

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: 12/22/2021

REPORT EFFECTIVE DATE: 20 YEARS UP TO 12/12/2021

CERTIFICATE # 2018-12041

ACCOUNT # 504126181480

ALTERNATE KEY # 468598

TAX DEED APPLICATION # 48660

COUNTY, STATE: BROWARD, FL

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

LEGAL DESCRIPTION:

LOT 327, PLAYLAND VILLAGE SECTION 3 PLAT BOOK 51, PAGE 11 OF THE OFFICIAL RECORDS OF BROWARD COUNTY, FLORIDA.

PROPERTY ADDRESS: 3751 SW 58 AVENUE, DAVIE FL 33314-2736

OWNER OF RECORD ON CURRENT TAX ROLL:

BENJAMIN CHARLES BROWN IV

3751 SW 58 AVE

DAVIE, FL 33314-2736 (Matches Property Appraiser records.)

APPARENT TITLE HOLDER & ADDRESS OF RECORD:

BENJAMIN CHARLES BROWN, IV

Instrument: 116160573

3751 SW 58 AVENUE

DAVIE, FL 33314 (Per Deed)

DONNA JEAN KIDD

OR: 48647, Page: 1250

3751 58TH AVE

DAVIE, FL 33314 (Per Deed. Deed reserves a Life Estate for Donna Jean Kidd.)

(Donna Jean Kidd was not included as an additional owner by the Property Appraiser and appears to be deceased. No Death Certificate or probate documents were found in the Official Records of Broward County. However, title was held in a life estate for Donna Jean Kidd and therefore not subject to probate.)

MORTGAGE HOLDER OF RECORD:

None found.

LIENHOLDERS AND OTHER INTERESTED PARTIES OF RECORD:

FRANROSA CERTIFICATES LLC

780 NW 42 AVENUE SUITE 300

ATTENTION: ASSET BASED LENDING

MIAMI, FL 33126 (Tax Deed Applicant)

BROWARD COUNTY

OR: 49741, Page: 444

CLERK OF THE CIRCUIT COURT

(Per Order. No address or image included per county's request.)

PROPERTY INFORMATION REPORT – CONTINUED

PARCEL IDENTIFICATION NUMBER: 5041 26 18 1480

CURRENT ASSESSED VALUE: \$176,520

HOMESTEAD EXEMPTION: No

MOBILE HOME ON PROPERTY: No

OUTSTANDING CERTIFICATES: N/A

OPEN BANKRUPTCY FILINGS FOUND? No

OTHER INSTRUMENTS ASSOCIATED WITH PROPERTY BUT NO NOTICE REQUIRED:

Warranty Deed	OR: 5006, Page: 161
Divorce Judgment	OR: 7959, Page: 909
Quit Claim Deed	OR: 8542, Page: 51
Quit Claim Deed (No Death Certificate found of record for Thomas Arthur Kidd.)	OR: 36892, Page: 581
Divorce Judgment	Instrument: 116468417

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

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

Suzette Servas

Title Examiner

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

CERTIFICATE OF MAILING NOTICES

Tax Deed #48660

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 April 2022, 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:

TOWN OF DAVIE 6591 ORANGE DR DAVIE, FL 33314	BROWN, BENJAMIN CHARLES IV 3751 SW 58 AVE DAVIE, FL 33314-2736	DONNA JEAN KIDD 3751 58TH AVE DAVIE, FL 33314	BROWARD COUNTY CLERK OF THE CIRCUIT COURT 201 S.E. 6TH STREET, ROOM 18150 FORT LAUDERDALE, FL 33301
NAZARENA R HAUSER, ESQ 6950 CYPRESS RD STE 107 PLANTATION, FL 33317-2361	TRACY N DAVIS THE LAW OFFICES OF TRACY DAVIS 3601 SW FOREMOST DR PORT ST LUCIE, FL 34953-5259	*PENA, LISABETA 3750 SW 58 TERRACE DAVIE, FL 33314	*CHARLES, JESULA VAILLANT, ROSE MARIE 3741 SW 58 AVE DAVIE, FL 33314
*MARTINEZ, CEDRIC MARTINEZ, MARIA MAGDALENA 3761 SW 58 AVE DAVIE, FL 33314			

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 April 2022 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 48660

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: 504126-18-1480
Certificate Number: 12041
Date of Issuance: 05/23/2019
Certificate Holder: FRANROSA CERTIFICATES LLC
Description of Property: PLAYLAND VILLAGE SEC 3 51-11 B
LOT 327

Name in which assessed: BROWN,BENJAMIN CHARLES IV
Legal Titleholders: BROWN,BENJAMIN CHARLES IV
3751 SW 58 AVE
DAVIE, FL 33314-2736

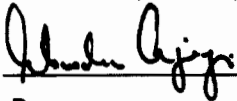
All of said property being in the County of Broward, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 18th day of May, 2022. 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 February, 2022.

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: 04/14/2022, 04/21/2022, 04/28/2022 & 05/05/2022
Minimum Bid: 14970.38

Broward County, Florida

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

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Legal Titleholders: BROWN,BENJAMIN CHARLES IV
3751 SW 58 AVE
DAVIE, FL 33314-2736

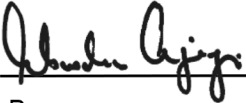
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broward.deedauktion.net
**Pre-registration is required to bid.*

Dated this 14th day of February, 2022.

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: 04/14/2022, 04/21/2022, 04/28/2022 & 05/05/2022
Minimum Bid: 15308.38

BROWARD

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

48660
NOTICE OF APPLICATION FOR TAX DEED
CERTIFICATE NUMBER: 12041

in the XXXX Court,
was published in said newspaper by print in the issues of
and/or by publication on the newspaper's website, if
authorized, on

04/14/2022 04/21/2022 04/28/2022 05/05/2022

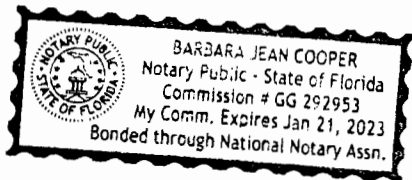
Affiant further says that the newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Scherrie A. Thomas

Sworn to and subscribed before me this
5 day of MAY, A.D. 2022

Barbara Jean Cooper

(SEAL)
SCHERRIE A. THOMAS personally known to me



**Broward County, Florida
RECORDS, TAXES & TREASURY
DIVISION/TAX DEED SECTION
NOTICE OF APPLICATION FOR
TAX DEED NUMBER 48660**

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: 504126-18-1480
Certificate Number: 12041
Date of Issuance: 05/23/2019
Certificate Holder:

FRANROSA CERTIFICATES LLC
Description of Property:
PLAYLAND VILLAGE SEC 3 51-11 B
LOT 327

Name in which assessed:
BROWN, BENJAMIN CHARLES IV
Legal Titleholders:
BROWN, BENJAMIN CHARLES IV
3751 SW 58 AVE
DAVIE, FL 33314-2736

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

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 18th day of May, 2022. 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 14th day of February, 2022.

Bertha Henry
County Administrator
RECORDS, TAXES, AND
TREASURY DIVISION

(Seal)
By: Abiodun Ajayi
Deputy

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

Minimum Bid: 15308.38
401-314
4/14-21-28 5/5 22-08/0000589697B

BROWARD COUNTY SHERIFF'S OFFICE

1801 Broward Blvd Fort Lauderdale, Florida 33312

22015691

Broward County, FL VS Benjamin Charles Brown, IV

RETURN OF SERVICE



Court Case # TD 48660

Hearing Date:05/18/2022

Received by CCN 16670

04/07/2022 9:30 AM

Type of Writ: Tax Sale - Broward

Court: County / Broward FL

Serve: **Benjamin Charles Brown, IV 3751 SW 58 Avenue Davie FL 33314**

Served:

Not Served:

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

Date: 04/07/2022 Time: 11:17 AM

On Benjamin Charles Brown, IV 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: Served in hand.

Eye Color: Blue, Gender: Male, Hair Color: Brown, Race: White, Weight: SKINNY BUILT

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: *J. Lopez Toro* 16670

D.S.

J. Lopez Toro, #16670

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

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION
PROPERTY ID # 504126-18-1480 (TD #48660)

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

RECEIVED
2022 APR -4
BROWARD COUNTY

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 April 29, 2022\$11,185.30
- Or
- * Amount due if paid by May 17, 2022\$11,328.58

*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 May 18, 2022 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

**BROWN, BENJAMIN CHARLES IV
3751 SW 58 AVE
DAVIE, FL 33314-2736**

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

Warranty Deed

This Indenture, Made this 26 day of September, A. D. 19 72
Between ROBERT J. BALLINGER and MARSHA A. BALLINGER, his wife

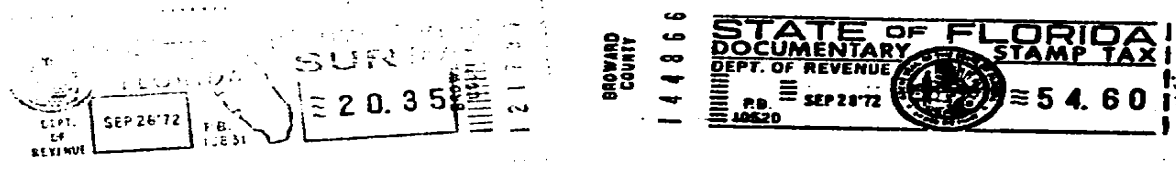
of the County of Broward, in the State of Florida, party of the first part, and
BENJAMIN C. BROWN and DONNA J. BROWN, his wife
3751 S.W. 58 Avenue, Ft. Lauderdale, Florida
of the County of Broward, in the State of Florida, party of the second part.

Witnesseth, That the said party of the first part, for and in consideration of the sum of Ten Dollars and other good and valuable consideration ~~to them~~ to them in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said party of the second part, their heirs and assigns, forever, the following described land, situate, lying and being in the County of Broward and State of Florida, to-wit:

LOT 327, PLAYLAND VILLAGE, SECTION 3, according to the plat thereof, recorded in plat book 51, page 11, of the Public Records of Broward County, Florida.

JACK WHEELER, COUNTY RECORDER

72 SEP 28 AM 11 21



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

In Witness Whereof, the said party of the first part does hereunto set their hands and seal the day and year above written.

Signed, sealed and delivered in presence of us:
[Signatures]

Robert J. Ballinger
ROBERT J. BALLINGER
Marsha A. Ballinger
MARSHA A. BALLINGER

State of Florida,
County of Broward

RECORDED IN OFFICIAL RECORDS ROOM
OF BROWARD COUNTY, FLORIDA
JACK WHEELER
CLERK OF CIRCUIT COURT

I Hereby Certify that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments,

ROBERT J. BALLINGER and MARSHA A. BALLINGER, his wife

to me well known to be the persons described in and who executed the foregoing deed, and acknowledged before me that they executed the same freely and voluntarily for the purpose therein expressed.

Witness my hand and official seal, Hollywood
County of Broward and State of Florida
day of September, A. D. 19 72 this 26

My commission expires:
10-16-74

[Notary Signature]
Notary Public, State of Florida.

This Instrument Was Prepared By:
EDWARD S. EVINE, ESQ.
388 Minorca
Coral Gables, Fla.

Return to grantor

REC. 5006 PAGE 161

X

54.60
Fee 20.31

QUIT-CLAIM DEED

79-339314

This Quit-Claim Deed, Executed this 27 day of September, A. D. 1979, by

BENJAMIN C. BROWN, III, a single man

first party, to

DONNA JEAN BROWN

whose postoffice address is

3751 S.W. 58th Avenue
Davie, Florida 33314

765 5600

second party:

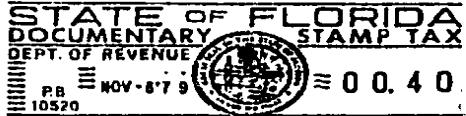
(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth, That the said first party, for and in consideration of the sum of \$ 10.00 in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of BROWARD State of FLORIDA, to-wit:

LOT 327, PLAYLAND VILLAGE SECTION 3 PLAT BOOK 51,
PAGE 11 OF THE OFFICIAL RECORDS OF BROWARD COUNTY,
FLORIDA.

BROWARD
COUNTY

525375



79 NOV 6 PM 2:55

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 first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

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:

Brian H. Brody
U. L. Beckford

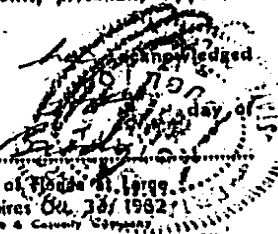
Benjamin Charles Brown

STATE OF FLORIDA,
COUNTY OF DADE

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared BENJAMIN C. BROWN, III, a single man to me known to be the person described in and who executed the foregoing instrument and before me that he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this September 27 day of A. D. 1979.

Notary Public, State of Florida
My Commission Expires Oct. 28, 1982



This Instrument prepared by: BRIAN H. BRODY, ESQ. RECORDED IN THE OFFICIAL RECORDS BOOK OF BROWARD COUNTY, FLORIDA
Address: 633 N.E. 167 STREET, SUITE 1015 NORTH MIAMI BEACH, FLA. 33162
GRAHAM W. WATT
COUNTY ADMINISTRATOR

Return to → JEFFREY A. GLASS, ESQ.
Ste. 203, 524 So. Andrews Ave.
Ft. Lauderdale, Florida 33301

REC 8542 PAGE 51

4.20

4

This Deed prepared by, and return to:
Gregory A. Ebenfeld
9900 Stirling Road, Suite 304

Cooper City, Florida 33024

Grantees: **DONNA JEAN KIDD**
THOMAS ARTHUR KIDD

Property ID# 5041 26 18 1480

QUIT CLAIM DEED

THIS QUIT-CLAIM DEED, made and executed on 1/19/04, by DONNA JEAN KIDD a/k/a DONNA JEAN BROWN, (Grantor) to DONNA JEAN KIDD a/k/a DONNA JEAN BROWN and THOMAS ARTHUR KIDD, husband and wife, whose post office address is 3751 SW 58th Avenue, Davie, Florida 33314, (Grantees), to own the property as joint tenants with rights of survivorship.

WITNESSETH, That the said first party, for and in consideration of the sum of Ten and no/100 Dollars (\$10.00), in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim into the said second party forever, all the right, title, interest, claim and demand, which the said first party has in and to the following described lot, piece or parcel of land, situated, lying and being in the County of **BROWARD**, State of Florida, to-wit:

**LOT 327, PLAYLAND VILLAGE SECTION 3
PLAT BOOK 51, PAGE 11 OF THE OFFICIAL
RECORDS OF BROWARD COUNTY, FLORIDA.**

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

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

Donna Jean Kidd
DONNA JEAN KIDD a/k/a DONNA JEAN BROWN
3751 SW 58th Avenue, Davie, Florida 33314

Leonard I. Safra
Signature of Witness

Dawn Serotta
Signature of Witness

Leonard I. Safra
Printed Name of Witness

DAWN SEROTTA
Printed Name of Witness

STATE OF FLORIDA)
) ss.
COUNTY OF BROWARD)

The foregoing Quit-Claim Deed was acknowledged before me on 1/17/04 by DONNA JEAN KIDD a/k/a DONNA JEAN BROWN, who is personally known to me, or have produced _____ as identification.

[Signature]
Notary Public
State of Florida
My commission expires:



N.B. This Deed has been prepared at the Grantor's request without examination or legal opinion of title.

3

This Deed prepared by, and return to:
Gregory A. Ebenfeld
11011 Sheridan Street, Suite 113
Cooper City, Florida 33026

Grantor: DONNA JEAN KIDD

Property Appraiser's Parcel I.D. No: 5041 26 18 1480

**"SUPER DEED"
QUIT CLAIM DEED**

THIS INDENTURE, made and executed on March 21, 2012, between **DONNA JEAN KIDD**, a single woman of the County of BROWARD, (Grantor), whose post office address is 3751 58th Avenue, Davie, FL 33314, and **BENJAMIN CHARLES BROWN, IV**, and **JENNIFER BROWN**, husband and wife, whose post office address is 3751 58th Avenue, Davie, FL 33314 (Grantees), and reserving unto the Grantor **DONNA JEAN KIDD**, a life estate, without any liability for waste, with full power and authority to sell, convey, mortgage, lease or otherwise dispose of the property described below in fee simple without joinder by the remainderman, and to keep absolutely any and all proceeds derived therefrom without liability for claims or debts of the remainderman. Upon the death of the Grantor, **DONNA JEAN KIDD**, the title shall vest in **BENJAMIN CHARLES BROWN, IV** and **JENNIFER BROWN**, in fee simple absolute. The interests of the remainderman created by this Deed are CONTINGENT, and NOT VESTED, and until VESTING, the remaindermen, their heirs, successors, assigns, and creditors **HAVE NO RIGHTS IN THIS PROPERTY.**

WITNESSETH, That the said first party, for and in consideration of the sum of Ten and no/100 Dollars (\$10.00), in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim into the said second party forever, all the right, title, interest, claim and demand, which the said first party has in and to the following described lot, piece or parcel of land, situated, lying and being in the County of **BROWARD**, State of Florida, to-wit:

LOT 327, PLAYLAND VILLAGE SECTION 3 PLAT BOOK 51, PAGE 11 OF THE OFFICIAL RECORDS OF BROWARD COUNTY, FLORIDA.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances hereunto belonging or in any ways appertaining, and all the estate, right, title, interest, lien, equity, and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behalf of the said second party forever.

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

Donna Jean Kidd

DONNA JEAN KIDD
3751 58th Avenue, Davie, FL 33314

Bernadette Saunders

Signature of Witness #1

Carole Stahl

Signature of Witness #2

BERNADETTE SAUNDERS

Printed Name of Witness #1

CAROLE STAHL

Printed Name of Witness #2

STATE OF FLORIDA)
) ss.
COUNTY OF BROWARD)

The foregoing Super Deed was acknowledged before me on March 21, 2012 by **DONNA JEAN KIDD, GRANTOR**, who is personally known to me, or has produced _____ as identification.

[Signature]

Notary Public
State of Florida
My commission expires:

NOTARY PUBLIC-STATE OF FLORIDA
Gregory A. Ebenfeld
Commission # DD886818
Expires: JUNE 15, 2013
BONDED THRU ATLANTIC BONDING CO., INC.

Record and return to:
M. SCOTT KLEIMAN, ESQ.
Kalis, Kleiman & Wolfe, P.A.
7320 Griffin Road, Suite 109
Davie, FL 33314

Folio No. 504126181480

QUIT CLAIM DEED

THIS QUIT CLAIM DEED made this 6th day of November, 2019, by **JENNIFER BROWN, a married woman**, whose address is 8651 Bridle Path Court, Davie, Florida 33328 (the "Grantor"), to **BENJAMIN CHARLES BROWN, IV, a married man**, whose address is 3751 SW 58 Avenue, Davie, Florida 33314 (the "Grantee"). (The terms "Grantor" and "Grantee" in this instrument includes the respective successors and assigns of said parties).

WITNESSETH:

THAT the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) to it in hand paid by the Grantee, the receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee the property (the "Property") lying and being in Broward County, Florida, and as legally described as

**LOT 327, PLAYLAND VILLAGE SECTION 3, AS RECORDED IN PLAT BOOK 51, PAGE 11
OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA**

N.B. The Preparer of this instrument has not performed any title services in connection with the preparation of this instrument, nor have the Grantors or Grantee requested the Preparer to perform an Opinion of Title. The Preparer has not given an opinion as to the current fee simple ownership, effect of this instrument on other interests in the subject property or the adequacy of the legal description. The preparer has relied solely on information provided by the Grantors in the preparation of this instrument.

N.B. The subject property is not the homestead of Grantor nor is it adjacent thereto. Grantor resides at 8651 Bridle Path Court, Davie, Florida 33328.

TOGETHER with all the tenements, hereditaments and appurtenances belonging or in any way appertaining to said Property.

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

IN WITNESS WHEREOF, the Grantors have caused this Quit Claim Deed to be executed in their names the day and year first above written.

Signed, sealed and delivered in
the presence of:

Kimberly P. Fahr
Witness Signature
Kimberly P. Fahr
Print Name of Witness
Frankie Kiele
Witness Signature
Yvonne Thiele
Print Name of Witness

J. B. Brown
JENNIFER BROWN

DATE: April 1st, 2022
PROPERTY ID # 504126-18-1480 (TD # 48660)

WARNING

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

BROWN, BENJAMIN CHARLES IV
3751 SW 58 AVE
DAVIE, FL 33314-2736

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 3751 SW 58 AVENUE, DAVIE, FL 33314-2736 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 April 29, 2022\$11,185.30
- Or
- * Estimated Amount due if paid by May 17, 2022\$11,328.58

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

FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT
www.broward.org/recordstaxestreasury

DATE: April 1st, 2022
PROPERTY ID # 504126-18-1480 (TD # 48660)

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DONNA JEAN KIDD
3751 58TH AVE
DAVIE, FL 33314

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

DATE: April 1st, 2022
PROPERTY ID # 504126-18-1480 (TD # 48660)

WARNING

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BROWARD COUNTY CLERK OF THE CIRCUIT COURT
201 S.E. 6TH STREET, ROOM 18150
FORT LAUDERDALE, FL 33301

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*CHARLES, JESULA
VAILLANT, ROSE MARIE
3741 SW 58 AVE
DAVIE, FL 33314

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*MARTINEZ, CEDRIC
MARTINEZ, MARIA MAGDALENA
3761 SW 58 AVE
DAVIE, FL 33314

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*PENA, LISABETA
3750 SW 58 TERRACE
DAVIE, FL 33314

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RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION

DATE: April 1st, 2022
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NAZARENA R HAUSER, ESQ
6950 CYPRESS RD STE 107
PLANTATION, FL 33317-2361

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DATE: April 1st, 2022
PROPERTY ID # 504126-18-1480 (TD # 48660)

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TOWN OF DAVIE
6591 ORANGE DR
DAVIE, FL 33314

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TRACY N DAVIS
THE LAW OFFICES OF TRACY DAVIS
3601 SW FOREMOST DR
PORT ST LUCIE, FL 34953-5259

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Street and Apt. No.

City, State, ZIP+4

TD 48660 MAY 2022 WARNING
TOWN OF DAVIE
6591 ORANGE DR
DAVIE, FL 33314

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

See Reverse for Instructions

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<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
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TD 48660 MAY 2022 WARNING
BROWN, BENJAMIN CHARLES IV
3751 SW 58 AVE
DAVIE, FL 33314-2736

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

7201 222 220 0222 0000 8095 8095

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Total Postage and Fees

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**DONNA JEAN KIDD
3751 58TH AVE
DAVIE, FL 33314**

7021 2720 0222 T202
R695 E05E 0000

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Street and Apt. N

City, State, ZIP+

TD 48660 MAY 2022 WARNING
BROWARD COUNTY CLERK OF THE
CIRCUIT COURT
201 S.E. 6TH STREET, ROOM 18150
FORT LAUDERDALE, FL 33301

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

See reverse for instructions

7021 2720 0000 3503 5704

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Postage
\$ _____

Total Postage and Fees
\$ _____

TD 48660 MAY 2022 WARNING
NAZARENA R HAUSER, ESQ
6950 CYPRESS RD STE 107
PLANTATION, FL 33317-2361

Sent To

Street and Apt. No.

City, State, ZIP+4

7021 2720 0000 3503 5711

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3601 SW FOREMOST DR
PORT ST LUCIE, FL 34953-5259

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City, State, ZIP+4

TD 48660 MAY 2022 WARNING

***PENA, LISABETA
3750 SW 58 TERRACE
DAVIE, FL 33314**

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

See Reverse for Instructions

7021 2720 0000 3503 5735

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

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

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

Postmark
Here

Postage

\$

Total Postage at

\$

Sent To

Street and Apt. #

City, State, ZIP+

TD 48660 MAY 2022 WARNING

*CHARLES, JESULA
VAILLANT, ROSE MARIE
3741 SW 58 AVE
DAVIE, FL 33314

7021 2720 0000 3503 5742

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

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

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

Postmark
Here

Postage

\$

Total Postage at

\$

Sent To

Street and Apt. #

City, State, ZIP+

TD 48660 MAY 2022 WARNING
***MARTINEZ, CEDRIC**
MARTINEZ, MARIA MAGDALENA
3761 SW 58 AVE
DAVIE, FL 33314

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

See Reverse for Instructions

7021 2720 0000 3503 5759

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 48660 MAY 2022 WARNING
 TOWN OF DAVIE
 6591 ORANGE DR
 DAVIE, FL 33314



9590 9402 6898 1104 8652 19

7021 2720 0000 3503 5674

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X C-19 2826

- Agent
- Addressee

B. Received by (Printed Name)

C-19

C. Date of Delivery

4-4-22

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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

TD 48660 MAY 2022 WARNING
 BROWARD COUNTY CLERK OF THE
 CIRCUIT COURT
 201 S.E. 6TH STREET, ROOM 18150
 FORT LAUDERDALE, FL 33301



9590 9402 6898 1104 8651 89

2 7021 2720 0000 3503 5704

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *J. Butte*

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

4/4/2022

- 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
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery
- Priority Mail Express®
- 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 48660 MAY 2022 WARNING
 TRACY N DAVIS
 THE LAW OFFICES OF TRACY DAVIS
 3601 SW FOREMOST DR
 PORT ST LUCIE, FL 34953-5259



9590 9402 6992 1225 6724 94

7021 2720 0000 3503 5728

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- Agent
- Addressee

B. Received by (Printed Name)

DAVIS

C. Date of Delivery

4/4

D. Is delivery address different from item 1? If YES, enter delivery address below:

- Yes
- 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

(over \$500)