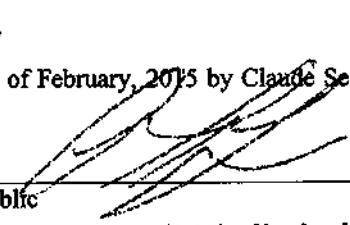
  
Witness Name: Nathalie Cantel

State of Florida  
County of Broward

The foregoing instrument was acknowledged before me this 12 day of February, 2015 by Claude Sevigny, who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]



  
Notary Public

Printed Name:

Christine Marchand-Manze

My Commission Expires: \_\_\_\_\_

**SOMERSET CONDOMINIUM #8, INC.  
CERTIFICATE OF APPROVAL**

Somerset Condominium #8, Inc., a condominium located in Broward County, Florida, does hereby certify that the sale of Condominium Unit No 4405, located at 2871 Somerset Drive, Lauderdale Lakes, Florida, 33311

by Claude Savigny, as grantor

to Cecile & Claude Savigny, as grantee

has been approved by the Condominium Association. It is further certified by the undersigned that the foregoing approval is the act of the Board of Directors of Somerset Condominium #8, Inc.

In Witness, the undersigned, for Somerset Condominium #8, Inc., a Florida non-profit Corporation, has caused these presents to be executed by its proper corporate Officers  
this 3<sup>rd</sup> day of February 20 15.

**Somerset Condominium #8, Inc.**

By [Signature] President

Attest [Signature] Secretary

STATE OF FLORIDA  
BROWARD COUNTY

I hereby certify that before me, the following Officers duly authorized to take acknowledgements, Daniel Volpini and Jean Pata personally known to me to be respectively the President and the Secretary of Somerset Condominium #8, Inc., acknowledged to me on this day that they have read and executed the foregoing consent under authority vested in them by said Corporation.

Sworn to and subscribed before me this 3 day of Feb 2015.

SEAL :

[Signature]  
Signature of Notary Public



RONALD J. BERGHERT  
MY COMMISSION # EE 216770  
EXPIRES: July 16, 2016  
Bonded Thru Budget Notary Services

Ronald J. BERGHERT  
Print

My commission expires : 07-16-16

Prepared by and return to:

Jessica Olmos

Galaxy Title & Escrow, LLC

800 W. Cypress Creek Road Suite 330

Fort Lauderdale, FL 33309

954-909-4882

File Number: 16-142

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## Warranty Deed

**This Warranty Deed** made this 10<sup>th</sup> day of March, 2016 between Claude Sevigny, a single man and Cecile Sevigny, a single woman whose post office address is 1549 Chemin du Versant Sud, Ste-Adele, Quebec, Canada J8B 2K4, grantor, and Lisette Adam, a single woman whose post office address is 25 Ernest Rochette, #609, La Prairie, Quebec, Canada J5R 0M3, grantee:

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

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

Unit 408 of Somerset Condominium No. 1, Inc., a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 5536, Page(s) 834, of the Public Records of Broward County, Florida, and any amendments thereto, together with its undivided share in the common elements.

Parcel Identification Number: 4942 30 AB 0630

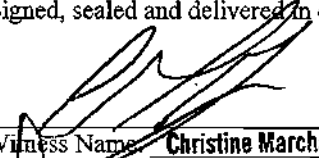
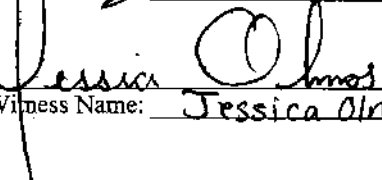
SUBJECT to covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 2016 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any; without serving to reimpose any of the foregoing.

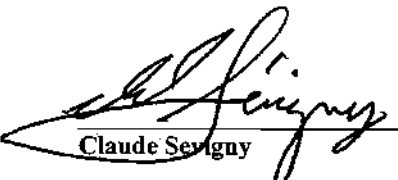
**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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

**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2015.

Signed, sealed and delivered in our presence:

  
Witness Name: Christine Marchand-Manze  
  
Witness Name: Jessica Olmos


  
Claude Sevigny


State of Florida  
County of Broward

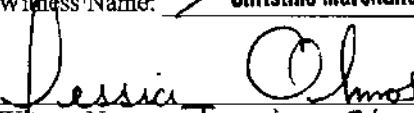
The foregoing instrument was acknowledged before me this 10<sup>th</sup> day of March, 2016, by **Claude Sevigny**, who ☐ are personally know to me or ☒ has produced Driver's License as identification.

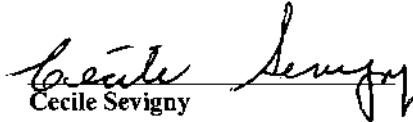


(Notary Seal)

  
Notary Public  
Printed Name: Christine Marchand-Manze  
My Commission Expires: \_\_\_\_\_

  
Witness Name: Christine Marchand-Manze

  
Witness Name: Jessica Olmos

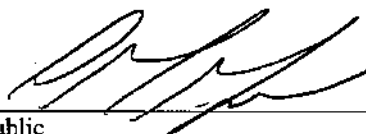
  
Cecile Sevigny

State of Florida  
County of Broward

The foregoing instrument was acknowledged before me this 17<sup>th</sup> day of February, 2016, by  
Cecile Sevigny, who ☐ are personally know to me or ☒ has produced Driver's License as  
identification.



(Notary Seal)

  
Notary Public

Printed Name: Christine Marchand-Manze

My Commission Expires: \_\_\_\_\_

SOMERSET CONDO ONE, INC.  
2821 SOMERSET DRIVE  
LAUDERDALE LAKES, FLORIDA 33311

CERTIFICATE FOR OCCUPANCY

APPROVED X NOT APPROVED \_\_\_\_\_

SOMERSET CONDO ONE, INC., A CONDOMINIUM BUILDING LOCATED IN BROWARD COUNTY, FLORIDA, DOES HEREBY CERTIFY THAT THE SALE/LEASE OF CONDOMINIUM UNIT 408, LOCATED AT 2821 SOMERSET DRIVE, LAUDERDALE LAKES, FLORIDA, 33311 BY Claude Sevigny AS GRANTOR/LESSEE TO Lisette Adam, AS GRANTOR/LESSEE, HAS BEEN APPROVED BY THE CONDOMINIUM ASSOCIATION.

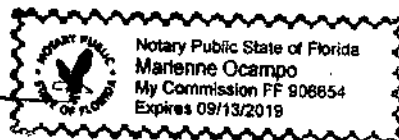
SOMERSET CONDOMINIUM ONE, INC.  
BY Mardy Kleiman  
BOARD POSITION President  
ATTEST Sales Secretary  
BOARD POSITION V. Pres.

STATE OF FLORIDA  
BROWARD COUNTY

I HEREBY CERTIFY THAT ON THIS DAY, BEFORE ME, OFFICERS DULY AUTHORIZED TO TAKE ACKNOWLEDGEMENTS, PERSONALLY APPEARED Lisette Adam AND \_\_\_\_\_, KNOWN TO ME TO BE BOARD MEMBERS OF SOMERSET CONDO ONE, INC., AND THEY ACKNOWLEDGED TO ME THAT THEY HAVE READ THE FOREGOING CONSENT AND THEY SEVERALLY ACKNOWLEDGED EXECUTING SAME UNDER AUTHORITY VESTED IN THEM BY SAID CORPORATION, AND THAT THE SEAL AFFIXED THERETO IS THE TRUE CORPORATE SEAL OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL OF THE COUNTY AND STATE AFORESAID THIS 29 DAY OF February 2016.

[Signature]  
NOTARY PUBLIC



MY COMMISSION EXPIRES: Sep 19/2016 19

THIS INSTRUMENT PREPARED BY AND RETURN TO:

**JIM SANTIAGO**

INDEPENDENT TITLE OF FORT LAUDERDALE, INC.

2929 E. Commercial Blvd., Suite 605

FT. LAUDERDALE, FL 33308

Our File No.: **217-186**

Property Appraisers Parcel Identification (Folio) Number: **49-42-30-AB-0630**

Florida Documentary Stamps in the amount of \$399.00 have been paid hercon.

\_\_\_\_\_  
SPACE ABOVE THIS LINE FOR RECORDING DATA

## **WARRANTY DEED**

**THIS WARRANTY DEED**, made the 25 day of **April, 2017** by **Lisette Adam, a Single Woman**, whose post office address is 2999 NW 48th Avenue, # 343, Lauderdale Lakes, FL 33313 herein called the Grantor, to **Real Duchesne and Christine Fortin, Husband and Wife** whose post office address is 2821 Somerset Drive #408, Lauderdale Lakes, FL 33308, hereinafter called the Grantees:

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

**W I T N E S S E T H:** That the Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land situate in Broward County, State of Florida, viz.:

Unit 408, of **SOMERSET CONDOMINIUM NO. 1**, a Condominium according to the Declaration of Condominium thereof recorded in Official Records Book 5536, page 834, of the Public Records of Broward County, Florida, and all amendments thereto, together with its undivided share in the common elements.

Subject to easements, restrictions and reservations of record and taxes for the year 2017 and thereafter.

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

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

**AND**, the Grantor hereby covenants with said Grantees that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2016.

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

Signed, sealed and delivered in the presence of:

Witness #1 Signature

Reid Santiago

Witness #1 Printed Name

Raquel Valbrena

Witness #2 Signature

Raquel Valbrena

Witness #2 Printed Name

x. Lisette Adam

**STATE OF FLORIDA  
COUNTY OF Broward**

The foregoing instrument was acknowledged before me this 25 day of April, 2017, by Lisette Adam who is personally known to me or has produced ID as identification.

**SEAL**

[Signature]  
Notary Public

Printed Notary Name

My commission expires:





**OCCUPANCY CERTIFICATE**

APPROVED ✓ NOT APPROVED \_\_\_\_\_

SOMERSET CONDO ONE, INC., A CONDOMINIUM BUILDING LOCATED IN BROWARD COUNTY, FLORIDA, DOES HEREBY CERTIFY THAT THE SALE/LEASE OF CONDOMINIUM UNIT # 408, LOCATED AT 2821 SOMERSET DRIVE, LAUDERDALE LAKES, FLORIDA, 33311, BY Lizette Adam AS GRANTOR/LESSOR TO Rent DuChesne AS GRANTEE/LESSEE HAS BEEN APPROVED BY THE CONDOMINIUM ASSOCIATION.

SOMERSET CONDO ONE, INC.,

BY Mardy Kheeman  
BOARD POSITION Pres.  
ATTEST Stella C. Gledhill  
BOARD POSITION V. Pres.

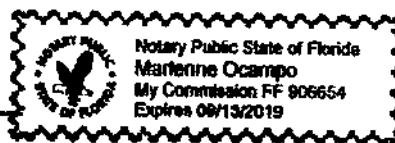
STATE OF FLORIDA  
BROWARD COUNTY

I HEREBY CERTIFY THAT ON THIS DAY, BEFORE ME, AN OFFICER DULY AUTHORIZED TO TAKE ACKNOWLEDGEMENTS, PERSONALLY APPEARED Mardy Kheeman AND Johie Ocampo, KNOWN TO ME TO BE OFFICERS OF SOMERSET CONDO ONE, INC., AND THEY ACKNOWLEDGED TO ME THAT THEY HAVE READ THE FOREGOING CONSENT AND THEY SEVERALLY ACKNOWLEDGED EXECUTING SAME UNDER AUTHORITY VESTED IN THEM BY SAID CORPORATION, AND THAT THE SEAL AFFIXED THERETO IS THE TRUE CORPORATE SEAL OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL IN THE COUNTY AND STATE AFORESAID THIS 6 DAY OF April, 2017

NOTARY PUBLIC

Martine Ocampo



MY COMMISSION EXPIRES: 9/13/2019

Filing # 137055823 E-Filed 10/21/2021 06:45:28 PM

**IN THE COUNTY COURT OF THE 17TH JUDICIAL CIRCUIT  
IN AND FOR BROWARD COUNTY, FLORIDA**

CASE NO. COCE21015192 DIVISION 47 JUDGE Jackie Powell

**Discover Bank**

Plaintiff(s) / Petitioner(s)

v.

**Gerald R Lapan**

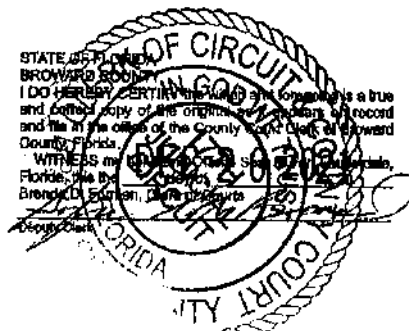
Defendant(s) / Respondent(s)

**DEFAULT FINAL JUDGMENT**

This action came before the Court after entry of Default Judgment against Defendant(s) and

IT IS ORDERED AND ADJUDGED that the Plaintiff, Discover Bank c/o Discover Products Inc., 6500 New Albany Road E., New Albany, OH 43054, shall recover from the Defendant(s), GERALD R LAPAN, 2821 SOMERSET DR APT 408, LAUD LAKES FL 33311-9390, \*\*\*- [REDACTED] the following judgment:

Principal	\$4,946.85
Court Costs/Process Server Fee	<u>\$383.50</u>
<b>Subtotal</b>	<b>\$5,330.35</b>
Interest Owed	\$0.00
<b>Total:</b>	<b>\$5,330.35</b>



Which judgment shall bear interest at the legal rate of 4.25%.

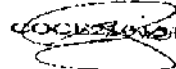
CaseNo: COCE21015192

Page 2 of 2

IT IS FURTHER ORDERED AND ADJUDGED that the Defendant(s) shall complete Florida Small Claims Rules Form 7.343 (Fact Information Sheet), including all required attachments and return it to the Plaintiff's attorney within 45 days from the date of this Final Judgment, unless the Final Judgment is satisfied or a motion for new trial or notice of appeal is filed. **The Defendant should NOT file the completed form 7.343 with the Court.**

Jurisdiction of this case is retained to enter further orders that are proper to compel Defendant(s) to complete Form 7.343, including all required attachments, and return it to the Plaintiff's attorney.

**DONE and ORDERED** in Chambers, at Broward County, Florida on 10-21-2021.

 COCE21015192 10-21-2021 2:51 PM

COCE21015192 10-21-2021 2:51 PM

Hon. Jackie Powell

**COUNTY JUDGE**

Electronically Signed by Jackie Powell

**Copies Furnished To:**

ABC Legal Admin Batch , E-mail : [abcfileservice@abclegal.com](mailto:abcfileservice@abclegal.com)

Jessica J Fagen , E-mail : [abcfileservice@abclegal.com](mailto:abcfileservice@abclegal.com)

Jessica J Fagen , E-mail : [lawfirmFL@rsieh.com](mailto:lawfirmFL@rsieh.com)

Jessica J Fagen , E-mail : [jfagen@rsieh.com](mailto:jfagen@rsieh.com)



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

## Detail by Entity Name

Florida Not For Profit Corporation  
SOMERSET CONDOMINIUM NO. ONE, INC.

### Filing Information

<b>Document Number</b>	725783
<b>FEI/EIN Number</b>	59-1579217
<b>Date Filed</b>	03/09/1973
<b>State</b>	FL
<b>Status</b>	ACTIVE
<b>Last Event</b>	AMENDED AND RESTATED ARTICLES
<b>Event Date Filed</b>	06/20/2000
<b>Event Effective Date</b>	NONE

### Principal Address

2821 SOMERSET DR  
315  
LAUDERDALE LAKES, FL 33311

Changed: 03/18/2020

### Mailing Address

2821 SOMERSET DR  
315  
LAUDERDALE LAKES, FL 33311

Changed: 03/18/2020

### Registered Agent Name & Address

Wasukiewicz, Boguslaw M  
2821 Somerset dr,  
Apt315  
Lauderdale Lakes, FL 33311

Name Changed: 01/30/2021

Address Changed: 01/30/2021

### Officer/Director Detail

#### **Name & Address**

Title P

Wasukiewicz, Boguslawa PRES  
2821 SOMERSET DR., #315  
FORT LAUDERDALE, FL 33311

Title VP

Kleeman, Maidy  
2821 SOMERSET DR  
116  
LAUDERDALE LAKES, FL 33311

Title T

Wasukiewicz, Boguslawa PRES  
2821 SOMERSET DR., #315  
FORT LAUDERDALE, FL 33311

Title S

Kleeman, Maidy  
2821 SOMERSET DR  
116  
LAUDERDALE LAKES, FL 33311

Title D

Myrtle, Henry  
2821 SOMERSET DR  
114  
LAUDERDALE LAKES, FL 33311

Title D

Polsky, Joel  
2821 SOMERSET DR  
304  
LAUDERDALE LAKES, FL 33311

Title Director

Benzaken, Yosef  
2821 SOMERSET DR  
305  
LAUDERDALE LAKES, FL 33311

#### Annual Reports

Report Year	Filed Date
2021	01/30/2021
2022	03/03/2022
2023	01/16/2023

**Document Images**

<a href="#">01/16/2023 -- ANNUAL REPORT</a>	View image in PDF format
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<a href="#">02/15/2006 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">03/08/2005 -- ANNUAL REPORT</a>	View image in PDF format
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<a href="#">08/29/2003 -- ANNUAL REPORT</a>	View image in PDF format
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<a href="#">03/01/2001 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">06/20/2000 -- Amended and Restated Articles</a>	View image in PDF format
<a href="#">06/20/2000 -- Amended and Restated Articles</a>	View image in PDF format
<a href="#">02/26/2000 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">03/11/1999 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/13/1998 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">02/04/1997 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/08/1996 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">05/01/1995 -- ANNUAL REPORT</a>	View image in PDF format

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

**DATE: May 1st, 2023**  
**PROPERTY ID # 494230-AB-0630 (TD # 47830)**

# WARNING

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

DISCOVER BANK  
C/O DISCOVER PRODUCTS INC.  
6500 NEW ALBANY ROAD E.  
NEW ALBANY, OH 43054

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 2821 SOMERSET DR #408 LAUDERDALE LAKES, FL 33311 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 May 31, 2023 .....\$7,847.86  
Or  
\* Estimated Amount due if paid by June 20, 2023 .....\$7,931.04

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON June 21, 2023 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](http://www.broward.org/recordstaxestreasury)

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

**DATE: May 1st, 2023**

**PROPERTY ID # 494230-AB-0630 (TD # 47830)**

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CITY OF LAUDERDALE LAKES  
4300 NW 36TH ST  
LAUDERDALE LAKES, FL 33319-5506

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

**DATE: May 1st, 2023**  
**PROPERTY ID # 494230-AB-0630 (TD # 47830)**

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SOMERSET CONDO ONE, INC  
2821 SOMERSET DRIVE  
LAIDERDALE LAKES, FL 33311

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

**DATE: May 1st, 2023**  
**PROPERTY ID # 494230-AB-0630 (TD # 47830)**

# WARNING

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SOMERSET CONDOMINIUM NO. ONE, INC.  
2821 SOMERSET DR 315  
LAUDERDALE LAKES, FL 33311

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

**DATE: May 1st, 2023**

**PROPERTY ID # 494230-AB-0630 (TD # 47830)**

# WARNING

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

BOGUSLAWA MI WASUKIEWICZ, REGISTERED AGENT  
O/B/O SOMERSET CONDOMINIUM NO. ONE, INC.  
2821 SOMERSET DR  
APT 315  
LAUDERDALE LAKES, FL 33311

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[www.broward.org/recordstaxestreasury](http://www.broward.org/recordstaxestreasury)

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

**DATE: May 1st, 2023**  
**PROPERTY ID # 494230-AB-0630 (TD # 47830)**

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GERALD R. LAPAN  
2821 SOMERSET DR #408  
LAUDERDALE LAKES, FL 33311

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Or  
\* Estimated Amount due if paid by June 20, 2023 .....\$7,931.04

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON June 21, 2023 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](http://www.broward.org/recordstaxestreasury)

7021 0950 0000 3271 0555

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

For delivery information, visit our website at [www.usps.com](http://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

**TD 47830 JUNE 2023 WARNING**  
DISCOVER BANK  
C/O DISCOVER PRODUCTS INC.  
6500 NEW ALBANY ROAD E.  
NEW ALBANY, OH 43054

7021 0950 0000 3271 0562

U.S. Postal Service<sup>™</sup>  
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**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

\$

Sent

Street

City, L

**TD 47830 JUNE 2023 WARNING**  
CITY OF LAUDERDALE LAKES  
4300 NW 36TH ST  
LAUDERDALE LAKES, FL 33319-5506

6450 1420 0000 3271 0579

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**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

\$

To

\$

Se

\$

Ci

**TD 47830 JUNE 2023 WARNING**  
SOMERSET CONDO ONE, INC  
2821 SOMERSET DRIVE  
LAUDERDALE LAKES, FL 33311

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

See Reverse for Instructions

7021 0950 0000 3271 0586

U.S. Postal Service<sup>™</sup>  
**CERTIFIED MAIL<sup>®</sup> RECEIPT**  
Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://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	<b>TD 47830 JUNE 2023 WARNING</b>
\$	
Total	<b>SOMERSET CONDOMINIUM NO. ONE, INC.</b>
\$	<b>2821 SOMERSET DR 315</b>
Sent	<b>LAUDERDALE LAKES, FL 33311</b>
Street	
City, State, ZIP+4 <sup>®</sup>	



7021 0950 0000 3271 0593

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

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**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  
\$  
Semi  
\$  
Sire  
\$  
City, State, ZIP+4®

**TD 47830 JUNE 2023 WARNING**  
BOGUSLAWA MI WASUKIEWICZ, REG AGENT  
O/B/O SOMERSET CONDO NO. ONE, INC.  
2821 SOMERSET DR APT 315  
LAUD LAKES, FL 33311

7021 0950 0000 3271 0609

<b>U.S. Postal Service</b>	
<b>CERTIFIED MAIL® RECEIPT</b>	
<i>Domestic Mail Only</i>	
For delivery information, visit our website at <a href="http://www.usps.com">www.usps.com</a> ®.	
<b>OFFICIAL USE</b>	
Certified Mail Fee \$	<b>Postmark Here</b>
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy) \$	
<input type="checkbox"/> Return Receipt (electronic) \$	
<input type="checkbox"/> Certified Mail Restricted Delivery \$	
<input type="checkbox"/> Adult Signature Required \$	
<input type="checkbox"/> Adult Signature Restricted Delivery \$	
Postage \$	<b>TD 47830 JUNE 2023 WARNING</b>
Total \$	<b>GERALD R. LAPAN</b>
Sent \$	<b>2821 SOMERSET DR #408</b>
Street	<b>LAUDERDALE LAKES, FL 33311</b>
City, State, Zip	
PS Form 3800, April 2015 PSN 7530-02-000-9047, See Reverse for Instructions	

## SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

**TD 47830 JUNE 2023 WARNING**  
BOGUSLAWA MI WASUKIEWICZ, REG AGENT  
O/B/O SOMERSET CONDO NO. ONE, INC.  
2821 SOMERSET DR APT 315  
LAUD LAKES, FL 33311



9590 9402 7448 2055 8468 89

2. Article Number (Transfer from carrier label)

7021 0950 0000 3271 0593

## 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
- ☐ Mail
- ☐ Mail Restricted Delivery

- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation®
- ☐ Signature Confirmation Restricted Delivery

(over \$500)

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

**SENDER: COMPLETE THIS SECTION**

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

1. Article Addressed to:

**TD 47830 JUNE 2023 WARNING  
GERALD R. LAPAN  
2821 SOMERSET DR #408  
LAUDERDALE LAKES, FL 33311**



9590 9402 7448 2055 8468 96

2. Article Number (Transfer from service label)

**7021 0950 0000 3271 0609**

**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
- ☐ Delivery Restricted Delivery

- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

Mail Restricted Delivery  
(over \$500)

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

**SENDER: COMPLETE THIS SECTION**

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

1. Article Addressed to:

**TD 47830 JUNE 2023 WARNING**  
SOMERSET CONDOMINIUM NO. ONE, INC.  
2821 SOMERSET DR 315  
LAUDERDALE LAKES, FL 33311



9590 9402 7448 2055 8468 72

2. Article Number (Transit)

7021 0950 0000 3271 0586

**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

☐ Priority Mail Express®☐ Registered Mail™☐ Registered Mail Restricted Delivery☐ Signature Confirmation™☐ Signature Confirmation Restricted Delivery☐ Insured Mail Restricted Delivery (over \$500)

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

**SENDER: COMPLETE THIS SECTION**

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

1. Article Addressed to:

**TD 47830 JUNE 2023 WARNING**  
SOMERSET CONDO ONE, INC.  
2821 SOMERSET DRIVE  
LAIDERDALE LAKES, FL 33311



9590 9402 7448 2055 8468 65

2. Article Number (Transfer from service label)

7020 0950 0000 3270 0579

**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"/> Signature Confirmation™                    |
| <input type="checkbox"/> Collect on Delivery                     | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery |   |

all Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

## SENDER: COMPLETE THIS SECTION

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

## 1. Article Addressed to:

TD 47830 JUNE 2023 WARNING  
CITY OF LAUDERDALE LAKES  
4300 NW 36TH ST  
LAUDERDALE LAKES, FL 33319-5506



9590 9402 7448 2055 8296 22

## 2. Article Number (Transfer from card label)

7021 0950 0000 3271 0562

## COMPLETE THIS SECTION ON DELIVERY

## A. Signature

X

☐ Agent☐ Addressee

## B. Received by (Printed Name)

Ralph Mide

## 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"/> Signature Confirmation™                    |
| <input type="checkbox"/> Collect on Delivery                     | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery |   |
| <input type="checkbox"/> Mail                                    |   |
| <input type="checkbox"/> Mail 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 47830 JUNE 2023 WARNING  
DISCOVER BANK  
C/O DISCOVER PRODUCTS INC.  
6500 NEW ALBANY ROAD E.  
NEW ALBANY, OH 43054



9590 9402 7448 2055 8295 92

2. Article Number (Transfer from carrier label)

7021 0950 0000 3271 0555

**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

Discover Financial Services  
New Albany Mailroom

**MAY 08 2023****Received**

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery

☐ Priority Mail Express®☐ Registered Mail™☐ Registered Mail Restricted Delivery☐ Signature Confirmation™☐ Signature Confirmation Restricted Delivery☐ Collect on Delivery Restricted Delivery☐ Mail Restricted Delivery

(over \$500)

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt