

03-1125

This instrument was prepared by:

Colonial Guaranty & Title, Inc.  
1790 West 49<sup>th</sup> Street, Suite 215  
Hialeah, Florida 33012  
Maria Elena Milana

Grantee #1 SS No:

Property Appraiser's  
Parcel Identification No. 51-41-12-00-0150

**WARRANTY DEED**

(STATUTORY FORM - SECTION 689.02, F.S.)

THIS INDENTURE, made this 29<sup>th</sup> day of Sept 2003

**BETWEEN**

**WARREN LEHNER, a married man**

whose post office address is: **1521 FLETCHER ST., HOLLYWOOD, FL 33020**

of the County of **BROWARD** State of **FLORIDA**, grantor, and

**GLORIA VALENCIA**

whose post office address is: **5917 LEE STREET, HOLLYWOOD, FL 33027**

of the County of **BROWARD**, State of **FLORIDA**, grantee, and

**WITNESSETH** that said grantor, for an in consideration of the sum of TEN AND 00/100 DOLLARS, and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee, the grantee's heirs and assigns forever, the following described land, situate, lying and being in **BROWARD** County, Florida, to wit:

**SEE ATTACHED EXHIBIT A**

THE PROPERTY HEREIN CONVEYED DOES NOT CONSTITUTE THE HOMESTEAD PROPERTY OF THE GRANTOR. HE RESIDES AT: 1521 FLETCHER ST., HOLLYWOOD, FL 33020

*Subject to conditions, reservations, restrictions, easements, zoning and other government regulations or other limitations of record and taxes for the year 2003 and all subsequent years.*

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

\*Grantor and Grantee are used for singular or plural, as context requires.

②

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

Signed, sealed and delivered in our presence:

[Signature]  
(First Witness)

CLAUDIA M. LEE  
Printed Name of Witness

[Signature]  
(2<sup>nd</sup> Witness)

M. E. MILANA  
Printed Name of Witness

[Signature] (Seal)  
Grantor: WARREN LEHNER

\_\_\_\_\_  
Grantor: \_\_\_\_\_ (Seal)

\_\_\_\_\_  
Grantor: \_\_\_\_\_ (Seal)

\_\_\_\_\_  
Grantor: \_\_\_\_\_ (Seal)

\_\_\_\_\_  
Grantor: \_\_\_\_\_ (Seal)

STATE OF FLORIDA  
COUNTY OF BROWARD

THE FOREGOING INSTRUMENT was acknowledged before me this 29 day of Sept, 2003

by:  
**WARREN LEHNER**

who is  personally known to me or who has produced the following identification: \_\_\_\_\_  
\_\_\_\_\_ and who did take an oath

[Signature]

**NOTARY PUBLIC**  
MY COMMISSION EXPIRES:  
Printed, typed or stamped name:  
(Serial Number, if any)





# Fidelity National Title

Insurance Company of New York

FNTIC File No: 03-181117

Agent File No: 03-1125

## EXHIBIT "A"

Beginning at the N.W. corner of the S 1/2 of the N 1/2 of the N.E. 1/4 of Section 12, Township 51 South, Range 41 East, and run thence East along the North boundary of said land a distance of 412.87 Feet, thence South parallel with the West boundary of said land a distance of 120 Feet, thence East parallel with the North boundary of said land a distance of 52 Feet for a Point of Beginning, thence East parallel with the North boundary of said land a distance of 52 Feet, thence South parallel with the West boundary of said land a distance of 110 Feet, thence West parallel with the North boundary of said land a distance of 52 Feet, thence North parallel with the West boundary of said land a distance of 110 Feet to the Point of Beginning..

Property Address: 5917 LEE ST., HOLLYWOOD, FL 33021



<b>Site Address</b>	5917 LEE STREET, HOLLYWOOD FL 33027	<b>ID #</b>	5141 12 00 0150
<b>Property Owner</b>	VALENCIA, GLORIA	<b>Millage</b>	0513
<b>Mailing Address</b>	5917 LEE ST HOLLYWOOD FL 33021-3842	<b>Use</b>	01

<b>Abbreviated Legal Description</b>	12-51-41 E 52 OF S 110 OF N 230 OF W 517.74 OF S1/2 OF NW1/4 OF NE1/4
--------------------------------------	---

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)**.

<b>Property Assessment Values</b>					
Click here to see 2016 Exemptions and Taxable Values to be reflected on the Nov. 1, 2016 tax bill.					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2017	\$34,340	\$35,830	\$70,170	\$51,360	
2016	\$34,340	\$31,210	\$65,550	\$50,310	\$757.26
2015	\$34,340	\$29,300	\$63,640	\$49,970	\$753.69

<b>2017 Exemptions and Taxable Values by Taxing Authority</b>				
	County	School Board	Municipal	Independent
<b>Just Value</b>	\$70,170	\$70,170	\$70,170	\$70,170
<b>Portability</b>	0	0	0	0
<b>Assessed/SOH 04</b>	\$51,360	\$51,360	\$51,360	\$51,360
<b>Homestead 100%</b>	\$25,000	\$25,000	\$25,000	\$25,000
<b>Add. Homestead</b>	\$1,360	0	\$1,360	\$1,360
<b>Wid/Vet/Dis</b>	0	0	0	0
<b>Senior</b>	0	0	0	0
<b>Exempt Type</b>	0	0	0	0
<b>Taxable</b>	\$25,000	\$26,360	\$25,000	\$25,000

<b>Sales History</b>				<b>Land Calculations</b>		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
9/29/2003	WD	\$115,000	36300 / 307	\$6.00	5,723	SF
2/5/2003	SWD	\$69,500	34791 / 315			
12/6/2002	CET	\$100	34279 / 557			
6/12/2002	DRR	\$100	33264 / 1916			
3/14/2002	WD	\$95,000	32908 / 570			
<b>Adj. Bldg. S.F. (Card, Sketch)</b>						943
<b>Units/Beds/Baths</b>						1/1/1
<b>Eff./Act. Year Built: 1974/1951</b>						

<b>Special Assessments</b>								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
05								
R								
1								