

TitleExpress®

A service of Grant Street Group

339 Sixth Ave, Suite 1400
Pittsburgh, PA 15222

TDA# 51236

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 11 AE 2630	209363	2407 BELMONT LN NORTH LAUDERDALE 33068

Legal Description

Unit 2407, of Belmont at North Lauderdale, a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 38430, Page 1865, of the Public Records of Broward County, Florida.

Other Parcel Info

Certificate #	Assessed Value	Homestead?	Mobile Home?	Bankruptcy?
2021 - 4309	\$193,100	No	No	No

Owner of Record on Current Tax Roll

THI-BAO DIAMANT HOANG
ABDEL ILAH RAHILOU
4090 N PINE ISLAND RD #309
SUNRISE FL 33351

Billing Name & Address

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:09/29/2023 **Search covers** **20 years** **through:**09/26/2023

Kinsey Ram
Title Examiner

General Examiner Comments:

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

ABDEL ILAH RAHILOU AND THI-BAO DIAMANT
HOANG
4090 NW 88 AVENUE, APT. 309
SUNRISE FL 33351

Document

Warranty Deed
Bk:48644 Pg:1037

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

Warranty Deed - Deed out of Developer
Bk:38907 Pg:1396

MORTGAGE HOLDER**Name & Address of Record**

None found.

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

None found.

LIEN HOLDER**Name & Address of Record**

None found.

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

None found.

OTHER PARTIES**Name & Address of Record**

BELMONT AT NORTH LAUDERDALE
CONDOMINIUM ASSOCIATION, INC.
C/O PREMIER ASSOCIATION MANAGEMENT
4502 INVERRARY BLVD
LAUDERHILL FL 33319

Document

Sunbiz

Examiner Comments

Name & Address of Record

VALANCY & REED, P.A., REGISTERED AGENT
O/B/O BELMONT AT NORTH LAUDERDALE
CONDOMINIUM ASSOCIATION, INC.
310 SE 13TH STREET
FORT LAUDERDALE FL 33316

Document

Sunbiz

Examiner Comments

Related Documents (for Reference)

None found.

OTHER DOCUMENTS

Document Type

Property Appraiser



Site Address	2407 BELMONT LANE, NORTH LAUDERDALE FL 33068	ID #	4941 11 AE 2630
Property Owner	HOANG, THI-BAO DIAMANT RAHILOU, ABDEL ILAH	Millage	2912
Mailing Address	4090 N PINE ISLAND RD #309 SUNRISE FL 33351	Use	04
Abbr Legal Description	BELMONT AT NORTH LAUDERDALE CONDO UNIT 2407 BLDG 24 PER CDO BK/PG: 38430/1865		

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

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022	\$19,310	\$173,790	\$193,100	\$192,410	
2021	\$17,490	\$157,430	\$174,920	\$174,920	\$4,144.73
2020	\$17,540	\$157,900	\$175,440	\$161,310	\$3,937.70

2022 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$193,100	\$193,100	\$193,100	\$193,100
Portability	0	0	0	0
Assessed/SOH	\$192,410	\$193,100	\$192,410	\$192,410
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	\$192,410	\$193,100	\$192,410	\$192,410

Sales History			
Date	Type	Price	Book/Page or CIN
3/9/2012	WD-Q-SS	\$92,000	48644 / 1037
1/6/2005	SWD	\$190,900	38907 / 1396

Land Calculations		
Price	Factor	Type
Adj. Bldg. S.F.		1553
Units/Beds/Baths		1/3/2
Eff./Act. Year Built: 2005/2004		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
29			NL			NL		
R			NL					
1			.1			.6		

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

CERTIFICATE OF MAILING NOTICES

Tax Deed #51236

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 February 2024, 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:

HOANG, THI-BAO DIAMANT
2407 BELMONT LN
NORTH LAUDERDALE, FL 33068-
4294

RAHILOU, ABDEL ILAH
2407 BELMONT LN
NORTH LAUDERDALE, FL 33068-
4294

CITY OF NORTH LAUDERDALE
701 SW 71ST AVE
NORTH LAUDERDALE, FL 33068-
2309

BELMONT AT NORTH LAUDERDALE
CONDOMINIUM ASSOCIATION, INC.
C/O PREMIER ASSOCIATION
MANAGEMENT
4502 INVERRARY BLVD
LAUDERHILL, FL 33319
ABDEL ILAH RAHILOU
4090 N PINE ISLAND RD APT 309
SUNRISE, FL 33351-6545

VALANCY & REED, P.A., REGISTERED
AGENT O/B/O BELMONT AT NORTH
LAUDERDALE CONDOMINIUM
ASSOCIATION, INC.
310 SE 13TH STREET
FORT LAUDERDALE, FL 33316

CONSOLIDATED COMMUNITY
MANAGEMENT INC
7124 N NOB HILL RD
TAMARAC, FL 33321-1841

ROTHMAN & TOBIN PA
11900 BISCAYNE BLVD STE 740
NORTH MIAMI, FL 33181-2733

THI-BAO DIAMANT HOANG
4090 N PINE ISLAND RD APT 309
SUNRISE, FL 33351-6545

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 February 2024 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**

12
Broward County, Florida

INSTR # 119304352
Recorded 12/26/23 at 03:10 PM
Broward County Commission
1 Page(s)
#12

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

NOTICE OF APPLICATION FOR TAX DEED NUMBER 51236

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: 494111-AE-2630
Certificate Number: 4309
Date of Issuance: 05/25/2021
Certificate Holder: MIKON FINANCIAL SERVICES, INC AND OCEAN BANK
Description of Property: BELMONT AT NORTH LAUDERDALE
CONDO
UNIT 2407 BLDG 24
PER CDO BK/PG: 38430/1865

Name in which assessed: HOANG,THI-BAO DIAMANT RAHILOU,ABDEL ILAH
Legal Titleholders: HOANG,THI-BAO DIAMANT
RAHILOU,ABDEL ILAH
4090 N PINE ISLAND RD #309
SUNRISE, FL 33351

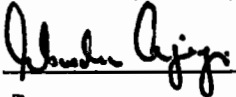
All of said property being in the County of Broward, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 20th day of March, 2024. 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 20th day of December, 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: browardcountylegalnotices.com
Publish the Weeks of: 02/15/2024, 02/22/2024, 02/29/2024 & 03/07/2024
Minimum Bid: 22181.64

Broward County, Florida

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

NOTICE OF APPLICATION FOR TAX DEED NUMBER 51236

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Certificate Number: 4309
Date of Issuance: 05/25/2021
Certificate Holder: MIKON FINANCIAL SERVICES, INC AND OCEAN BANK
Description of Property: BELMONT AT NORTH LAUDERDALE CONDO UNIT 2407, of Belmont at North Lauderdale, a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 38430, Page 1865, of the Public Records of Broward County, Florida.
UNIT 2407 BLDG 24
PER CDO BK/PG: 38430/1865
Name in which assessed: HOANG,THI-BAO DIAMANT RAHILOU,ABDEL ILAH
Legal Titleholders: HOANG,THI-BAO DIAMANT
RAHILOU,ABDEL ILAH
4090 N PINE ISLAND RD #309
SUNRISE, FL 33351

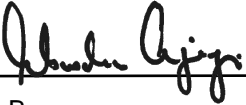
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Dated this 20th day of December, 2023.

Monica Cepero
County Administrator
RECORDS, TAXES, AND TREASURY DIVISION



By:
Abiodun Ajayi
Deputy

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Publish: browardcountylegalnotices.com
Publish the Weeks of: 02/15/2024, 02/22/2024, 02/29/2024 & 03/07/2024
Minimum Bid: 22181.64

Notice of Application for Tax Deed Legal Notice

02/15/2024 8:48 AM (EST)



Please choose a category

Notice of Application for Tax Deed

Title

BROWARD COUNTY, FLORIDA RECORDS, TAXES & TREASURY DIVISION
NOTICE OF APPLICATION FOR MARCH 20, 2024, TAX DEED AUCTION

Publish Date

02/15/2024

Publish Time

8:44 AM (EST)

Description

STATUTORY ADVERTISEMENT OF THE NOTICE OF APPLICATION FOR TAX DEED NUMBERS: 51195, 51211, 51213, 51218, 51221, 51225, 51226, 51229, 51236, 51243, 51245, 51261, 51266, 51293, 51294, 51296, 51299, 51300, 51304, 51313, 51322, 51324, 51326, 51332, 51343, 51344, 51347, 51349, 51351, 51355, 51371, 51374, 51376, 51377
TAX DEED AUCTION SCHEDULED MARCH 20, 2024
PUBLISH THE WEEKS OF 02/15/2024, 02/22/2024, 02/29/2024, 03/07/2024 at <https://browardcountylegalnotices.com>

Attach Files (Optional)



ADS MARCH 20, 2024 TAX DEED AUCTION.pdf

Submitted by (Email Address)

Cvilleda@broward.org

Signature

A handwritten signature in black ink, appearing to read "Cvilleda".

BROWARD COUNTY SHERIFF'S OFFICE

2601 West Broward Blvd Fort Lauderdale, Florida 33312

Sheriff # 24004057

Broward County, FL VS Thi-Bao Diamant Hoang and/or Abdel Ilah Rahilou

RETURN OF SERVICE



Court Case # TD 51236

Hearing Date:03/20/2024

Received by CCN 9032

02/05/2024 7:07 AM

Type of Writ: Tax Sale - Broward

Court: County / Broward FL

Serve: **Thi-Bao Diamant Hoang and/or Abdel Ilah Rahilou 2407 Belmont Lane North Lauderdale FL 33068**

Served:

Not Served:

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

Date: 02/05/2024 Time: 2:15 PM

On Thi-Bao Diamant Hoang and/or Abdel Ilah Rahilou 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 on door

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

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

By: *V. Barnhouse*

D.S.

V. Barnhouse, #9032

RECEIPT INFORMATION

EXECUTION COSTS

DEMAND/LEVY INFORMATION

Receipt #	
Check #	
Service Fee	\$0.00
On Account	\$0.00
Quantity	
Original	2
Services	2

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 # 494111-AE-2630 (TD #51236)

RECEIVED SHERIFF
2024 FEB -2 AM 11:28
BROWARD COUNTY, FLORIDA

WARNING

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

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

NOTE

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

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

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

AMOUNT NECESSARY TO REDEEM: (See amounts below)

MAKE CHECKS PAYABLE TO: BROWARD COUNTY TAX COLLECTOR

* Amount due if paid by February 29, 2024\$16,818.17

Or

* Amount due if paid by March 19, 2024\$17,033.57

*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 March 20, 2024 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

HOANG, THI-BAO DIAMANT AND/OR
RAHILOU, ABDEL ILAH
2407 BELMONT LN
NORTH LAUDERDALE, FL 33068

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

BROWARD COUNTY SHERIFF'S OFFICE

2601 West Broward Blvd Fort Lauderdale, Florida 33312

Sheriff # 24004057

Broward County, FL VS Thi-Bao Diamant Hoang and/or Abdel Ilah Rahilou

RETURN OF SERVICE



Court Case # TD 51236

Hearing Date:03/20/2024

Received by CCN 17999

02/05/2024 9:31 AM

Type of Writ: Tax Sale - Broward

Court: County / Broward FL

Serve: **Thi-Bao Diamant Hoang and/or Abdel Ilah Rahilou 4090 N Pine Island Road #309 Sunrise FL 33351**

Served:



Not Served:



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

Date: 02/05/2024 Time: 1:52 PM

On Thi-Bao Diamant Hoang and/or Abdel Ilah Rahilou in Broward County, Florida, by serving the within named person a true copy of the writ with the date and time of service endorsed thereon by me, and copy of the complaint petition or initial pleading by the following method:

Other Returns: Other Returns

COMMENTS: Posted at residence.

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: *Shenice James 17999*

D.S.

S. James, #17999

RECEIPT INFORMATION

EXECUTION COSTS

DEMAND/LEVY INFORMATION

Receipt #	
Check #	
Service Fee	\$0.00
On Account	\$0.00
Quantity	
Original	2
Services	2

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 # 494111-AE-2630 (TD # 51236)

RECEIVED SHERIFF

2024 FEB -2 AM 11:28

BROWARD COUNTY, FLORIDA

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ATTN: CIVIL DIVISION
FT LAUDERDALE, FL 33312

ORIGINAL DOCUMENT

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Or

* Amount due if paid by March 19, 2024\$17,033.57

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FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT

www.broward.org/recordstaxestreasury

PLEASE SERVE THIS ADDRESS OR LOCATION

HOANG,THI-BAO DIAMANT AND/OR
RAHILOU,ABDEL ILAH
4090 N PINE ISLAND RD #309
SUNRISE, FL 33351

**NOTE: THIS IS NOT THE ADDRESS OF THE PROPERTY SCHEDULED FOR AUCTION
THIS IS THE ADDRESS OF THE OWNER!**

Prepared by and return to:
Michael S. Tobin, Esq.

Rothman & Tobin, P.A.
11900 Biscayne Boulevard Suite 740
Miami, FL 33181

File Number: 11-267
Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 22 day of **March, 2012** between **Anand S. Prabhakar**, a single man whose post office address is **530 N. Street, SW, Apt. S108, Washington, DC 20024**, grantor, and **Abdel Ilah Rahilou and Thi-Bao Diamant Hoang, husband and wife** whose post office address is **4090 NW 88 Avenue, Apt. 309, Sunrise, FL 33351**, grantee:

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

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

Unit 2407, of Belmont at North Lauderdale, a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 38430, Page 1865, of the Public Records of Broward County, Florida.

Parcel Identification Number: 4941 11 AE 2630

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2011**.

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

DoubleTime

3

Signed, sealed and delivered in our presence:

Witness Name: Javier Gomez

Witness Name: Laura Torquemada
LAURA TORQUEMADA

Anand S. Prabhakar (Seal)
Anand S. Prabhakar

State of Florida
County of Miami-Dade

The foregoing instrument was acknowledged before me this 14th day of March, 2012 by Anand S. Prabhakar, who is personally known or has produced a driver's license as identification.

[Notary Seal]

[Signature]
Notary Public
Printed Name: _____
My Commission Expires: _____



CONSOLIDATED COMMUNITY MANAGEMENT, INC.
7124 N. Nob Hill Road
Tamarac, Florida 33321
(954) 718-9903 Phone
(954) 718-9946 Fax

This is to verify **ABDEL ILAH RAHILOU & THI-BAO DIAMANT HOANG**
has been approved by **BELMONT AT NORTH LAUDERDALE**
CONDOMINIUM, a corporation not for profit, as the **PURCHASER(S)** of the
following described real property in Broward County, Florida

2407 BELMONT LANE
NORTH LAUDERDALE, FL 33068

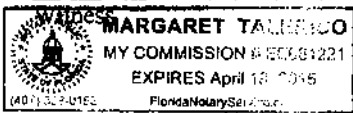
This approval has been given pursuant to the provisions of the declaration of Covenants
and restrictions of such Association.

Dated: This 22 day of March, 2012

BELMONT AT NORTH LAUDERDALE CONDOMINIUM

[Handwritten signature]

By: *[Handwritten signature]*
Title: Property Manager



ACCEPT
 DENY

This instrument prepared by:
Kodsi Law Firm, P.A.
Steven R. Amster, Esquire
701 West Cypress Creek, Suite 303
Fort Lauderdale, Florida 33309
Tel. 954-771-8277

Parcel ID Number:

Special Warranty Deed

This Indenture, Made this **6th** day of **January**, 2005 A.D., **Between**
BELMONT AT N. LAUDERDALE HOLDINGS, L.L.C., a Florida limited liability
company
of the County of **Palm Beach**, State of **Florida**, **grantor,** and
ANAND PRABHAKAR, a single man

whose address is: **530 N. Street, SW#S108, Washington, DC 20024**

of the County of **District of Col**, State of **DC**, **grantee.**

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

-----**TEN DOLLARS (\$10)**----- DOLLARS,
and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has
granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate,
lying and being in the County of **Broward** State of **Florida** to wit:
Unit 2407, of BELMONT AT NORTH LAUDERDALE, a condominium according
to the Declaration of Condominium thereof, as recorded in Official
Records Book 38430, Page 1865, of the Public Records of Broward
County, Florida.

Subject to: Taxes, and assessments for the current calendar year and
all subsequent years; applicable zoning laws, ordinances and
regulations, prohibitions and other requirements imposed by
governmental authority; conditions, restrictions, reservations,
limitations and easements of record, if any, but this reference shall
not operate to revive or reimpose any of them.

Subject to: Restrictions, conditions, covenants, easements, liens,
terms and limitations set forth in the Declaration of Condominium and
Exhibits, including but not limited to the Articles of Incorporation
and By-Laws of the Condominium Association, attached thereto of the
herein described Condominium as may be amended from time to time.

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

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

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

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

2

Special Warranty Deed - Page 2

Parcel ID Number:

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

Signed, sealed and delivered in our presence:

**BELMONT AT N. LAUDERDALE HOLDINGS,
L.L.C., a Florida limited liability
company**

[Signature]
Printed Name: Iana Artzy
Witness

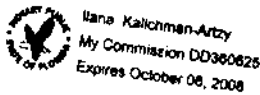
By: [Signature] (Seal)
STEVEN R. AMSTER
Authorized Representative
P.O. Address: 7284 W. Palmetto Park Road, Suite 106
Boca Raton, FL 33433

[Signature]
Printed Name: Serena Bloch
Witness

**STATE OF Florida
COUNTY OF Broward**

The foregoing instrument was acknowledged before me this **6th** day of **January**, **2005** by **STEVEN R. AMSTER, Authorized Representative of BELMONT AT N. LAUDERDALE HOLDINGS, L.L.C., a Florida limited liability company** he is personally known to me or he has produced his **Florida driver's license** as identification.

[Signature]
Printed Name: _____
Notary Public
My Commission Expires:





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

Detail by Entity Name

Florida Not For Profit Corporation

BELMONT AT NORTH LAUDERDALE CONDOMINIUM ASSOCIATION, INC.

Filing Information

Document Number N04000010196
FEI/EIN Number 20-2041672
Date Filed 10/27/2004
State FL
Status ACTIVE

Principal Address

c/o Premier Association Management
4502 Inverrary Blvd
Lauderhill, FL 33319

Changed: 04/30/2020

Mailing Address

c/o Premier Association Management
4502 Inverrary Blvd
Lauderhill, FL 33319

Changed: 04/30/2020

Registered Agent Name & Address

VALANCY & REED, P.A.
310 SE 13TH STREET
FORT LAUDERDALE, FL 33316

Name Changed: 12/01/2021

Address Changed: 12/03/2021

Officer/Director Detail

Name & Address

Title President

JACOBSON, BRENDA
c/o Premier Association Management
4502 Inverrary Blvd
Lauderhill, FL 33319

Title Secretary

Williams, Joyce
c/o Premier Association Management
4502 Inverrary Blvd
Lauderhill, FL 33319

Title Director

GALLO, SERGIO
c/o Premier Association Management
4502 Inverrary Blvd
Lauderhill, FL 33319

Title VP, Treasurer

FRAGOMENI, FORTUNATO
c/o Premier Association Management
4502 Inverrary Blvd
Lauderhill, FL 33319

Title VP

Lublin, Angela
c/o Premier Association Management
4502 Inverrary Blvd
Lauderhill, FL 33319

Annual Reports

Report Year	Filed Date
2021	02/04/2021
2022	04/05/2022
2023	04/20/2023

Document Images

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

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- Certified Mail Restricted Delivery \$ _____
- Adult Signature Required \$ _____
- Adult Signature Restricted Delivery \$ _____

Postmark
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Postage

\$ _____

Total P

\$ _____

Sent To

Street a

City, Sta

TD 51236 MARCH 2024 WARNING

HOANG, THI-BAO DIAMANT

2407 BELMONT LN

NORTH LAUDERDALE, FL 33068-4294

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- Adult Signature Restricted Delivery \$ _____

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City, State, ZIP+4™

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2407 BELMONT LN

NORTH LAUDERDALE, FL 33068-4294

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<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____

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TD 51236 MARCH 2024 WARNING
CITY OF NORTH LAUDERDALE
701 SW 71ST AVE
NORTH LAUDERDALE, FL 33068-2309

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- Adult Signature Required \$ _____
- Adult Signature Restricted Delivery \$ _____

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Sent To

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City, St., _____

TD 51236 MARCH 2024 WARNING
BELMONT AT N LAUDERDALE CONDO ASSOC, INC.
C/O PREMIER ASSOCIATION MANAGEMENT
4502 INVERRARY BLVD
LAUDERHILL, FL 33319

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

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Street # _____

City, State _____

TD 51236 MARCH 2024 WARNING
VALANCY & REED, P.A., REG AGENT O/B/O BELMONT
AT NORTH LAUDERDALE CONDO ASSOC, INC.
310 SE 13TH STREET
FORT LAUDERDALE, FL 33316

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City, St

TD 51236 MARCH 2024 WARNING
CONSOLIDATED COMMUNITY MANAGEMENT INC
7124 N NOB HILL RD
TAMARAC, FL 33321-1841

7507 URTU 2C7U 5J3U 42U3 40

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<input type="checkbox"/> Return Receipt (electronic)	\$ _____
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TD 51236 MARCH 2024 WARNING

ROTHMAN & TOBIN PA

11900 BISCAYNE BLVD STE 740

NORTH MIAMI, FL 33181-2733

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- Adult Signature Restricted Delivery \$ _____

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City

TD 51236 MARCH 2024 WARNING

ABDEL ILAH RAHILOU

4090 N PINE ISLAND RD APT 309

SUNRISE, FL 33351-6545

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 51236 MARCH 2024 WARNING
CONSOLIDATED COMMUNITY MANAGEMENT INC
 7124 N NOB HILL RD
 TAMARAC, FL 33321-1841



9590 9402 8488 3186 3932 61

2. Article Number (Transfer from service label)

9589 0710 5270 0130 4203 31

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

-
- Agent
-
-
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

- | | |
|--|---|
| <input type="checkbox"/> Adult Signature | <input type="checkbox"/> Priority Mail Express® |
| <input type="checkbox"/> Adult Signature Restricted Delivery | <input type="checkbox"/> Registered Mail™ |
| <input type="checkbox"/> Certified Mail® | <input type="checkbox"/> Registered Mail Restricted Delivery |
| <input type="checkbox"/> Certified Mail Restricted Delivery | <input type="checkbox"/> Signature Confirmation™ |
| <input type="checkbox"/> Collect on Delivery | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery | |
| <input type="checkbox"/> Registered Mail 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 51236 MARCH 2024 WARNING
 VALANCY & REED, P.A., REG AGENT O/B/O BELMONT
 AT NORTH LAUDERDALE CONDO ASSOC, INC.
 310 SE 13TH STREET
 FORT LAUDERDALE, FL 33316



9590 9402 8488 3186 3932 78

2. Article Number (Transfer from service label)

9589 0710 5270 0130 4203 24

COMPLETE THIS SECTION ON DELIVERY

A. Signature

 Stanley
 Agent Addressee

B. Received by (Printed Name)

STANLEY

C. Date of Delivery

2-6-24

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

(00)

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 51236 MARCH 2024 WARNING
 BELMONT AT N LAUDERDALE CONDO ASSOC, INC.
 C/O PREMIER ASSOCIATION MANAGEMENT
 4502 INVERRARY BLVD
 LAUDERHILL, FL 33319



9590 9402 8488 3186 3932 85

2. Article Number (Transfer from service label)

9589 0710 5270 0130 4203 17

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

 Agent Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

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

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

|| Restricted Delivery

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- 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 51236 MARCH 2024 WARNING
 CITY OF NORTH LAUDERDALE
 701 SW 71ST AVE
 NORTH LAUDERDALE, FL 33068-2309



9590 9402 8488 3186 3932 92

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

-
- Agent
-
-
- Addressee

B. Received by (*Printed Name*)

C. Date of Delivery

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

3. Service Type

- | | |
|--|--|
| <input type="checkbox"/> Adult Signature | <input type="checkbox"/> Priority Mail Express® |
| <input type="checkbox"/> Adult Signature Restricted Delivery | <input type="checkbox"/> Registered Mail™ |
| <input type="checkbox"/> Certified Mail® | <input type="checkbox"/> Registered Mail Restrict
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"/> Registered Mail Restricted Delivery | |

(over \$500)

9589 0710 5270 0130 4203 00