

TitleExpress®

A service of Grant Street Group

339 Sixth Ave, Suite 1400
Pittsburgh, PA 15222

TDA# 49995

Web: www.grantstreet.com

E-mail: TitleExpress@grantstreet.com

Phone: (412) 391-5555

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
4941 25 HH 0830	248692	2650 NW 49 AVENUE #327 LAUDERDALE LAKES 33313

Legal Description

That certain Condominium Parcel composed of Unit No. 327 and the undivided share in those common elements appurtenant thereto in accordance with and subject to the covenants, conditions, restrictions, terms and other provisions of that certain Declaration of Condominium of Cypress Chase Condominium No. 7, together with the Exhibits thereto, as recorded in Official Records Book 6742 at pages 546 through 643, inclusive, of the Public Records of Broward County, Florida.

Other Parcel Info

Certificate #	Assessed Value	Homestead?	Mobile Home?	Bankruptcy?
2020 - 6723	\$80,310	No	No	No

Owner of Record on Current Tax Roll
MELANIE LAING, DIANE ARSCOTT, ETAL

Billing Name & Address

2650 NW 49 AVE #327
LAUDERDALE LAKES FL 33313

PROPERTY INFORMATION REPORT

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:11/17/2022 **Search covers** **20 years** **through:**11/14/2022

James Bennett
Title Examiner

General Examiner Comments:

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

GLORIA LAING, DECEASED
2650 NW 49TH AVENUE APT 327
LAUDERDALE LAKES FL 33313

Document

Quit Claim Deed
Inst:114980612

Examiner Comments

MELANIE LAING, DIANE ARSCOTT, ANTHONY
LAING

Quit Claim Deed
Inst:114980612

No address found on
document.

ANTHONY LAING, MELANIE LAING, DIANE
ARSCOTT
2650 NW 49 AVE #327
LAUDERDALE LAKES FL 33313

Quit Claim Deed 46002-697.

Related Documents (for Reference)

Warranty Deed
Bk:30760 Pg:1127

Quit Claim Deed
Bk:46002 Pg:697

Quit Claim Deed
Bk:47007 Pg:967

Re-recorded Quit Claim Deed
Bk:47784 Pg:1507

Order
Inst:116245020

MORTGAGE HOLDER**Name & Address of Record**

None found.

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

None found.

LIEN HOLDER**Name & Address of Record**

CYPRESS CHASE CONDOMINIUM
ASSOCIATION "D", INC.
2600 NW 49TH AVE.
LAUDERDALE LAKES FL 33313

Document

Lien
Inst:118181677

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

None found.

OTHER PARTIES**Name & Address of Record**

CYPRESS CHASE CONDOMINIUM
ASSOCIATION "D", INC.
2600 NW 49TH AVE
LAUDERDALE LAKES FL 33313

Document

Sunbiz COA

Examiner Comments

Declaration recorded in
6742-546.

GLAZER AND SACHS, P.A., REGISTERED AGENT
O/B/O CYPRESS CHASE CONDOMINIUM
ASSOCIATION "D", INC.
3113 STIRLING ROAD
SUITE 201
FORT LAUDERDALE FL 33312

Sunbiz COA

Related Documents (for Reference)

None found.

OTHER DOCUMENTS**File Name**

49995PA.pdf



Site Address	2650 NW 49 AVENUE #327, LAUDERDALE LAKES FL 33313	ID #	4941 25 HH 0830
Property Owner	LAING, MELANIE ARSCOTT, DIANE ETAL	Millage	2012
Mailing Address	2650 NW 49 AVE #327 LAUDERDALE LAKES FL 33313	Use	04
Abbr Legal Description	CYPRESS CHASE CONDO NO.7 UNIT 327 PER CDO BK/PG: 6742/546		

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 Value								
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax			
2022	\$8,030	\$72,280	\$80,310	\$70,000				
2021	\$6,420	\$57,800	\$64,220	\$63,640	\$1,856.17			
2020	\$5,790	\$52,070	\$57,860	\$57,860	\$1,711.13			
2022 Exemptions and Taxable Values by Taxing Authority								
	County	School Board	Municipal	Independent				
Just Value	\$80,310	\$80,310	\$80,310	\$80,310				
Portability	0	0	0	0				
Assessed/SOH	\$70,000	\$80,310	\$70,000	\$70,000				
Homestead	0	0	0	0				
Add. Homestead	0	0	0	0				
Wid/Vet/Dis	0	0	0	0				
Senior	0	0	0	0				
Exempt Type	0	0	0	0				
Taxable	\$70,000	\$80,310	\$70,000	\$70,000				
Sales History				Land Calculations				
Date	Type	Price	Book/Page or CIN	Price	Factor	Type		
3/26/2018	QCD-T	\$100	114980612					
3/15/2011	DRR-T		47784 / 1507					
3/31/2010	QCD-T	\$100	47007 / 967					
10/10/2008	QCD T	\$100	46002 / 697					
8/1/2000	WD	\$34,500	30760 / 1127					
				Adj. Bldg. S.F.		960		
				Units/Beds/Baths		1/2/2		
				Eff./Act. Year Built: 1977/1976				
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 #49995

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 March 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:

ANTHONY LAING 2650 NW 49TH AVE APT 327 LAUDERDALE LAKES, FL 33313-2693	DIANE ARSCOTT 2650 NW 49TH AVE APT 327 LAUDERDALE LAKES, FL 33313-2693	MELANIE LAING 2650 NW 49TH AVE APT 327 LAUDERDALE LAKES, FL 33313-2693	CYPRESS CHASE CONDOMINIUM ASSOCIATION "D", INC. 2600 NW 49TH AVE. LAUDERDALE LAKES, FL 33313
ALAN D JONES 7828 NW 44TH ST # B LAUDERHILL, FL 33351-6206	BROWARD COUNTY CLERK OF COURTS 201 SE 6TH ST RM 18150 FORT LAUDERDALE, FL 33301-3303	GILBERT G ATKINSON 2650 NW 49TH AVE APT 327 LAUDERDALE LAKES, FL 33313-2693	KENNETH MAIR ESQ 3500 N STATE ROAD 7 STE 402 LAUDERDALE LAKES, FL 33319-5627
ALECIA WHITE 3500 N STATE ROAD 7 STE 402 LAUDERDALE LAKES, FL 33319-5627	CITY OF LAUDERDALE LAKES 4300 NW 36TH ST LAUDERDALE LAKES, FL 33319-5506	VALERIE J PETERS ESQ PETERS & PETERS ATTY AT LAW PA 10400 GRIFFIN RD STE 108 DAVIE, FL 33328-3320	CYPRESS CHASE CONDO ASSOCIATION "D", INC. 2600 NW 49TH AVE LAUDERDALE LAKES, FL 33313
GLAZER & SACHS, P.A., REG AGENT O/B/O CYPRESS CHASE CONDO ASSOC "D", INC. 3113 STIRLING RD STE 201 FORT LAUDERDALE, FL 33312	GLORIA LAING, DECEASED 2650 NW 49TH AVENUE APT 327 LAUDERDALE LAKES, FL 33313		

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 March 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**

24

Broward County, Florida

INSTR # 118603487

Recorded 01/04/23 at 02:36 PM

Broward County Commission

1 Page(s)

#24

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

NOTICE OF APPLICATION FOR TAX DEED NUMBER 49995

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: 494125-HH-0830

Certificate Number: 6723

Date of Issuance: 05/26/2020

Certificate Holder: BLACK CUB, LLC SB MUNI CUST FOR

Description of Property: CYPRESS CHASE CONDO NO.7

UNIT 327

PER CDO BK/PG: 6742/546

Name in which assessed: LAING,MELANIE ARSCOTT,DIANE ETAL

Legal Titleholders: LAING,MELANIE

ARSCOTT,DIANE ETAL

2650 NW 49 AVE #327

LAUDERDALE LAKES, FL 33313

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 19th day of April, 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.deedauktion.net

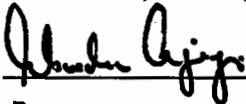
**Pre-registration is required to bid.*

Dated this 4th day of January, 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: 03/16/2023, 03/23/2023, 03/30/2023 & 04/06/2023

Minimum Bid: 9554.97

Broward County, Florida

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

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Description of Property: CYPRESS CHASE CONDO NO.7
UNIT 327

PER CDO BK/PG: 6742/546

That certain Condominium Parcel composed of Unit No. 327 and the undivided share in those common elements appurtenant thereto in accordance with and subject to the covenants, conditions, restrictions, terms and other provisions of that certain Declaration of Condominium of Cypress Chase Condominium No. 7, together with the Exhibits thereto, as recorded in Official Records Book 6742 at pages 546 through 643, inclusive, of the Public Records of Broward County, Florida.

Name in which assessed: LAING,MELANIE ARSCOTT,DIANE ETAL

Legal Titleholders: LAING,MELANIE
ARSCOTT,DIANE ETAL
2650 NW 49 AVE #327
LAUDERDALE LAKES, FL 33313

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

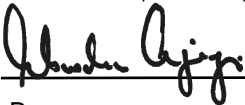
Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 19th day of April, 2023. Pre-bidding shall open at 9:00 AM EDT, sale shall commence at 10:00 AM EDT and shall begin closing at 11:01 AM EDT at:

broward.deedauktion.net

**Pre-registration is required to bid.*

Dated this 12th day of January, 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: 03/16/2023, 03/23/2023, 03/30/2023 & 04/06/2023

Minimum Bid: 9941.97

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

49995
NOTICE OF APPLICATION FOR TAX DEED
CERTIFICATE NUMBER: 6723

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

03/16/2023 03/23/2023 03/30/2023 04/06/2023

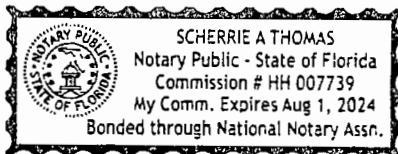
Affiant further says that the newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Barbara Jean Cooper

Sworn to and subscribed before me this
6 day of APRIL, 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 49995**

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: 494125-HH-0830
Certificate Number: 6723
Date of Issuance: 05/26/2020

Certificate Holder:

BLACK CUB, LLC SB MUNI
CUST FOR

Description of Property:

CYPRESS CHASE CONDO NO. 7
UNIT 327

PER CDO BK/PG: 6742/546

That certain Condominium Parcel composed of Unit No. 327 and the undivided share in those common elements appurtenant thereto in accordance with and subject to the covenants, conditions, restrictions, terms and other provisions of that certain Declaration of Condominium of Cypress Chase Condominium No. 7, together with the Exhibits thereto, as recorded in Official Records Book 6742 at pages 546 through 643, inclusive, of the Public Records of Broward County, Florida.

Name in which assessed:

LAING, MELANIE ARSCOTT,
DIANE ETAL

Legal Titleholders:

LAING, MELANIE
ARSCOTT, DIANE ETAL

2650 NW 49 AVE #327

LAUDERDALE LAKES, FL 33313

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 19th day of April, 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 12th day of January, 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: 9941.97

401-314

3/16-23-30 4/6 23-17/0000650261B

BROWARD COUNTY SHERIFF'S OFFICE

2601 West Broward Blvd Fort Lauderdale, Florida 33312

Sheriff # 23008038

Broward County, FL VS Melanie Laing, Diane Arscott Et Al

RETURN OF SERVICE

Court Case # TD 49995

Hearing Date: 04/19/2023

Received by CCN 9750

03/02/2023 8:22 AM

Type of Writ: Tax Sale - Broward

Court: County / Broward FL

Serve: **Melanie Laing, Diane Arscott Et Al 2650 NW 49 Avenue #327 Lauderdale Lakes FL 33313**

Served:

X

Not Served:

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

Date: 03/02/2023 Time: 11:42 AM

On Melanie Laing, Diane Arscott Et Al in Broward County, Florida, by serving the within named person a true copy of the writ with the date and time of service endorsed thereon by me, and copy of the complaint petition or initial pleading by the following method:

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

COMMENTS: Posted Tax Notice

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

Gregory Tony, Sheriff
Broward County, Florida

By:

D.S.

V. Harper, #9750

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 # 494125-HH-0830 (TD #49995)

RECEIVED SHERIFF
2023 MAR -1 AM 11:25
BROWARD CO. FLA LAUDER

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 March 31, 2023\$7,720.33

Or

* Amount due if paid by April 18, 2023\$7,814.67

*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 April 19, 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

PLEASE SERVE THIS ADDRESS OR LOCATION

LAING, MELANIE
ARSCOTT, DIANE ETAL
2650 NW 49 AVE #327
LAUDERDALE LAKES, FL 33313

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

Prepared by:

Kenneth Mair, Esquire
3500 N. State Rd. 7, Suite 402
Ft. Lauderdale, FL 33319

Property Tax Identification No: 4941 25 HH 0830

QUIT CLAIM DEED

THIS QUIT CLAIM DEED, executed this 26th day of March, 2018, by **GLORIA LAING**, a single woman, residing at 2650 NW 49TH Avenue, Apt 327, Lauderdale Lakes, FL 33313, hereinafter the "GRANTOR," to **GLORIA LAING** for life and the remainder of her interest shall pass to her children, **MELANIE LAING, DIANE ARSCOTT, ANTHONY LAING**, at 40%, 30%, 30% respectively, hereinafter the "GRANTEES"*. (*Whenever used herein the term "Grantor", "Grantee" and "party" include all the parties to this instrument, whether singular or plural).

WITNESSETH that the said GRANTOR, for and in consideration of the sum of Ten and 00/100, (\$10.00) Dollars and other good and valuable consideration, in hand paid by the said GRANTEES, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said GRANTEES forever, all the right, title, interest, claim and demand which the said GRANTOR has in and to the following described lot, piece or parcel land, situate, lying and being in the County of Broward, State of Florida, to-wit:

**2650 NW 49 AVE # 327 LAUDERDALE LAKES, FL 33313 LEGAL DESCRIPTION
CYPRESS CHASE 7 UNIT 327 LAUDERDALE LAKES, FL 33313**

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

IN WITNESS WHEREOF, the GRANTOR has hereunto executed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness #1 Sign [Signature]

Print Name: ALBERT ATKINSON

Witness #2 Sign [Signature]

Print Name: KENNETH MAIR

[Signature]
GLORIA LAING

STATE OF FLORIDA)
) ss:
COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me this 26th day of March, 2018, by **GLORIA LAING**, a single woman, who is _____ personally known to me or _____ has produced _____ as identification.

NOTARY SEAL

Print Name: _____
My commission expires _____



Kenneth Mair
COMMISSION # FP131725
EXPIRES: June 11, 2018
BONDED BY ARCHNOTARY

①

DOCUMENT COVER PAGE

INSTR # 100463474
OR BK 30760 PG 1127
RECORDED 08/14/2000 10:02 AM
COMMISSION
BROWARD COUNTY
DOC STMP-D 241.50
DEPUTY CLERK 1927

Incorporated in and becoming a PERMANENT PART of:

This Space Reserved for County Recorder Use

Document Description:

Warranty Deed
(Title of document - i.e. Warranty Deed, Mortgage, Assignment of Mortgage)

Executed by:

Russell Bonvic

To:

Gloria Loring

Brief Legal Description:
(if applicable)

➡ Return Recorded Document to:
(Name & Address)

Record Return to
Prepared by and Return to:

OR BK 30760 PG 1128

William Kelly Galst
EMERALD TITLE SERVICES, INC.
8201 Pine Island Road, Ste B
Tampa, FL 33631
S&S - GRANTEE 1: - -

WARRANTY DEED

File No.: 2000244-BW8

THIS INSTRUMENT, made this 1st day of August, A.D. 2000 between

Russell Bonvie, the remarried widow of Dorothy Bonvie

as Grantor*, whose address is: 5 Rue MARGUERITE Pointe-Archeve Quebec
CANADA J0V1T0 and

Gloria Laing, a single woman

as Grantee*, whose address is: 131-22 223rd Street, Laurelton, New York 11413

WITNESSETH: That the Grantors, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations to said grantors in hand paid by said grantees, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the grantees and grantee's heirs forever the following described land located in the County of Broward, State of Florida, to-wit:

SEE ATTACHED FOR CONTINUATION OF LEGAL DESCRIPTION

The subject property is not the homestead of the grantor, nor is it contiguous to the grantors homestead property.

Property Tax ID Number: 19125-HR-06300

SUBJECT TO easements, restrictions and reservations of record, if any, and taxes for 2000 and subsequent years.

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

*Singular and plural are interchangeable as context requires.

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

X (WITNESS 1) Francine G. Gannon Russell Bonvie
PRINT OR TYPE NAME: FRANCINE G. GANNON Russell Bonvie
X (WITNESS 2) Gloria Laing
PRINT OR TYPE NAME: Gloria Laing
State of Province of Quebec
County of CANADA

The foregoing instrument was acknowledged before me on this 1st day of August, 2000 by Russell Bonvie, who is known to me or who has produced driver license as identification and did take an oath.

My Commission Expires: Feb. 02
(SEAL)

X NOTARY PUBLIC
PRINT OR TYPE NAME: [Signature]

OR BK 30760 PG 1129

CONTINUATION OF WARRANTY DEED

LEGAL DESCRIPTION

That certain Condominium Parcel composed of Unit No. 327 and the undivided share in those common elements appurtenant thereto in accordance with and subject to the covenants, conditions, restrictions, terms and other provisions of that certain Declaration of Condominium of Cypress Chase Condominium No. 7, together with the Exhibits thereto, as recorded in Official Records Book 6743 at pages 546 through 549, inclusive, of the Public Records of Broward County, Florida.

Cypress Chase Phase D Association

2600 N.W. 49TH AVENUE
LAUDERDALE LAKES, FLORIDA 33313

CERTIFICATE OF APPROVAL AND STATEMENT OF ASSESSMENT

In Reference to:

Condominium Unit 327 of Cypress Chase condominium Assoc., Inc.
A Condominium, according to the Declaration of Condominium thereof,
recorded in Official Records Book 6742 at Page 546 of the
Public Records of Broward County, Florida.

At the request of the present owner, the undersigned officers of
Cypress Chase Condominium "D" Association, Inc. operating at the above
described Condominium, hereby certify as follows:

1: That _____
as Purchaser, have been duly approved by the undersigned Condominium
Association, pursuant to the provisions of the above described Declaration
of Condominium, and further,

2: That the sum of 10 Dollars
\$ _____ is due and owing for the unpaid assessment against the
parcel for common expenses as of this date and that the next payment is due
on the 1st day of July 2000 in the amount of
\$ 187 for the period 1 March to August 2000.

DATED: this 22nd day of July 2000.

John D. Lippert
by _____
President

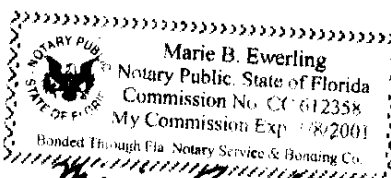
Attest: Marie B. Ewerling
Secretary

Corporate Seal:

STATE OF FLORIDA;

SS;

COUNTY OF BROWARD;



The foregoing instrument was acknowledged before me this _____
day of 22nd July 2000, by John D. Lippert as President,
and Marie B. Ewerling as Secretary, respectively, of Cypress Chase
Condominium "D" Association, Inc. a Florida Corporation Not for Profit.

Folio No.: 4941 25 HH 0830

QUITCLAIM DEED

This Quitclaim Deed, made this Oct 10,2008 between GLORIA LAING, Hereinafter called "GRANTOR" and GLORIA LAING,ANTHONY LAING,MELANIE LAING,DIANE ARSCOTT, hereinafter called GRANTEES whose address's are 2650 NW 49 AVE #327 LAUDERDALE LAKES,FL 33313.Legal address IS CYPRESS CHASE CONDO UNIT 327 LAUDERDALE LAKES,FL 33313.

Winesseth: That the GRANTOR , for and in consideration of the sum of **TEN & NO/100 (\$10.00) DOLLARS**, and other good and valuable consideration to GRANTOR in hand paid by "GRANTEES", the receipt whereof is hereby acknowledged, have granted, bargained and quitclaimed to the said GRANTEE heirs and assigns forever, the following described land situated lying and being in the County of **BROWARD**. State of Florida, to wit:

2650 NW 49 AVE #327 LAUDERDALE LAKES,FL 33313 LEGAL DESCRIPTION
CYPRESS CHASE 7 CONDO UNIT 327 LAUDERDALE LAKES,FL 33313.

Subject to: Zoning and restrictions and prohibitions imposed by governmental authority, the Homeowners Association or Homeowners association documents; restrictions, easements and other matters appearing on the plat/or common to the condominium.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in any wise appertaining and all the estate, right, title, interest, lien, equity and claim whatsoever of grantor, either in law or equity to the use, benefit and profit of the said grantee forever.

In Witness Whereof the "GRANTOR" has hereunto set their hands and seals the day and year first above written.

✓

Signed, sealed and delivered in our presence:

Kamnee Khan
Name
Kamnee Khan
Witness


Gloria Laing
GLORIA LAING

Geraldine Ruiz
Name
Geraldine Ruiz
Witness

Gloria Laing

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this October 10, 2008 by GLORIA LAING who is personally known to me.

NOTARY PUBLIC - STATE OF FLORIDA
 Alan D. Jones
Commission # DD620518
Expires: DEC. 06, 2010
BONDED THRU ATLANTIC BONDING CO., INC.

Alan D. Jones
Alan D. Jones
Notary Public
My Commission Expires:

This instrument prepared by
Name: Alan D Jones
7827 NW 44th Street
Sunrise, FL 33351

Folio No.: 4941 25 HH0830

QUITCLAIM DEED

This Quitclaim Deed, made this March 9, 2010 between **GLORIA LAING, ANTHONY LAING, MELANIE LAING, DIANE ARSCOTT**, Hereinafter called "**GRANTOR**" and **GLORIA LAING** hereinafter called **GRANTEE** whose address is 2650 NW 49 AVE UNIT 327 LAUDERDALE LAKES FL 33313, Legal address is CYPRESS CHASE 7 CONDO UNIT 327 LAUDERDALE LAKES FL 33313

Witnesseth: That the **GRANTOR**, for and in consideration of the sum of **TEN & NO/100 (\$10.00) DOLLARS**, and other good and valuable consideration to **GRANTOR** in hand paid by "**GRANTEE**", the receipt whereof is hereby acknowledged, have granted, bargained and quitclaimed to the said **GRANTEE** heirs and assigns forever, the following described land situated lying and being in the County of **BROWARD**, State of Florida, to wit:

2650 NW 49 AVE #327 LAUDERDALE LAKES, FL 33313 LEGAL DESCRIPTION
CYPRESS CHASE 7 UNIT 327 LAUDERDALE LAKES FL 33313

Subject to: Zoning and restrictions and prohibitions imposed by governmental authority, the Homeowners Association or Homeowners association documents; restrictions, easements and other matters appearing on the plat/or common to the condominium.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in any wise appertaining and all the estate, right, title, interest, lien, equity and claim whatsoever of grantor, either in law or equity to the use, benefit and profit of the said grantee forever.

In Witness Whereof the "**GRANTORS**" have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

(3)

STATE OF:
COUNTY OF New York

The foregoing instrument was acknowledged before me this March 17, 2010 by
MELANIE LAING who presented work I.D. () or is known to me




Notary Public
My Commission Expires:

MARIBEL RODRIGUEZ
Notary Public, State of New York
No. 01RO6184007
Qualified in Kings County
Certificate Filed in New York County
Commission Expires: 3/24/12

STATE OF:
COUNTY OF New York

The foregoing instrument was acknowledged before me this March 23, 2010 by
DIANE ARSCOTT who presented work I.D. () or is known to me



EILEEN L. GORDON
Notary Public, State of New York
No. 01GO6186566
Qualified in New York County
Commission Expires June 30, 2012

Notary Public
My Commission Expires:

Gloria Laing Gloria Laing

Witness [Signature]

Anthony Laing [Signature]
ANTHONY LAING

Witness [Signature]

Melaine Laing [Signature]
MELANIE LAING

Witness [Signature]

Diane Arscott [Signature]
DIANE ARSCOTT

Witness [Signature]

**STATE OF FLORIDA
COUNTY OF BROWARD**

The foregoing instrument was acknowledged before me this 31st March 2010 by
GLORIA LAING who presented FL-1D () or is known to me

NOTARY PUBLIC STATE OF FLORIDA
Bianca E. Rojas-Jones
Commission #DD727249
Expires: OCT. 26, 2011
BROWARD TRUST ATLANTIC BANKING CO., INC.

[Signature]
Notary Public
My Commission Expires:

**STATE OF:
COUNTY OF New York**

The foregoing instrument was acknowledged before me this March 24, 2010 by
ANTHONY LAING who presented Driver's License (NY) () or is known to me

[Signature]
Notary Public
My Commission Expires:

SHOTA BAGHATURIA
Notary Public - State of New York
No. 01BA6217558
Qualified in New York County
My Commission Expires Feb. 08, 2014

This instrument prepared by
Name: Alan D Jones
7827 NW 44th Street
Sunrise, FL 33351

CFN # 109264388
OR BK 47007 Pages 967 - 969
RECORDED 04/12/10 11:17:04
BROWARD COUNTY COMMISSION
DOC-D: \$0.70
DEPUTY CLERK 2090
#1, 3 Pages

Folio No.: 4941 25 HH0830

QUITCLAIM DEED

This Quitclaim Deed, made this March 9, 2010 between **GLORIA LAING, ANTHONY LAING, MELANIE LAING, DIANE ARSCOTT**, Hereinafter called "GRANTOR" and **GLORIA LAING** hereinafter called GRANTEE whose address is 2650 NW 49 AVE UNIT 327 LAUDERDALE LAKES FL 33313, Legal address is CYPRESS CHASE 7 CONDO UNIT 327 LAUDERDALE LAKES FL 33313

Witnesseth: That the **GRANTOR**, for and in consideration of the sum of **TEN & NO/100 (\$10.00) DOLLARS**, and other good and valuable consideration to **GRANTOR** in hand paid by "**GRANTEE**", the receipt whereof is hereby acknowledged, have granted, bargained and quitclaimed to the said **GRANTEE** heirs and assigns forever, the following described land situated lying and being in the County of BROWARD, State of Florida, to wit:

2650 NW 49 AVE #327 LAUDERDALE LAKES, FL 33313 LEGAL DESCRIPTION
CYPRESS CHASE 7 UNIT 327 LAUDERDALE LAKES FL 33313

Subject to: Zoning and restrictions and prohibitions imposed by governmental authority, the Homeowners Association or Homeowners association documents; restrictions, easements and other matters appearing on the plat/or common to the condominium.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in any wise appertaining and all the estate, right, title, interest, lien, equity and claim whatsoever of grantor, either in law or equity to the use, benefit and profit of the said grantee forever.

In Witness Whereof the "**GRANTORS**" have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

3

RECORDED TO ATTACH
FULL LEGAL DESCRIPTION
AS EXHIBIT "A"

STATE OF:
COUNTY OF New York

The foregoing instrument was acknowledged before me this March 17, 2010 by
MELANIE LAING who presented work ID () or is known to me

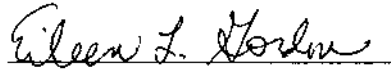


Notary Public
My Commission Expires:

MARIBEL RODRIGUEZ
Notary Public, State of New York
No. 01RO6184007
Qualified in Kings County
Certificate Filed in New York County
Commission Expires: 3/24/12

STATE OF:
COUNTY OF New York

The foregoing instrument was acknowledged before me this March 23, 2010 by
DIANE ARSCOTT who presented work I.D. () or is known to me



EILEEN L. GORDON
Notary Public, State of New York
No. 01GO6189568
Qualified in New York County
Commission Expires June 30, 2012

Notary Public
My Commission Expires:

Gloria Laing Gloria Laing

Witness [Signature]

Anthony Laing [Signature]
ANTHONY LAING

Witness [Signature]

Melaine Laing [Signature]
MELANIE LAING

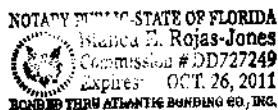
Witness [Signature]

Diane Arscott [Signature]
DIANE ARSCOTT

Witness [Signature]

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 31st March 2010 by
GLORIA LAING who presented FL ID () or is known to me



[Signature]
Notary Public
My Commission Expires:

STATE OF: New York
COUNTY OF New York

The foregoing instrument was acknowledged before me this March 24, 2010 by
ANTHONY LAING who presented Driver's License (NY) or is known to me

[Signature]
Notary Public
My Commission Expires:

SHOTA BAGHATURIA
Notary Public - State of New York
No. 01BA6217558
Qualified in New York County
My Commission Expires Feb. 08, 2014

Exhibit "A"

LEGAL DESCRIPTION

That certain Condominium Parcel composed of Unit No. 327 and the undivided share in those common elements appurtenant thereto in accordance with and subject to the covenants, conditions, restrictions, terms and other provisions of that certain Declaration of Condominium of Cypress Chase Condominium No. 7, together with the Exhibits thereto, as recorded in Official Records Book 6742 at pages 546 through 548, inclusive, of the Public Records of Broward County, Florida.

**** FILED: BROWARD COUNTY, FL Brenda D. Forman, CLERK 12/16/2019 10:48:42 AM.****

Filed in Open Court,
BRENDA D. FORMAN,
CLERK

ON 12/16/2019
BY CIRCUIT

IN THE CIRCUIT COURT OF THE SEVENTEENTH JUDICIAL
IN AND FOR BROWARD COUNTY, FLORIDA

IN RE: THE ESTATE OF

PROBATE DIVISION

GLORIA R. LAING

FILE NUMBER: 19-3176

Deceased.

JUDGE: 60J

**ORDER ADMITTING COPY OF LOST AND/OR
DESTROYED WILL TO PROBATE
AND APPOINTMENT OF PERSONAL REPRESENTATIVE**

On the petition of MELANIE LAING for an order establishing and probating the last Will of GLORIA R. LAING, deceased, the original of which was either lost or destroyed, all interested persons having been served proper notice of the petition and hearing, or having waived notice, the court finds that:

1. Decedent, GLORIA R. LAING died on [REDACTED] and at the time of death, was domiciled in Broward County, Florida.
2. The decedent executed her last will on March 26, 2018 and that Will remained in full force and effect without being intentionally destroyed or otherwise revoked by the decedent.
3. The terms and provisions of the original Will are established by the attached copy of the original Will heretofore as Exhibit "A".
4. Clear and distinct proof of the execution, attestation, and contents of the Will has been made by two disinterested witnesses, Kenneth S. Mair and Alecia White, and a correct copy of the Will is attached heretofore as Exhibit "A". It therefore is

ADJUDGED that the Will dated March 26, 2018, and attested by Kenneth S. Mair and Alecia White as subscribing and attesting witnesses, is admitted to probate according to law

**** FILED: BROWARD COUNTY, FL Brenda D. Forman, CLERK 12/16/2019 10:48:42 AM.****

19 3176

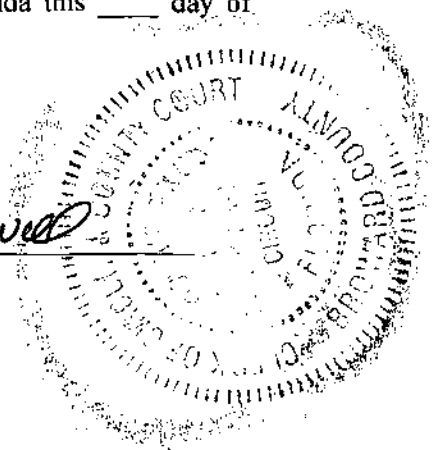
as the last will of the decedent, and it is further

ADJUDGED that Melanie Laing is appointed personal representative of the estate of the decedent, and that upon taking the prescribed oath, filing designation and acceptance of resident agent, and entering into bond in the sum of \$ 0, letters of administration shall be issued.

DONE AND ORDERED in Chambers at Broward County, Florida this ____ day of

DEC 16, 2019, 2019.

Milly R. Powell
Circuit Judge



**** FILED: BROWARD COUNTY, FL Brenda D. Forman, CLERK 12/16/2019 10:48:42 AM.****

Last Will and Testament
of
GLORIA LAING

I, GLORIA LAING, a resident of BROWARD County, Florida, being of sound mind and memory, do hereby make, publish and declare this to be my Last Will and Testament, and I hereby revoke any and all former Wills and Codicils.

ARTICLE FIRST
SPOUSE AND CHILDREN

I have no spouse and three living children as of the making of this my Last Will and Testament.

ARTICLE SECOND
DEBTS AND ADMINISTRATIVE EXPENSES

I direct that all my debts which I am legally obligated to pay at the time of my death, my last illness and funeral expenses, all inheritance or estate taxes imposed upon my estate, and all costs of the administration of my estate shall be paid as soon as practicable after my death with respect to property encumbered by a mortgage or lien securing a deferred payment obligation, whether such property is jointly owned by me or distributable pursuant to this Will, I direct that the indebtedness thereby secured shall not be paid or discharged from funds in my estate and such property shall pass or be distributed to the surviving tenant or beneficiary, subject to such obligation and the encumbrance securing same.

ARTICLE THIRD
TAXES

I direct my Personal Representative to pay out of my residuary estate all estate, inheritance and other taxes assessed by reason of my death imposed by any government, in respect to all property required to be included in my gross estate for estate or like death tax purpose by any government, whether the property passes under this Will, or otherwise, including property over which I have a power of appointment, without contrition from or apportionment between my recipients of any such property.

ARTICLE FOURTH
RESIDUARY DISPOSITION

All of the rest, residue and remainder of my estate, I give, devise and bequeath all of my

Exhibit A.

*** FILED: BROWARD COUNTY, FL Brenda D. Forman, CLERK 12/16/2019 10:48:42 AM.***

property, whether the same be real or personal, or mixed, of which I die seized or possessed, or to which I may be entitled at my death, and wheresoever the same may be situated, including, without limitation, all property acquired by me after the execution of this will as follows:

One Hundred Percent in the stated shares to my beneficiaries, provided they survive me, as follows:

Melanie Laing	40 %
Diane Arscott	30 %
Anthony Laing	30 %

If one or more of the beneficiaries shall predecease me, the share such deceased beneficiary would have received had she or he survived me shall be distributed to the remaining beneficiary as per the distribution referenced above. If none of my beneficiary shall survive me, then to my issue as shall survive me, per stripes. (See Schedule A).

ARTICLE FIVE PERSONAL REPRESENTATIVE

I hereby nominate and appoint, GILBERT G. ARKINSON, as Personal Representative of my estate, to serve without bond of any kind. Should he/she be unable or unwilling to serve or to continue to serve in that capacity, then I appoint, DIANE ARSCOTT, as my successor Personal Representative of my estate, to serve without bond of any kind.

I hereby give full power and authority to my Personal Representatives, in accordance with the powers conferred by law, as not constituted or shall hereafter be enacted, in her or their discretion, without any leave or order of court, or other judicial proceedings, and without bond, to:

- (1) Sell all or any part either of the real or personal property, or both, at any time belonging to my estate or any trust, at public or private sale, for cash or on terms.
- (2) Borrow money and to pledge, mortgage, or otherwise encumber all or any part of the real or personal property, or both, belonging to my estate or any trust.
- (3) Carry on and manage, in all respects, any business enterprise in which I may be engaged at the time of my death, with full power and authority to operate or join in the operation of such business enterprise as a going concern, to form or reform a general or limited partnership, to incorporate or reincorporate, and to liquidate or sell any business enterprise or any part thereof.
- (4) Retain all or any part of such property that I may own at the time of my death, including any interest which I may own in any partnership, land trust, or other unincorporated business.
- (5) Make distribution to the beneficiaries named herein either in kind or otherwise, and to

*** FILED: BROWARD COUNTY, FL Brenda D. Forman, CLERK 12/16/2019 10:48:42 AM.***

distribute to any beneficiary an undivided interest in any property, real or personal.

IN WITNESS WHEREOF, I have hereunto set my hand and placed my initials in the margins of the preceding _____ pages, in the presence of two (2) witnesses, and declare this instrument to be my Last Will and Testament on this _____ day of March, 2018.

GLORIA LAING

The foregoing instrument was on the _____ day of March, 2018, signed, sealed, published, and declared by GLORIA LAING, of Broward County, Florida, as and for her Last Will and Testament in the presence of us the undersigned witnesses, who at her request and in her presence and in the presence of each other have hereunto subscribed our hands as attesting witnesses thereto:

Witness #1 Signature

KENNETH S. MAIR

Printed or Typed Name

Witness #2 Signature

ALECIA WHITE

Printed or Typed Name

SELF PROOF OF WILL

STATE OF FLORIDA }

COUNTY OF BROWARD }

We, GLORIA LAING, KENNETH S. MAIR, and ALECIA WHITE, the testator and witnesses, respectively, whose names are signed to the attached or foregoing instrument, having been sworn, declared to the undersigned officer that the testator, in the presence of the witnesses, signed the instrument as her last will (codicil), and that she signed and that each of the witnesses, in the presence of the testator and in the presence of each other, signed the will as a witness.

Dated: This 26th day of March, 2018.

**** FILED: BROWARD COUNTY, FL Brenda D. Forman, CLERK 12/16/2019 10:48:42 AM, ****

Testator Signature
GLORIA LAING
Printed or Typed Name

Witness #1 Signature
KENNETH S. MAIR
Printed or Typed Name
Address: c/o 3500 N. State Road 7, Suite 402
Fort Lauderdale, FL 33319

Witness #2 Signature
ALECIA WHITE
Printed or Typed Name
Address: 3500 N. STATE RD 7, SUITE 402
FORT LAUDERDALE, FL 33319

Subscribed and sworn to before me by GLORIA LAING, testator, and by KENNETH S. MAIR, and ALECIA WHITE, witnesses, on the 6th day of March, 2018.

Notary Public, State of Florida
Print Name of Notary: KENNETH MAIR



Kenneth Mair
COMMISSION # PP131725
EXPIRES: June 11, 2018
BONDED BY ADMINISTRATOR

SCHEDULE A



Kenneth Mair
COMMISSION # PP131725
EXPIRES: June 11, 2018
BONDED BY ADMINISTRATOR

Name

Address

CLAIM OF LIEN

This is a Claim of Lien for unpaid assessments and interest on those assessments, and late charges, together with attorney's fees and reasonable costs of collection incurred by Cypress Chase Condominium Association "D", Inc. of 2600 NW 49th Ave., Lauderdale Lakes, FL 33313, incident to the collection of the assessments or enforcement of this lien, which is granted by the Declaration of Condominium of Cypress Chase Condominium Association 7, upon the following legally described property in Broward County, Florida, to-wit:

That certain Condominium Parcel composed of Unit 327 and the undivided share in those common elements appurtenant thereto in accordance with and subject to the covenants, conditions, restrictions, terms and other provisions of that certain Declaration of Condominium of Cypress Chase Condominium No. 7, together with the Exhibits thereto, as recorded in Official Records Book 6742 at pages 545 through 643, inclusive, of the Public Records of Broward County, Florida.

AKA: 2650 NW 49th Ave., #327, Lauderdale Lakes, FL 33313

The name of the record titleholder to the above-described property is: **Gloria Laing, for life and the remainder of her interest shall pass to her children, Melanie Laing, Diane Arscott, Anthony Laing at 40%, 30%, 30% respectively**

This Claim of Lien is to secure the payment of assessments against the owner by Cypress Chase Condominium Association "D", Inc., in the principal sum of **\$5,902.51** representing:

Amount Due through 1/3/22 pursuant to Payment Agreement executed 2/22/22	\$5,990.25
Maintenance due 2/1/22; 3/1/22; 4/1/22; 5/1/22; 6/1/22 @ \$408.93/monthly	\$2,044.65
*Additional interest due through 6/1/22	\$20.61
Certified mail charges / Postage 6/1/22	\$7.00
E-Recording / Recording 6/1/22	\$34.00
Title Search / Assembly	\$50.00
Attorney Fee - NSF Default Letter 4/18/22	\$40.00
Attorney Fee - NSF Default Letter 5/3/22	\$40.00
Attorney Fee - Claim of Lien 6/1/22	\$350.00
Less partial payments received 2/28/22; 4/7/22; 5/16/22	<u>(\$2,674.00)</u>
TOTAL OUTSTANDING:	\$5,902.51

***Interest accrues at the rate of 10 percent per annum.**

plus late charges and administrative fees, if any, through June 1, 2022, plus assessments, late charges, if any, accruing since such date, title search expense, attorney's fees and costs of collection incurred by Cypress Chase Condominium Association "D", Inc.

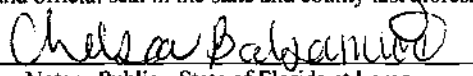
By: 

VALERIE J. PETERS, ESQ.
PETERS & PETERS, ATTORNEYS AT LAW, P.A.
10400 Griffin Road, Suite 108
Cooper City, Florida 33328

STATE OF FLORIDA)
) ss:
COUNTY OF BROWARD)

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 1st day of June 2022, by **VALERIE J. PETERS** and who is ☒ personally known to me or who ☐ produced a _____ as identification.

WITNESS my hand and official seal in the state and county last aforesaid.


Notary Public - State of Florida at Large
My Commission Expires: 10/10/25

THIS INSTRUMENT PREPARED BY:
VALERIE J. PETERS, ESQ.
PETERS & PETERS, ATTORNEYS AT LAW, P.A.
10400 Griffin Road, Suite 108
Cooper City, Florida 33328
Phone: (954) 433-6788



CHELSEA BALSAMICO
Notary Public
State of Florida
Comm# HH184526
Expires 10/10/2025



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

Detail by Entity Name

Florida Not For Profit Corporation

CYPRESS CHASE CONDOMINIUM ASSOCIATION "D", INC.

Filing Information

Document Number 728218
FEI/EIN Number 59-1802231
Date Filed 12/07/1973
State FL
Status ACTIVE

Principal Address

2600 NW 49TH AVE
LAUDERDALE LAKES, FL 33313

Changed: 05/18/2009

Mailing Address

2600 NW 49TH AVE
LAUDERDALE LAKES, FL 33313

Changed: 03/11/2011

Registered Agent Name & Address

Glazer and Sachs, P.A.
3113 Stirling Road
Suite 201
Fort Lauderdale, FL 33312

Name Changed: 08/22/2022

Address Changed: 08/22/2022

Officer/Director Detail

Name & Address

Title Director

Chin, Monica
2600 NW 49TH AVE
LAUDERDALE LAKES, FL 33313

Title Director

Mula, Felice
2600 NW 49TH AVE
LAUDERDALE LAKES, FL 33313

Title Treasurer, Director

Seymour , Laseymore
2600 NW 49TH AVE
LAUDERDALE LAKES, FL 33313

Title Director, President

Adams, Martha
2600 NW 49TH AVE
Lauderdale Lakes, FL 33313

Title Director

Jengelly , A.G. "Bob"
2600 NW 49TH AVE
Lauderdale Lakes, FL 33313

Title Director

Maradiaga, Ernesto Acosta
2600 NW 49TH AVE
Lauderdale Lakes, FL 33313

Title Secretary, Director

Manyoki, Thomas
2600 NW 49TH AVE
LAUDERDALE LAKES, FL 33313

Annual Reports

Report Year	Filed Date
2022	02/22/2022
2022	03/15/2022
2022	08/22/2022

Document Images

08/22/2022 -- AMENDED ANNUAL REPORT	View image in PDF format
03/15/2022 -- AMENDED ANNUAL REPORT	View image in PDF format
02/22/2022 -- ANNUAL REPORT	View image in PDF format
07/22/2021 -- AMENDED ANNUAL REPORT	View image in PDF format
03/30/2021 -- ANNUAL REPORT	View image in PDF format
08/26/2020 -- AMENDED ANNUAL REPORT	View image in PDF format
03/21/2020 -- ANNUAL REPORT	View image in PDF format
03/30/2019 -- ANNUAL REPORT	

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04/16/2018 -- ANNUAL REPORT	View image in PDF format
03/06/2017 -- ANNUAL REPORT	View image in PDF format
04/27/2016 -- ANNUAL REPORT	View image in PDF format
04/16/2015 -- ANNUAL REPORT	View image in PDF format
05/01/2014 -- ANNUAL REPORT	View image in PDF format
03/22/2013 -- ANNUAL REPORT	View image in PDF format
02/07/2012 -- ANNUAL REPORT	View image in PDF format
03/11/2011 -- ANNUAL REPORT	View image in PDF format
08/30/2010 -- Reg. Agent Change	View image in PDF format
03/17/2010 -- ANNUAL REPORT	View image in PDF format
05/18/2009 -- ANNUAL REPORT	View image in PDF format
04/21/2008 -- ANNUAL REPORT	View image in PDF format
04/23/2007 -- ANNUAL REPORT	View image in PDF format
02/28/2006 -- ANNUAL REPORT	View image in PDF format
07/09/2005 -- ANNUAL REPORT	View image in PDF format
05/03/2004 -- ANNUAL REPORT	View image in PDF format
07/31/2003 -- ANNUAL REPORT	View image in PDF format
05/28/2002 -- ANNUAL REPORT	View image in PDF format
09/28/2001 -- ANNUAL REPORT	View image in PDF format
05/31/2000 -- ANNUAL REPORT	View image in PDF format
05/10/1999 -- ANNUAL REPORT	View image in PDF format
03/17/1998 -- ANNUAL REPORT	View image in PDF format
04/10/1997 -- ANNUAL REPORT	View image in PDF format
02/16/1996 -- ANNUAL REPORT	View image in PDF format
03/24/1995 -- ANNUAL REPORT	View image in PDF format

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

DATE: March 1st, 2023

PROPERTY ID # 494125-HH-0830 (TD # 49995)

WARNING

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

ANTHONY LAING
2650 NW 49TH AVE APT 327
LAUDERDALE LAKES, FL 33313-2693

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 2650 NW 49 AVE #327 LAUDERDALE LAKES, FL 33313-2693 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.

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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 March 31, 2023\$7,720.33
Or
* Estimated Amount due if paid by April 18, 2023\$7,814.67

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON April 19, 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

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

DATE: March 1st, 2023

PROPERTY ID # 494125-HH-0830 (TD # 49995)

WARNING

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DIANE ARSCOTT
2650 NW 49TH AVE APT 327
LAUDERDALE LAKES, FL 33313-2693

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MELANIE LAING
2650 NW 49TH AVE APT 327
LAUDERDALE LAKES, FL 33313-2693

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CYPRESS CHASE CONDOMINIUM ASSOCIATION "D", INC.
2600 NW 49TH AVE.
LAUDERDALE LAKES, FL 33313

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ALAN D JONES
7828 NW 44TH ST # B
LAUDERHILL, FL 33351-6206

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BROWARD COUNTY CLERK OF COURTS
201 SE 6TH ST RM 18150
FORT LAUDERDALE, FL 33301-3303

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GILBERT G ATKINSON
2650 NW 49TH AVE APT 327
LAUDERDALE LAKES, FL 33313-2693

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DATE: March 1st, 2023

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KENNETH MAIR ESQ
3500 N STATE ROAD 7 STE 402
LAUDERDALE LAKES, FL 33319-5627

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ALECIA WHITE
3500 N STATE ROAD 7 STE 402
LAUDERDALE LAKES, FL 33319-5627

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

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VALERIE J PETERS ESQ
PETERS & PETERS ATTORNEY AT LAW PA
10400 GRIFFIN RD STE 108
DAVIE, FL 33328-3320

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

GLAZER AND SACHS, P.A., REGISTERED AGENT
O/B/O CYPRESS CHASE CONDOMINIUM ASSOCIATION "D", INC.
3113 STIRLING ROAD
SUITE 201
FORT LAUDERDALE, FL 33312

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 2650 NW 49 AVE #327 LAUDERDALE LAKES, FL 33313-2693 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 March 31, 2023\$7,720.33

Or

* Estimated Amount due if paid by April 18, 2023\$7,814.67

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON April 19, 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

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

DATE: March 1st, 2023

PROPERTY ID # 494125-HH-0830 (TD # 49995)

WARNING

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

GLORIA LAING, DECEASED
2650 NW 49TH AVENUE APT 327
LAUDERDALE LAKES, FL 33313

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 2650 NW 49 AVE #327 LAUDERDALE LAKES, FL 33313-2693 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 March 31, 2023\$7,720.33
Or
* Estimated Amount due if paid by April 18, 2023\$7,814.67

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON April 19, 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

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
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For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee

\$

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

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

Postmark
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Postage

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Street

City, State

TD 49995 APRIL 2023 WARNING
ANTHONY LAING
2650 NW 49TH AVE APT 327
LAUDERDALE LAKES, FL 33313-2693

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

See Reverse for Instructions

7021 2720 0000 2172 2151

7021 2720 0000 2172 2168

U.S. Postal Service[™]
CERTIFIED MAIL[®] RECEIPT
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Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$	
<input type="checkbox"/> Return Receipt (electronic)	\$	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	
<input type="checkbox"/> Adult Signature Required	\$	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	

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Street and

City, State, ZIP+4[®]

TD 49995 APRIL 2023 WARNING

DIANE ARSCOTT

2650 NW 49TH AVE APT 327

LAUDERDALE LAKES, FL 33313-2693

U.S. Postal Service[™]
CERTIFIED MAIL[®] RECEIPT
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Certified Mail Fee

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

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

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City, S.

TD 49995 APRIL 2023 WARNING
MELANIE LAING
2650 NW 49TH AVE APT 327
LAUDERDALE LAKES, FL 33313-2693

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

See Reverse for Instructions

7021 2720 0000 2172 2175

7021 2720 0000 2172 2182

U.S. Postal Service[™]
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Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$
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☐ Certified Mail Restricted Delivery \$
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TD 49995 APRIL 2023 WARNING
CYPRESS CHASE CONDOMINIUM
ASSOCIATION "D", INC.
2600 NW 49TH AVE.
LAUDERDALE LAKES, FL 33313

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

See Reverse for Instructions

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- ☐ Return Receipt (hardcopy) \$ _____
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TD 49995 APRIL 2023 WARNING
ALAN D JONES
7828 NW 44TH ST # B
LAUDERHILL, FL 33351-6206

PS Form 3800, April 2015 PSN 7530-02-000-9047. See Reverse for Instructions

7021 2720 0000 2172 2199

7021 2720 0000 0212 2205

U.S. Postal Service[™]
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Certified Mail Fee

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

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| <input type="checkbox"/> Return Receipt (hardcopy) | \$ | |
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| <input type="checkbox"/> Adult Signature Required | \$ | |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$ | |

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Street

City, State

Zip

TD 49995 APRIL 2023 WARNING
BROWARD COUNTY CLERK OF
COURTS
201 SE 6TH ST RM 18150
FORT LAUDERDALE, FL 33301-3303

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

See Reverse for Instructions

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City, State

TD 49995 APRIL 2023 WARNING
GILBERT G ATKINSON
2650 NW 49TH AVE APT 327
LAUDERDALE LAKES, FL 33313-2693

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

See Reverse for Instructions

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☐ Return Receipt (hardcopy) \$

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☐ Adult Signature Required \$

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City, State, ZIP+4[®]

TD 49995 APRIL 2023 WARNING
KENNETH MAIR ESQ
3500 N STATE ROAD 7 STE 402
LAUDERDALE LAKES, FL 33319-5627

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

See Reverse for Instructions

7021 2720 0000 2172 2236

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TD 49995 APRIL 2023 WARNING
ALECIA WHITE
3500 N STATE ROAD 7 STE 402
LAUDERDALE LAKES, FL 33319-5627

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

See Reverse for Instructions

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TD 49995 APRIL 2023 WARNING
CITY OF LAUDERDALE LAKES
4300 NW 36TH ST
LAUDERDALE LAKES, FL 33319-5506

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

See Reverse for Instructions

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

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TD 49995 APRIL 2023 WARNING

VALERIE J PETERS ESQ

PETERS & PETERS ATTY AT LAW PA

10400 GRIFFIN RD STE 108

DAVIE, FL 33328-3320

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

See Reverse for Instructions

7021 2720 0000 2172 2250

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

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Domestic Mail Only

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OFFICIAL USE

Certified Mail Fee

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

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

Postmark
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City, St

TD 49995 APRIL 2023 WARNING
GLAZER & SACHS, P.A., REG AGENT
O/B/O CYPRESS CHASE CONDO ASSOC "D", INC.
3113 STIRLING RD STE 201
FORT LAUDERDALE, FL 33312

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

See Reverse for Instructions

7021 2720 0000 2172 2281

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

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

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

Postmark
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Postage

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Total

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Street

City, State, ZIP+4[®]

TD 49995 APRIL 2023 WARNING
GLORIA LAING, DECEASED
2650 NW 49TH AVENUE APT 327
LAUDERDALE LAKES, FL 33313

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 49995 APRIL 2023 WARNING
MELANIE LAING
2650 NW 49TH AVE APT 327
LAUDERDALE LAKES, FL 33313-2693**



9590 9402 7448 2055 8294 48

2. Article Number (Transfer from service label)

7021 2720 0000 2172 2175

COMPLETE THIS SECTION ON DELIVERY

A. Signature

x *M. Laing*

☐ Agent

☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

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

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

Mail 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 Address

TD 49995 APRIL 2023 WARNING
DIANE ARSCOTT
2650 NW 49TH AVE APT 327
LAUDERDALE LAKES, FL 33313-2693



9590 9402 7448 2055 8294 55

2. Article Number (Transfer from service label)

7021 2720 0000 2172 2168

COMPLETE THIS SECTION ON DELIVERY

A. Signature

x *M. Laro*☐ 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

☐ Delivery Restricted Delivery☐ Registered 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 49995 APRIL 2023 WARNING
ANTHONY LAING
2650 NW 49TH AVE APT 327
LAUDERDALE LAKES, FL 33313-2693



9590 9402 7448 2055 8294 62

2. Article Number (Transfer from service label)

7021 2720 0000 2172 2151

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *Anthony Laing*☐ 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 | |
| <input type="checkbox"/> Insured Mail | |
| <input type="checkbox"/> Mail Restricted Delivery | |
| <input type="checkbox"/> Registered Mail | |

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 49995 APRIL 2023 WARNING
GLAZER & SACHS, P.A., REG AGENT
O/B/O CYPRESS CHASE CONDO ASSOC "D", INC.
3113 STIRLING RD STE 201
FORT LAUDERDALE, FL 33312



9590 9402 7448 2055 8293 49

7021 2720 0000 2172 2274

COMPLETE THIS SECTION ON DELIVERY

A. Signature

x

☐ Agent

☐ Addressee

B. Received by (Printed Name)

Mariella Plano

C. Date of Delivery

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

3. Service Type

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

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

Mail
 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 49995 APRIL 2023 WARNING
BROWARD COUNTY CLERK OF
COURTS
201 SE 6TH ST RM 18150
FORT LAUDERDALE, FL 33301-3303**



9590 9402 7448 2055 8294 17

2. Article Number (Transfer from service label)

7021 2720 0000 2172 2205

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *J. Battio*☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

3/6/2023

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
- ☐ Collect on Delivery Restricted Delivery
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- ☐ Mail Restricted Delivery (0)

☐ Priority Mail Express®☐ Registered Mail™☐ Registered Mail Restricted Delivery☐ Signature Confirmation™☐ Signature Confirmation 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 49995 APRIL 2023 WARNING
VALERIE J PETERS ESQ
PETERS & PETERS ATTY AT LAW PA
10400 GRIFFIN RD STE 108
DAVIE, FL 33328-3320



9590 9402 7448 2055 8293 63

2. Article Number (Transfer from service label)

7021 2720 0000 2172 2250

COMPLETE THIS SECTION ON DELIVERY

A. Signature ☒ Agent
X
☐ Addressee

B. Received by (Printed Name) **M. Pereira**

C. Date of Delivery **3/8/21**

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

3. Service Type

<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®
<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™
<input type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery
<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Signature Confirmation™
<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery
<input type="checkbox"/> Collect on Delivery Restricted Delivery	

Mail
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 49995 APRIL 2023 WARNING
CITY OF LAUDERDALE LAKES
4300 NW 36TH ST
LAUDERDALE LAKES, FL 33319-5506



9590 9402 7448 2055 8293 70

2. Article Number (Transfer from service label)

7021 2720 0000 2172 2243

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?
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
- ☐ Collect on Delivery Restricted Delivery

- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation¹
- ☐ Signature Confirmation Restricted Delivery

☐ Collect on Delivery Restricted Delivery
Mail
Mail Restricted Delivery
(over \$500)