



DEVELOPMENT SERVICES  
PLANNING DIVISION

# GENERAL APPLICATION

APPLICATION DATE: \_\_\_\_\_

**2600 Hollywood Blvd**

Room 315  
Hollywood, FL 33022  
Tel: (954) 921-3471  
Email: Development@Hollywoodfl.org

**SUBMISSION REQUIREMENTS:**

- One set of signed & sealed plans (i.e. Architect or Engineer)
- One electronic **combined** PDF submission (max. 25mb)
- Completed Application Checklist
- Application fee

**NOTE:**

- This application must be **completed in full** and submitted with all documents to be placed on a Board or Committee's agenda.
- The applicant is responsible for obtaining the appropriate checklist for each type of application.
- Applicant(s) or their authorized legal agent **must be** present at all Board or Committee meetings.

**APPLICATION TYPE (CHECK ALL THAT APPLIES):**

Technical Advisory Committee  Art in Public Places Committee  Variance  
 Planning and Development Board  Historic Preservation Board  Special Exception  
 City Commission  Administrative Approval

**PROPERTY INFORMATION**

Location Address: 2302-2306 Pierce Street, hollywood FL 33020  
 Lot(s): 16 E1/2, 16 W1/2 Block(s): 10 Subdivision: Little Ranches  
 Folio Number(s): 5142 16 01 4210, 5142 16 01 4220

Zoning Classification: DH-2 Land Use Classification: Residential

Existing Property Use: Residential - Single family Sq Ft/Number of Units: 34,744 / 24 units  
 Is the request the result of a violation notice?  Yes  No If yes, attach a copy of violation.  
 Has this property been presented to the City before? If yes, check all that apply and provide File Number(s) and Resolution(s): # 20-DP-20

**DEVELOPMENT PROPOSAL**

Explanation of Request: New multifamily building

Phased Project: Yes  No  Number of Phases: 1

Project	Proposal
Units/rooms (# of units)	# UNITS: <u>24</u> #Rooms <u>51</u>
Proposed Non-Residential Uses	<u>-</u> S.F.)
Open Space (% and SQ.FT.)	Required %: <u>20</u> (Area: <u>4,100</u> S.F.)
Parking (# of spaces)	PARK. SPACES: (# <u>45</u> )
Height (# of stories)	(# STORIES) <u>4</u> ( <u>45</u> FT.)
Gross Floor Area (SQ. FT)	Lot(s) Gross Area ( <u>12,251</u> FT.)

Name of Current Property Owner: 2302-2306 PIERCE ST LLC.

Address of Property Owner: 1815 Griffin RD, Suite 401, Dania Beach FL 33004

Telephone: 305-988-1450 Email Address: worldglassusa@gmail.com

Applicant Joseph B. Kalle Consultant  Representative  Tenant

Address: 2417 hollywood Blvd, Hollywood FL 33020 Telephone: 954 920 5746

Email Address: Joseph@KalleArchitects.com

Email Address #2: \_\_\_\_\_

Date of Purchase: \_\_\_\_\_ Is there an option to purchase the Property? Yes  No

If Yes, Attach Copy of the Contract.

Noticing Agent (FTAC & Board submissions only): CUTRO ASSOCIATES

E-mail Address: CUTROPLANNING@yahoo.com



## GENERAL APPLICATION

### CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

The applicant/owner(s) signature certifies that he/she has been made aware of the criteria, regulations and guidelines applicable to the request. This information can be obtained in Room 315 of City Hall or on our website at [www.hollywoodfl.org](http://www.hollywoodfl.org). The owner(s) further certifies that when required by applicable law, including but not limited to the City's Zoning and Land Development Regulations, they will post the site with a sign provided by the Office of Planning and Development Services. The owner(s) will photograph the sign the day of posting and submit photographs to the Office of Planning and Development Services as required by applicable law. Failure to post the sign will result in violation of State and Municipal Notification Requirements and Laws.

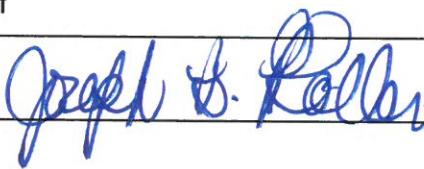
(I)(We) certify that (I) (we) understand and will comply with the provisions and regulations of the City's Zoning and Land Development Regulations, Design Guidelines, Design Guidelines for Historic Properties and City's Comprehensive Plan as they apply to this project. (I)(We) further certify that the above statements and drawings made on any paper or plans submitted herewith are true to the best of (my)(our) knowledge. (I)(We) understand that the application and attachments become part of the official public records of the City and are not returnable.

Signature of Current Owner: 

Date: 11/1/2024

PRINT NAME: Yaakov Elkarif

Date: 11/1/2024

Signature of Consultant/Representative: 

Date: 11/1/2024

PRINT NAME: Joseph B. Kaller

Date: 11/1/2024

Signature of Tenant: \_\_\_\_\_

Date: \_\_\_\_\_

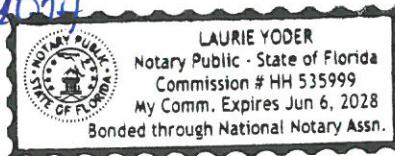
PRINT NAME: \_\_\_\_\_

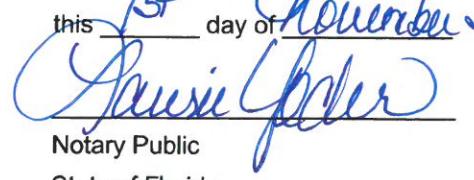
Date: \_\_\_\_\_

### Current Owner Power of Attorney

I am the current owner of the described real property and that I am aware of the nature and effect the request for Technical Advisory Board to my property, which is hereby made by me or I am hereby authorizing Joseph B. Kaller to be my legal representative before the Technical Advisory (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me  
this 1st day of November 2024



  
Signature of Current Owner

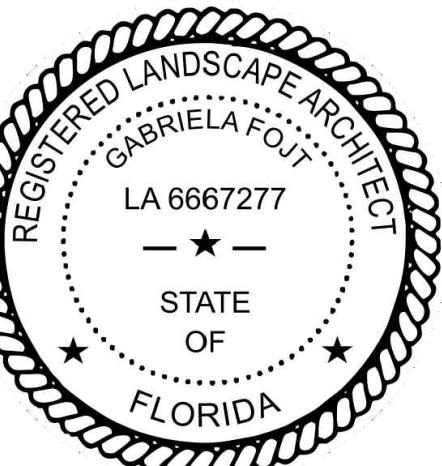
Yaakov Elkarif

Print Name

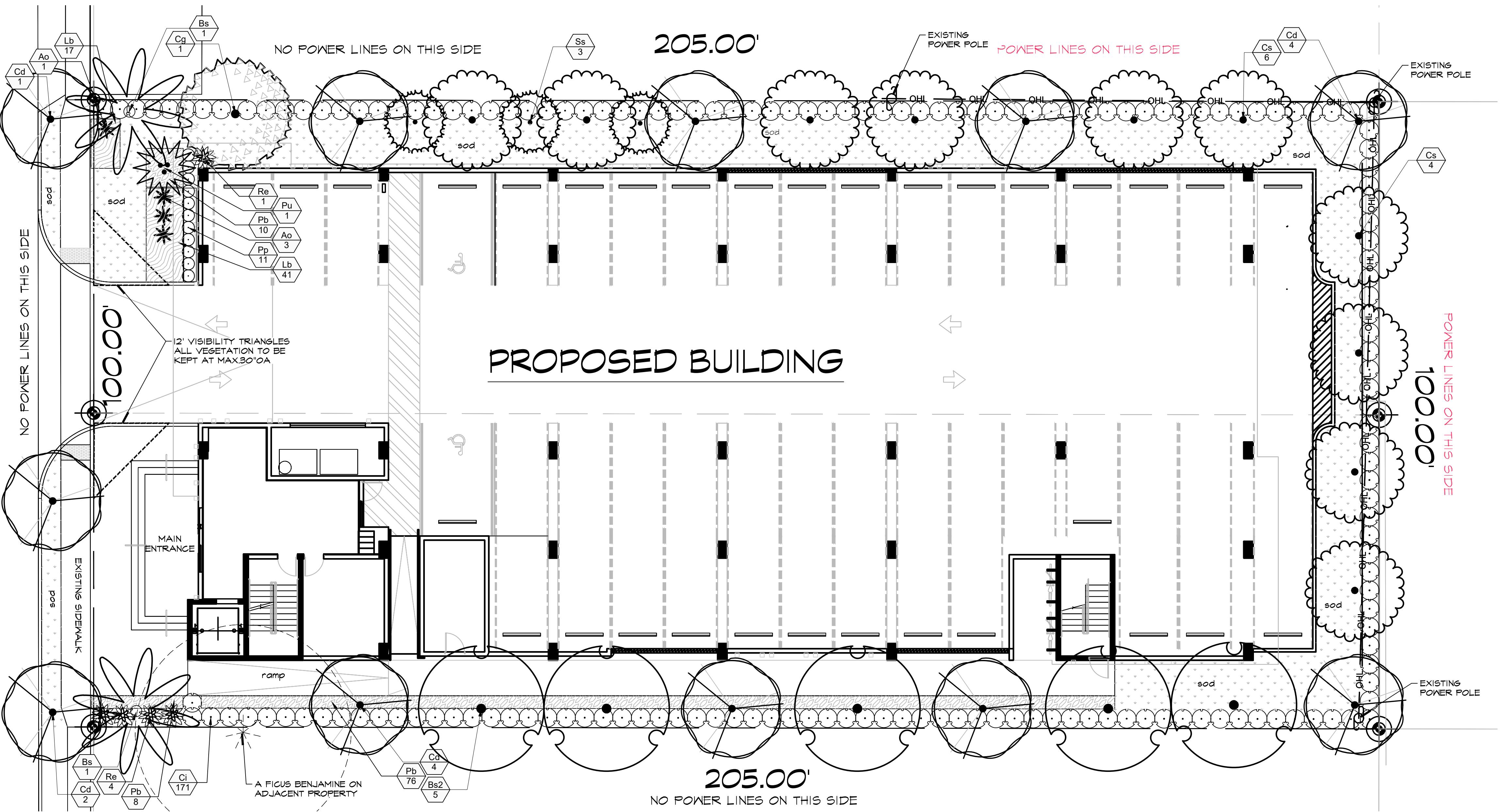
Notary Public  
State of Florida

My Commission Expires: \_\_\_\_\_ (Check One)  Personally known to me; OR  Produced Identification \_\_\_\_\_





# PERCE STREET



# A GENERAL LAYOUT

scale |"=|O'-O"



**NOTE:  
INDICATED UTILITIES ARE APPROXIMATE.  
CONTRACTOR IS RESPONSIBLE FOR VERIFICATION  
OF ALL UTILITIES ON SITE PRIOR TO  
COMMENCEMENT OF ANY WORK.  
LANDSCAPE ARCHITECT ASSUMES NO LIABILITY  
FOR UTILITY DAMAGE.**

## CODE REQUIREMENT DH-2 RAC

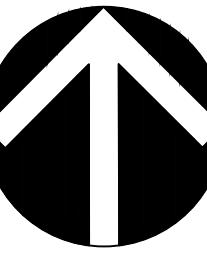
Code requirement	Required	Proposed	Provided
<b><u>Perimeter landscape</u></b> Street tree - one 12'oa tree/each 30 lf of street frontage (100'/30=3.3)	<b>4 trees</b>	<b>3</b> Pigeon plum, <b>1</b> Royal palm	<b>4 provided</b>
Residential buffer - one tree/each 20 lf of perimeter (205x2+100=510/20=26)	<b>26 trees</b>	<b>10</b> Silver Buttonwood, <b>5</b> Gumbo, <b>1</b> Royal palm, <b>1</b> Bridalveil, <b>8</b> Pigeon plum, 3 Sabals (=1 tree)	<b>26 provided</b>
<b><u>Open space</u></b> 1 tree per 1000sf of pervious site area (4,695 sf/1,000=4.6) 20% minimum lot space as open/landscape	<b>5 trees</b> <b>4,100 sf</b>	<b>0</b> <b>4,695 sf</b>	<b>non provided (*)</b> <b>(+)</b> <b>20% provided</b>
60% of required trees to be native No more than 50% of trees to be palms (3:1 count) Automated irrigation to provide 100%+ coverage View triangle on a corner property	<b>35x.6=21</b> native trees (=60%) max. <b>18</b> trees substituted by palms	<b>30 native trees</b> 3 palms counted 3:1 and 2 counted 1:1 irrigation system	<b>85% provided</b> <b>3 trees as palms</b> <b>provided</b> <b>provided</b>

(\*) 5 TREES FOR THIS REQUIREMENT TO BE PAID TO THE CITY TREES FOUND (5 x \$ 350=\$1,750.00)

## PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	NATIVE	DROUGHT RESIST.
<b>TREES</b>								
	Bs2	5	<i>Bursera simaruba</i>	Gumbo Limbo	12-14'OA, 3"dbh	AS SHOWN	YES	HIGH
	Cg	1	<i>Caesalpinia granadillo</i>	Bridal Veil Tree	12'OA, 2"dbh	AS SHOWN	NO	HIGH
	Cd	11	<i>Coccoloba diversifolia</i>	Pigeon Plum	12' OA 2" DBH	AS SHOWN	YES	HIGH
	Cs	10	<i>Conocarpus erectus f. sericeus</i>	Silver Buttonwood	12'OA, 2"dbh, matched	AS SHOWN	YES	HIGH
	Bs	2	<i>Roystonea elata</i>	Royal palm	min.10'-12'CT, matched	AS SHOWN	NO	HIGH
	Ss	3	<i>Sabal palmetto</i>	Cabbage Palmetto	12'CT, matched	AS SHOWN	YES	HIGH
<b>SHRUBS</b>								
	Ao	4	<i>Alcantarea odorata</i>	Giant Silver Bromeliad	15 gal.	AS SHOWN	NO	HIGH
	Ci	166	<i>Chrysobalanus icaco</i>	Coco Plum	7 gal, 36"OA	36" O.C.	YES	HIGH
	Pu	1	<i>Pandanus utilis</i>	Screw Pine	8'-10'OA, specimen	AS SHOWN	NO	HIGH
	Pp	11	<i>Podocarpus macrophyllus 'Pringles'</i>	Pringles Dwarf Yew Podocarpus	7 gal, 24"x24"	24" O.C.	NO	HIGH
	Re	5	<i>Rhapis excelsa</i>	Lady Palm	3'-4'OA, full	AS SHOWN	NO	LOW
<b>SHRUB AREAS</b>								
	Fg	72	<i>Ficus microcarpa 'Green Island'</i>	Green Island Fig	3 gal	18" O.C.	NO	HIGH
	Lb	58	<i>Liriope muscari 'Big Blue'</i>	Big Blue Liliy turf	3 gal, full	18"OC	NO	HIGH
	Pb	94	<i>Philodendron x 'Burle Marx'</i>	Burle Marx Philodendron	3 gal, full	24"OC	NO	MODERATE
<b>GROUND COVERS</b>								
	Sp	2,642 sf	<i>Stenotaphrum secundatum 'Palmetto'</i>	Palmetto St. Augustine Grass	sod			

700 E Oakland Park Blvd  
Suite C  
Fort Lauderdale  
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(954) 478 3064  
[www.florida-landscape.com](http://www.florida-landscape.com)  
[abriela@themirrorofparadise.com](mailto:abriela@themirrorofparadise.com)



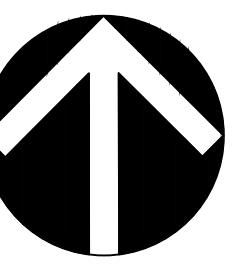
SCALE	1"=10'-0"
DESIGNED BY	GF
DRAWN BY	...
CHECKED BY	GF
CAD DWG.	
DATE	08.12.2024
REVISIONS	



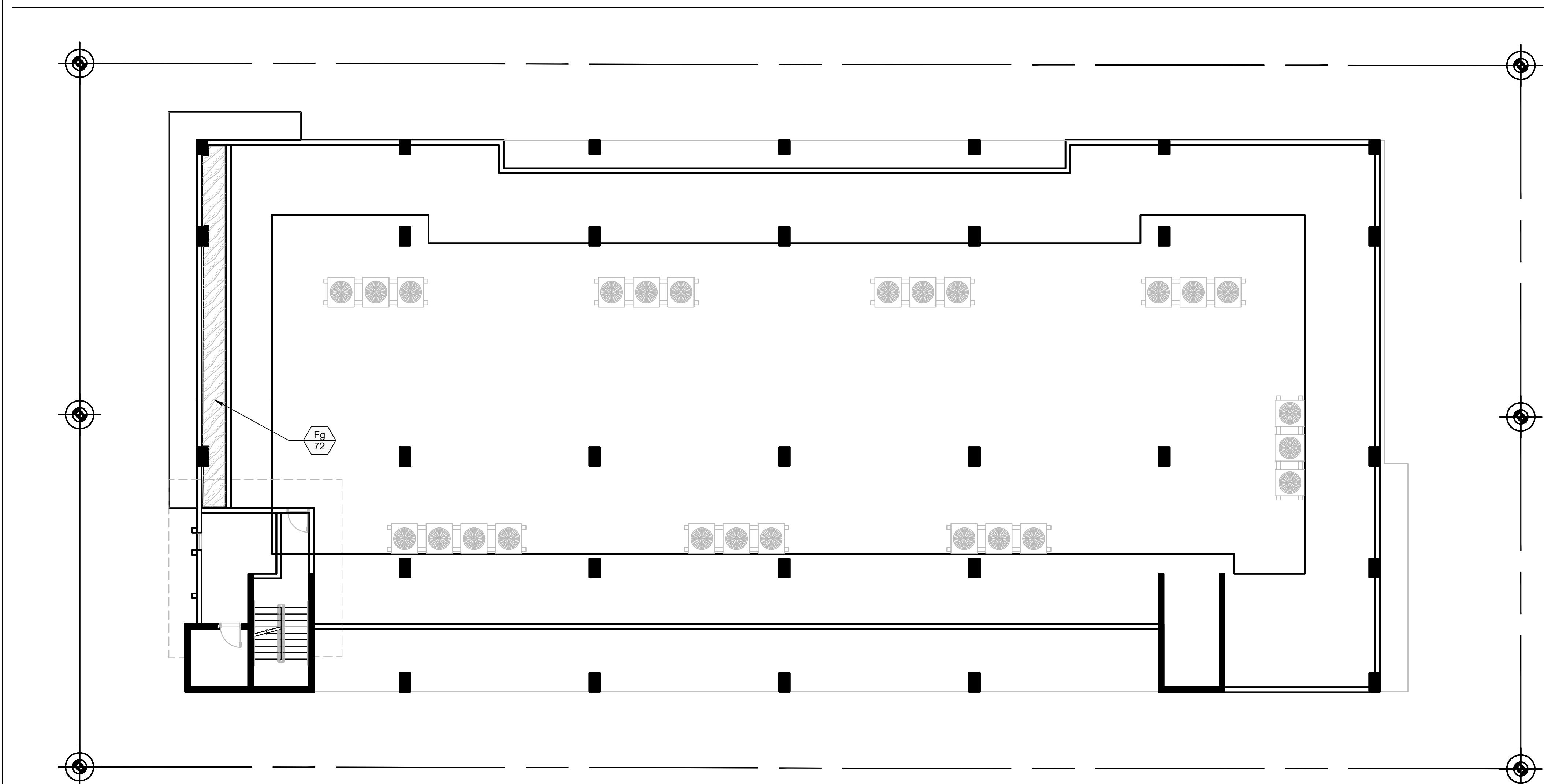
The Mirror of Paradise

Gabriela Fojt  
LA 6667277  
LC 26000628

2700 E Oakland Park Blvd  
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c (954) 478 3064  
www.florida-landscape.com  
gabriela@themirrorofparadise.com



SCALE 1"=10'-0"  
DESIGNED BY GF  
DRAWN BY ...  
CHECKED BY GF  
CAD DWG.  
DATE 08.12.2024  
REVISIONS



## A-GENERAL LAYOUT

scale 1"=10'-0"  
0 10 20 30 feet  
SCALE 1"=10'



## PLANT SCHEDULE ROOF

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	NATIVE	DROUGHT RESIST.
<b>SHRUB AREAS</b>								
	Fg	72	Ficus microcarpa 'Green Island'	Green Island Fig	3 gal	18" O.C.	NO	HIGH

NO PLANTING ALLOWED UNTIL SUB-PERMITS ARE FULLY APPROVED BY CITY.

NO LANDSCAPE SUBSTITUTIONS SHALL BE MADE WITHOUT THE CITY OF HOLLYWOOD APPROVAL.

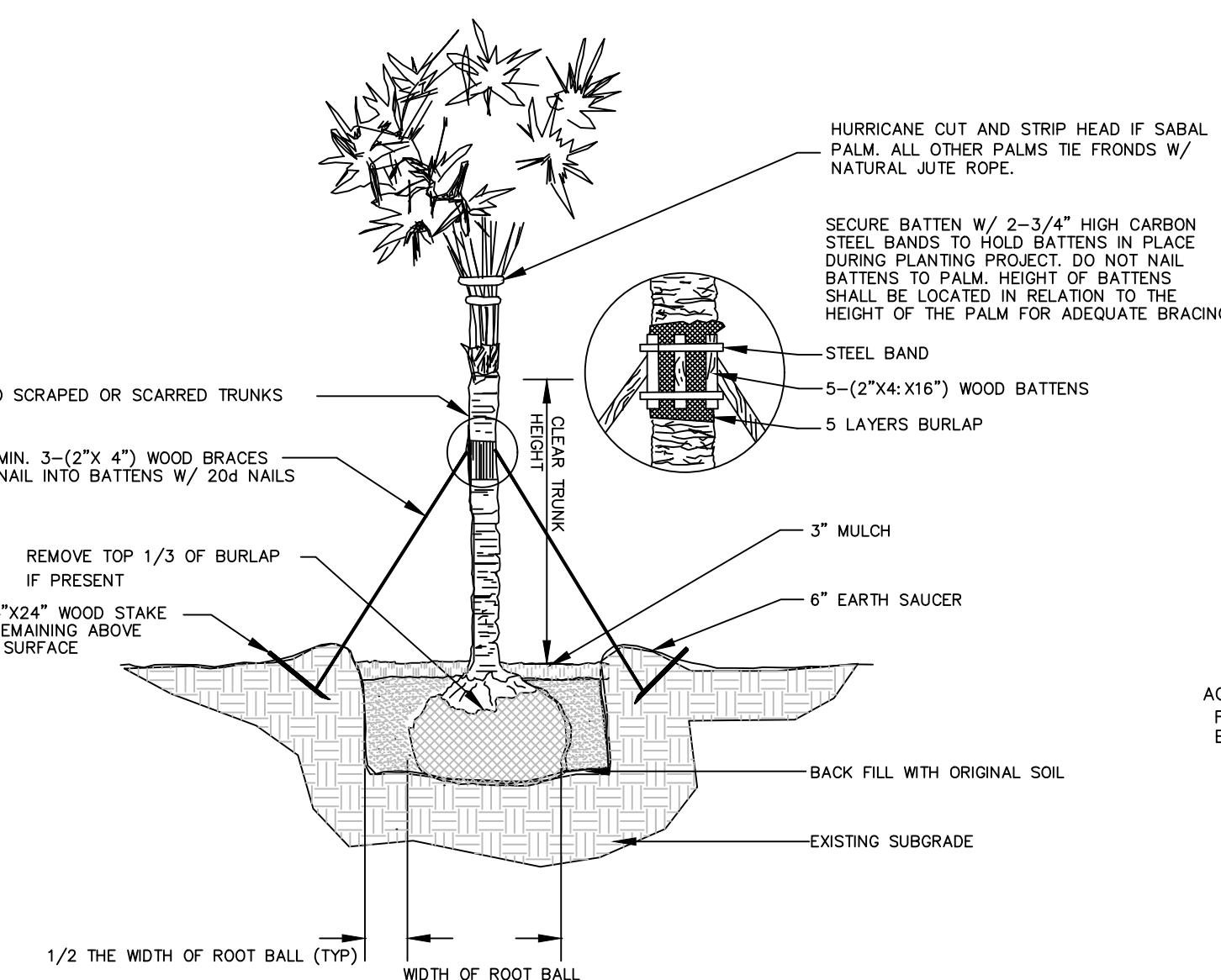
NO CYPRESS MULCH ALLOWED

## GENERAL LANDSCAPE NOTES

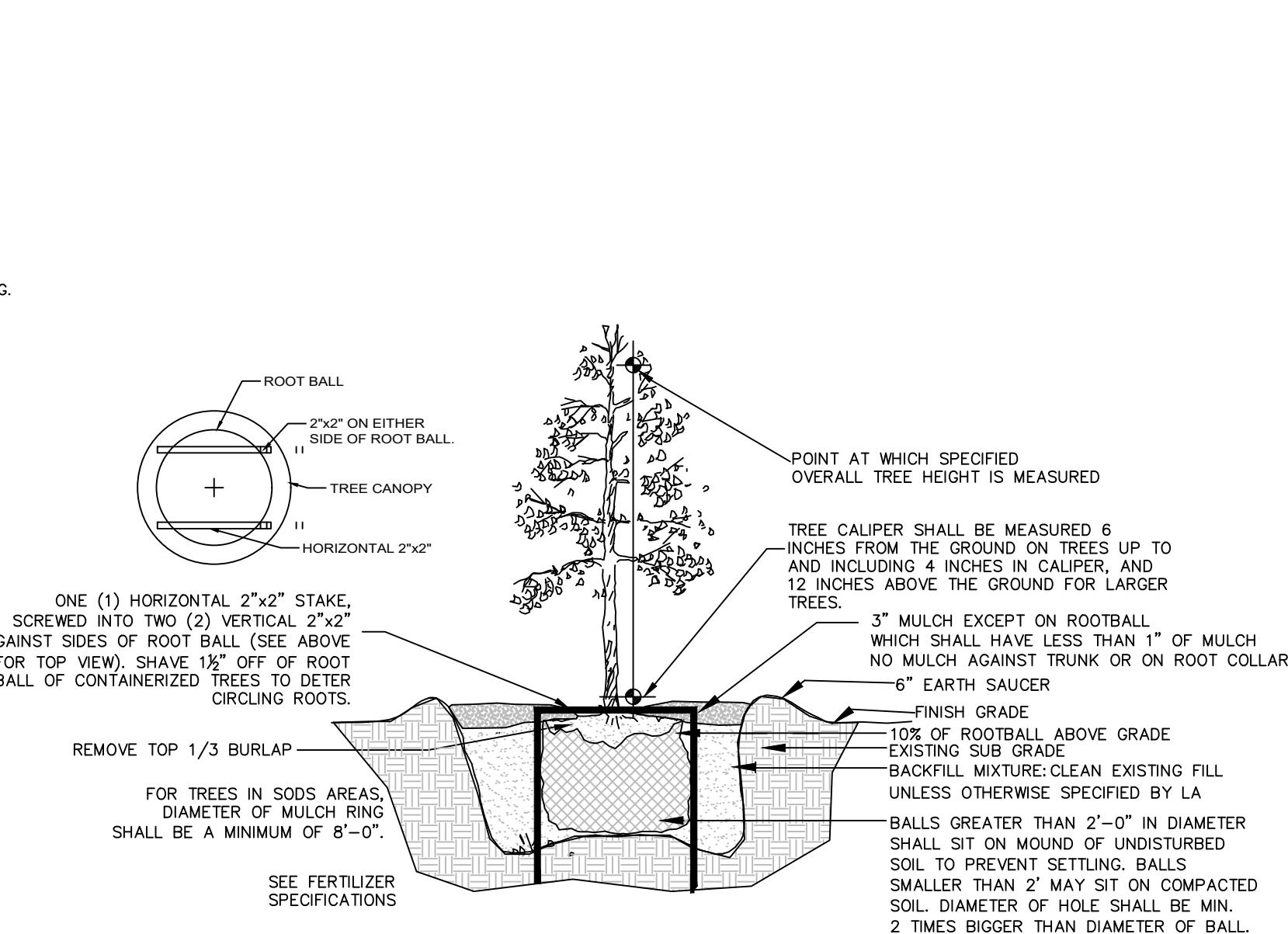
1. CONTRACTOR IS RESPONSIBLE FOR REPAIRING FACILITIES HE DAMAGES AND IS TO COORDINATE WITH OTHER CONTRACTORS ON SITE.
2. CONTRACTOR IS RESPONSIBLE FOR FINISH GRADES- ROUGH GRADES BY GENERAL CONTRACTOR.
3. ALL PLANT MATERIALS TO BE FLORIDA NO. 1 OR BETTER AS PER FLORIDA DEPT. OF AGRICULTURE GRADES & STANDARDS, MARCH 1998.
4. PLANTING SOIL TO BE A WEED FREE MIXTURE OF MUCK & SAND (50/50) WITH 50 LBS OF MILORGANITE PER 6 CU. YDS.
5. TREES & PALMS GUARANTEED TO BE IN HEALTHY THRIVING CONDITION FOR ONE YEAR FROM PROJECT COMPLETION.
6. APPLY 3" MELALEUCA/EUCALYPTUS MULCH AROUND ALL PLANTS WITHIN 2 DAYS.
7. CONTRACTOR TO COMPLY WITH ALL CITY LANDSCAPE ORDINANCE REQUIREMENTS.
8. WHERE THERE IS A DISCREPANCY EITHER IN QUANTITIES, PLANT NAMES, SIZES OR SPECIFICATIONS BETWEEN THE PLAN OR PLANT LIST, THE PLAN TAKES PREFERENCE. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ANY VERIFICATION NECESSARY INVOLVING THE LANDSCAPE MATERIALS SHOWN ON THE PLAN.
9. ALL AREAS NOT COVERED BY PAVING OR STRUCTURES TO BE SODDED WITH FLORATAM SOD. SOD TO HAVE GOOD COMPACT GROWTH & ROOT SYSTEM. LAY WITH TIGHT JOINTS.
10. ALL LANDSCAPED AREAS INSIDE PROPERTY AND ADJACENT ROW AREAS TO BE 100% COVERED WITH AUTOMATIC SPRINKLER SYSTEM WITH APPROXIMATELY 50% OVERLAP USING RUST FREE WATER AND A RAIN CHECK DEVICE.
11. TREES & PALMS TO BE STAKED AS NECESSARY IN A GOOD WORKMANLIKE MANNER WITH NO NAIL STAKING PERMITTED.
12. ROOT FLARES TO BE SET ABOVE GRADE AND VISIBLE WITH ROOT SYSTEMS 10% ABOVE FINAL GRADE AT TIME OF PLANTING.
13. LANDSCAPING SHALL COMPLY WITH ALL ZONING AND LAND DEVELOPMENT REGULATIONS.

## HOLLYWOOD LANDSCAPE NOTES

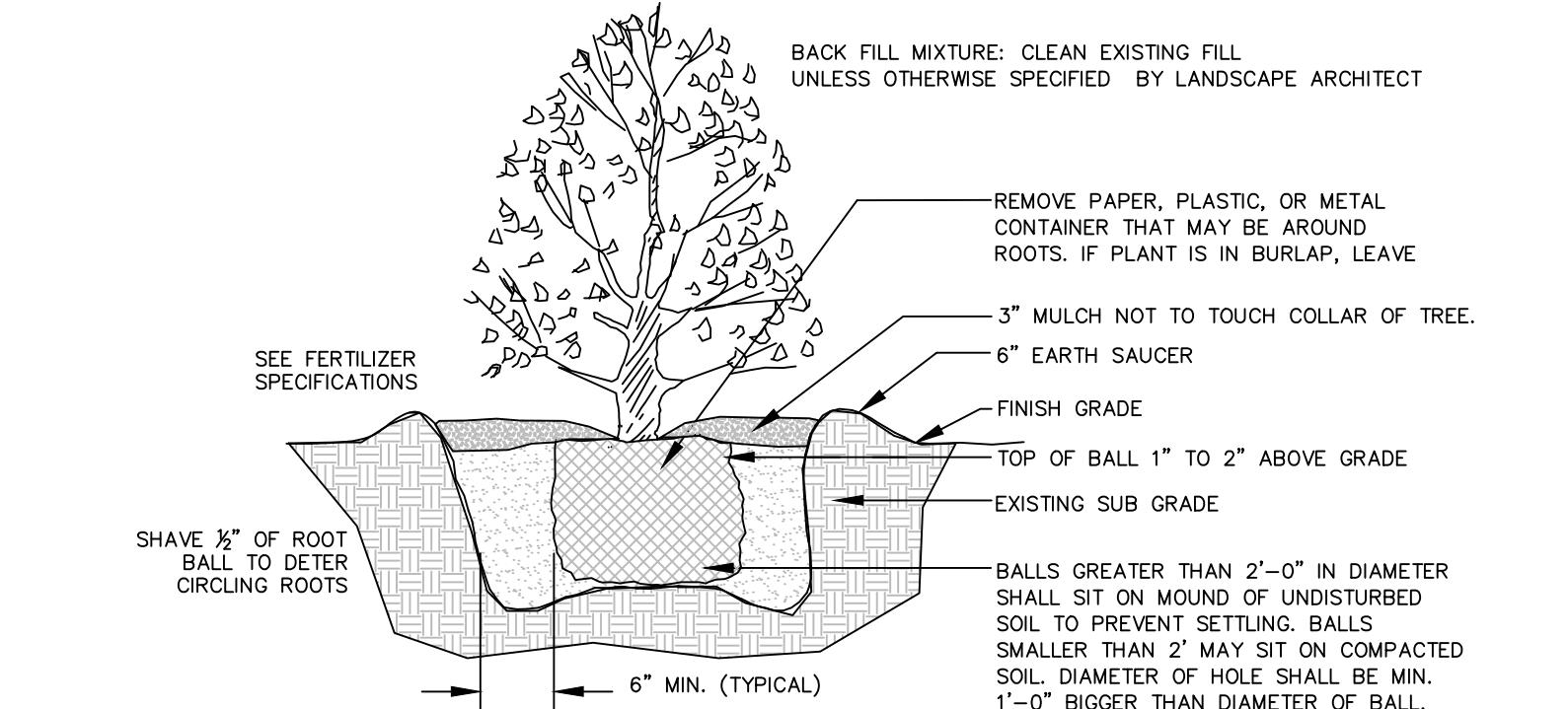
1. PLANT MATERIAL WILL NOT BE PLANTED INTO ROOT BALLS OF TREES AND PALMS.
2. THERE WILL BE NO SUBSTITUTIONS WITHOUT THE APPROVAL OF HOLLYWOOD'S LANDSCAPE PLAN REVIEWER.



PALM PLANTING DETAIL



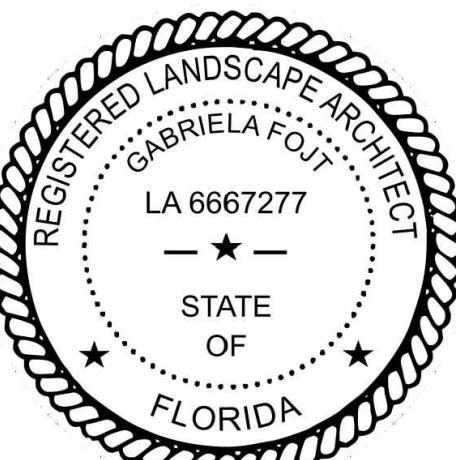
TREE PLANTING DETAIL



SHRUB PLANTING DETAIL

2302-2306 PIERCE STREET  
HOLLYWOOD  
FLORIDA

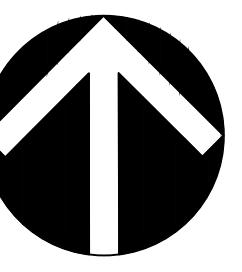
LANDSCAPE PLAN - ROOF LEVEL & DETAILS



The Mirror of Paradise

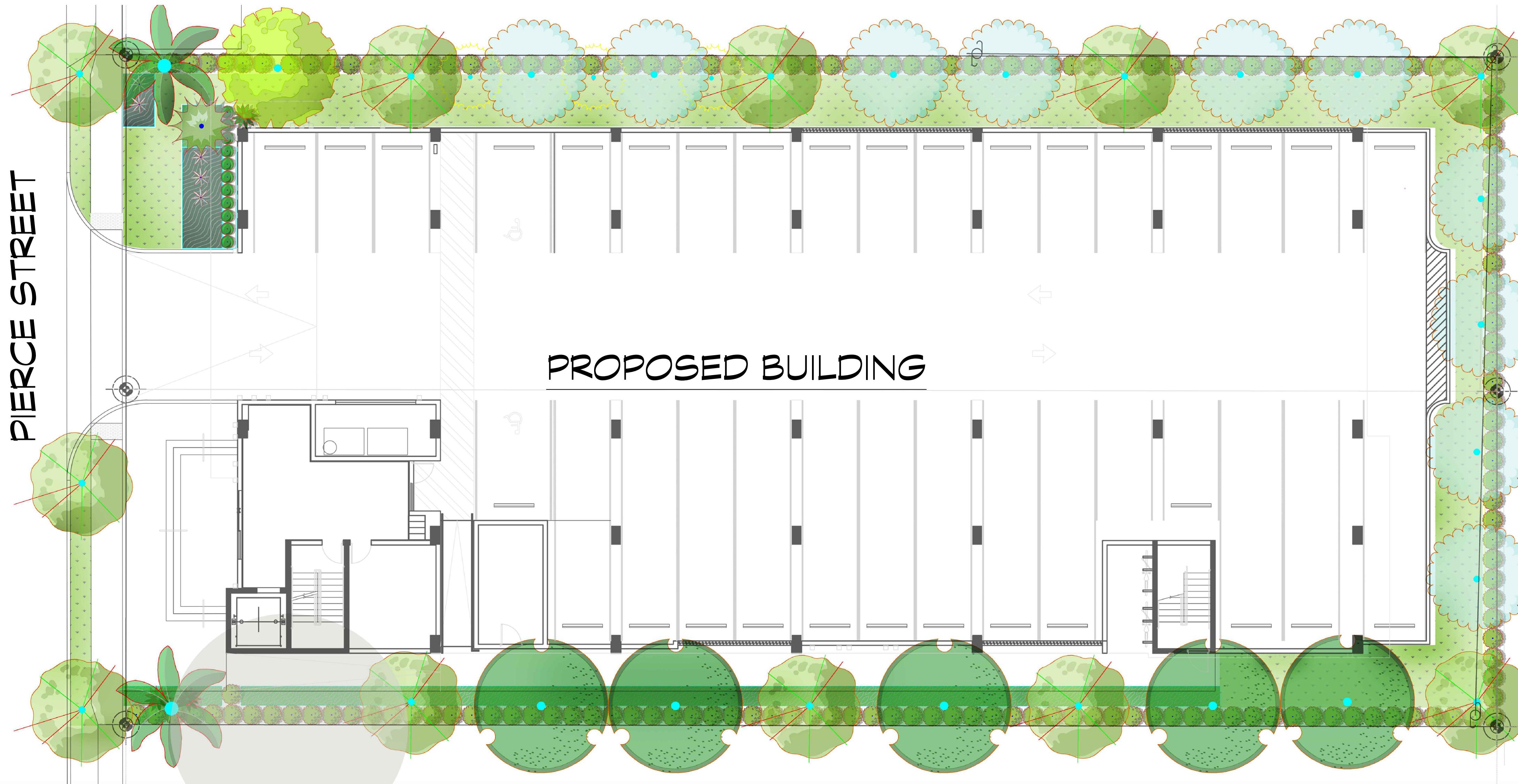
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SCALE 1"=10'-0"  
0 10 20 30 feet  
SCALE: 1" = 10'

IF YOU DIG FLORIDA...  
CALL US FIRST!  
1-800-432-4770  
SUNSHINE STATE ONECALLING  
OF FLORIDA, INC.  
IT'S THE LAW  
NOTE:  
INDICATED UTILITIES ARE APPROXIMATE.  
CONTRACTOR IS RESPONSIBLE FOR VERIFICATION  
OF ALL UTILITIES ON SITE PRIOR TO  
COMMENCEMENT OF ANY WORK.  
LANDSCAPE ARCHITECT ASSUMES NO LIABILITY  
FOR UTILITY DAMAGE.



#### JOB CONDITIONS:

Any building construction material or foreign material shall be removed from planting areas and replaced with acceptable top soil.

Care shall be taken not to disturb or damage any underground construction or utilities. Any damage to these facilities during the planting operations will be repaired at the expense of the Landscape Contractor in a manner approved by the Owner. Where underground obstructions will not permit the planting materials in accordance with the plans, new locations shall be approved by the Landscape Architect.

Landscape work shall be coordinated with the landscape irrigation work. Landscape Contractor shall ensure that no plantings will interfere with the proper coverage. Landscape Contractor shall point out situations where minor adjustments or relocation or addition of sprinklers heads may be most beneficial for the landscape work as a whole.

#### PLANT MATERIAL:

Plant species and size shall conform to those indicated on the drawings. Nomenclature shall conform to STANDARDIZED PLANT NAMES, LATEST EDITION. All plant material shall be in accordance with GRADES AND STANDARDS FOR NURSERY PLANTS, latest edition published by the Florida Department Agriculture and Consumer Services. All plants not otherwise specified as Florida Fancy, or Specimen, shall be Florida Grade Number 1 or better as determined by the Florida Grade Plant Industry. Specimen means an exceptionally heavy, symmetrical, tightly-knit plant, so trained or favored in its development that its appearance is unquestionable and outstandingly superior in form, number of branches, compactness and symmetry. All plants shall be sound, healthy, vigorous, well branched and free of disease and insect eggs and larvae and shall have adequate root systems. Trees and shrubs for planting rows shall be uniform in size and shape. All materials shall be subject to approval by the Landscape Architect. Where any requirements are omitted from the Plant List, the plants furnished shall be normal for the variety.

All container grown material shall be healthy, vigorous, well-rooted plants and established in the container. The plants shall have tops which are good quality and are in a healthy growing condition. An established container grown plant shall be transplanted into a container and grown in that container long enough for the new fibrous roots to have developed enough to hold the root mass together when removed from the container. Root bound plants will not be accepted.

Site water shall be verified by Contractor prior to submission of bids.

The use of natural material is strongly encouraged for balled and burlapped plants. All synthetic material shall be completely removed from root ball PRIOR to planting.

At time of bid, Contractor shall submit a written schedule of all sources for coconut palms as well as seed sources for coconuts. Coconuts shall be certified Malayan Green with a certified seed source from Jamaica.

#### TREES:

The most critical factor for selecting a healthy Florida Number 1 tree is the structure. This consists of one central main trunk and leader. Branches are considered competing if they are 2/3 the diameter of the leader or greater. Competing branches may be acceptable if they occur above 50% of the overall height of the tree. Caliper of tree should meet specifications. Leader (center trunk) may have slight (<15 degree) bow (Tabebuia caraiba excluded), but must be intact with apical (leading) bud. Branches should be spread evenly (staggered, alternating) through the tree branches spaced no closer than 4".

Canopy should be full to specifications with little or no openings or holes. A thinning canopy will be taken into consideration with field dug plant material.

Trees should have no open wounds or damage, flush cuts, chlorosis, shorter or taller than specified height, girdling roots, undersize loose root ball, crossing branches, smaller than normal leaves.

10% of root ball shall be above grade after planting. Root ball tying ropes removed from trunk and top of root ball.

#### MATERIALS LIST:

Landscape Contractor shall be responsible for verifying all quantities for material shown on drawings prior to submitting a bid. Planting plan shall take precedence over the plant list. Final quantity of sod and mulch shall be verified.

#### SUBSTITUTIONS:

No substitutions shall be made without the approval from the Landscape Architect and/or the Owner. Intended substitutions shall be indicated on the bid.

#### MEASUREMENTS:

Canopy Trees- Height shall be measured from the ground to the average height of canopy. Spread shall be measured to the end of branching equally around the crown from the center of the trunk. Caliper (d.b.h.) will be measured 4'-6" above grade.

Shrubs- Height shall be measured from the ground. Spread shall be measured to the end of branching equally around the shrub mass.

Palms- Clear trunk (C.T.) shall be measured from the ground to the point where the mature aged trunk joins the immature or green part of the trunk or head.

Overall height (O.A.) shall be measured from the ground to the tip of the unopened bud.

#### IRRIGATION:

100% irrigation coverage shall be provided. Provide bubblers on separate zones for all newly planted and transplanted trees unless alternate approach to provide additional water is approved by Owner and Landscape Architect.

#### GUARANTEE:

All new plant materials shall be guaranteed for one year from the time of acceptance and shall be alive and in satisfactory growth for each specific kind of plant at the end of the guarantee period. The Landscape Contractor shall not be responsible for damage caused by vandalism, violent wind storms or other acts of God beyond control. Replacement shall occur within two weeks of rejection and guaranteed six months from date of installation. Landscape Contractor shall repair damage to other plants or lawns during plant replacements at no additional cost.

#### MULCH:

Mulch shall not contain sticks 1/4" in diameter or stones. Apply 3" of mulch except on top of tree rootballs and against woody shrubs. Rootballs will receive less than 1" mulch with no mulch touching trunk or root collar. Do not apply mulch against the trunks of woody shrubs.

#### SOD:

All sod shall be installed in such a manner that there is an even surface, staggered pattern. Sod will be green in color and in good health. NO overlap, gaps, damage, insects, disease and less than 10% chlorosis will be permitted. All gaps will be filled with clean native soil.

#### STAKING:

Landscape Contractor to suggest alternate means of staking for approval with Landscape Architect if staking methods shown are not feasible due to site conditions.

#### FERTILIZER:

Manufacturer's Specification: Submit manufacturer's specification sheet(s) for approval of product. Submit tags from bags of fertilizer used on site to the Architect. Submit copies of the manufacturer's specifications or analysis of all fertilizer for approval.

Composition and Quality: All fertilizer shall be uniform in composition and dry. Granular fertilizer shall be free flowing and delivered in unopened bags. Tablet fertilizer shall be delivered in unopened containers or boxes. All bags, containers or boxes shall be fully labeled with the manufacturer's analysis.

Fertilizer shall be slow release with ratio greater than 3 to 1 nitrogen to phosphorous applied on top of backfill, per manufacturer's recommendations.

All shall comply with the State of Florida fertilizer laws.

#### CLEANUP:

Landscape Contractor shall at all times keep job site clean and free from accumulation of waste material, debris and rubbish.

#### INSPECTION:

Upon written request from the Contractor, Owner and/or Landscape Architect shall perform inspection to determine completion of Contract.

#### ACCEPTANCE:

Following inspection, Contractor will be notified, in writing, by Owner and/or Landscape Architect of acceptance of completion with regards to plant material and workmanship according to Contract.

2302-2306 PIERCE STREET  
HOLLYWOOD  
FLORIDA

COLORED PLAN & NOTES

# PIERCE APARTMENTS

2302-2306 PIERCE STREET  
HOLLYWOOD, FL 33020



**ARCHITECT**  
JOSEPH B. KALLER AND ASSOCIATES, P.A.  
CONTACT: Mr. JOSEPH B. KALLER  
ADDRESS: 2417 HOLLYWOOD BLVD.  
HOLLYWOOD, FL 33020  
PHONE: (954)-920-5746  
FAX: (954)-926-2841  
EMAIL: joseph@kallerarchitects.com

KALLER ARCHITECTURE, ALL RIGHTS RESERVED © 2022

PROJECT No.: 19031  
DATE: 07.18.24  
DRAWN BY: J. DIAZ  
CHECKED BY: JBK

SCHEMATIC DESIGN

Sheets shall be complete as of Building Documents are prepared and before the date of issuance of the Contract Documents. The Contract Documents are to include all items necessary for the proper execution and completion of the work for which the Contract is made.

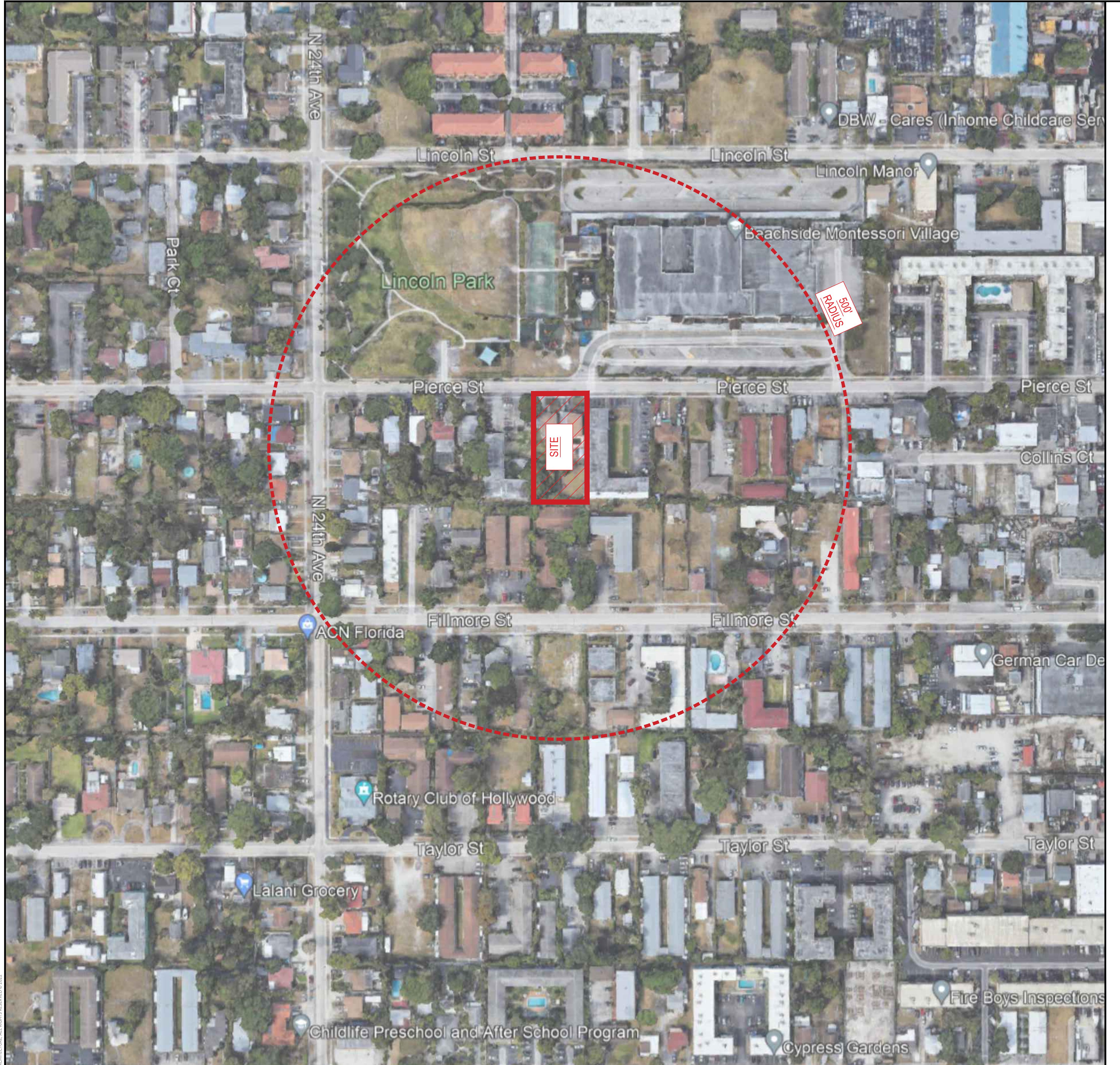
This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

Sheet No. 1 of 1









PROPERTY ADDRESS  
2302-2306 PIERCE STREET  
HOLLYWOOD, FL 33020

FOLIO  
# 5142 16 01 4210  
# 5142 16 01 4220

LEGAL DESCRIPTION  
HOLLYWOOD LITTLE RANCHES 1-26 B LOT 16 E1/2 BLK 10  
HOLLYWOOD LITTLE RANCHES 1-26 B LOT 16 W1/2 BLK 10

**SITE INFORMATION**

	EXISTING	PROPOSED
ZONING:	(RAC) DH-2	N/A
SUB-DISTRICT:	N/A	N/A
BUILDING USE:	SINGLE FAMILY BLDG	MULTIFAMILY
LAND USE DESIGNATION:	RESIDENTIAL	N/A
COUNTY USE DESIGNATION:	RESIDENTIAL	N/A
NET LOT AREA:	+/- 20,502 SF	N/A
GROSS LOT AREA:		N/A
BASE FLOOD ZONE :	X	N/A

**BUILDING INTENSITY**

	ALLOWED	PROVIDED
LOT COVERAGE	N/A	N/A
FAIR:	1.75 (35,876.5 SF)	1.72 (34,744 SF)
A/C AREA:	TBD	TBD
BUILDING FOOT PRINT	TBD	TBD
PROPOSED NO. OF UNITS:	UNLIMITED	24 UNITS
NUMBER OF FLOORS	4	4
BUILDING HEIGHT	45 FEET	45 FEET
ALLOWABLE ELEVATOR & STAIR HEIGHT ENCROACHMENT (30%)		

**BUILDING INFORMATION**

	EXISTING	PROVIDED
TYPE OF CONSTRUCTION	N/A	TBD
SPRINKLER (REQUIRED)	N/A	YES
FIRE ALARM (REQUIRED)	N/A	YES

**PARKING CALCULATION:**

	REQUIRED	PROVIDED
MIN REQ. PER UNIT (1) PARKING SPACE PER UNIT		
UNITS EXCEEDING ONE BED, DENS (2) PARKING PER UNIT		
1 GUEST PARKING SPACE PER EACH 10 UNITS		
UNITS (24)	42	42
GUESTS : 1 SPACE PER EVERY 10 UNITS	3	3
HANDICAPPED SPACE	1	2
TOTAL	= 45 SPACES	= 45 SPACES INCLUDING 12 TANDEM

**LOADING:**  
RESIDENTIAL 1 FOR (50-100 UNITS) NOT REQ. LESS THAN 50 UNITS 0 SPACE

**SETBACKS:**

	REQUIRED	PROVIDED
ALLOWABLE BALCONY ENCROACHMENT (75%)		
ALLOWABLE ELEVATOR ENCROACHMENT (30%)		
ALLOWABLE STAIR ENCROACHMENT @ FRONT (-%)		
(a) FRONTAGE (NORTH)	15'-0"	15'-0"
(b) SIDE INTERIOR (EAST)	10'-0"	10'-0"
(c) SIDE INTERIOR (WEST)	10'-0"	10'-6"
(d) REAR (SOUTH)	20'-0"	20'-0 1/2"

**AT-GRADE PARKING LOT AND VEHICULAR USE AREAS SETBACK REQUIREMENTS**

	REQUIRED	PROVIDED
(a) FRONTAGE (NORTH)	10'-0"	10'-0"
(b) SIDE INTERIOR (EAST)	5'-0"	5'-0"
(c) SIDE INTERIOR (WEST)	5'-0"	5'-0"
(d) REAR	5'-0"	5'-0"

**LANDSCAPE**

	REQUIRED	PROVIDED
IMPERVIOUS AREA PARKING, SIDEWALKS & DRIVES	16,401 S.F. (80%) MAX	15,796 S.F. (77.1%)
PERVIOUS AREA LANDSCAPE AREAS (TOTAL)	4,100 S.F. (20%) MIN.	4,706 S.F. (22.9%)

**UNIT MIX • 24 UNITS**

RESIDENTIAL LEVELS	2 BEDROOMS	3 BEDROOMS
LEVEL 2	6	2
LEVEL 3	6	2
LEVEL 4	6	2
TOTAL	18	6

**REVISIONS**

No.	DATE	DESCRIPTION

**SCHEMATIC DESIGN**

PROJECT No.: 19031  
DATE: 07.18.24  
DRAWN BY: J. DIAZ  
CHECKED BY: JBK

**SCHEMATIC DESIGN**

**DATA**  
N.T.S.

**A-1.0**

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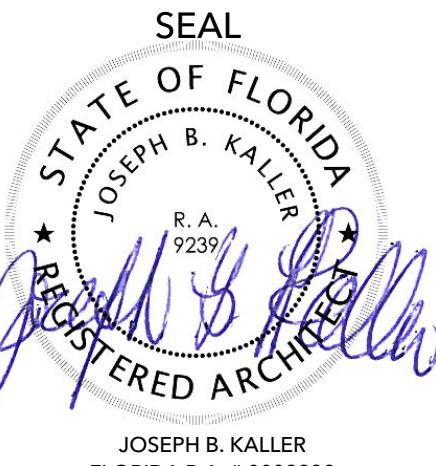




# Kaller Architecture

AA# 26001212  
2417 Hollywood Blvd.  
Hollywood Florida 33020  
954.920.5746  
[joseph@kallerarchitects.com](mailto:joseph@kallerarchitects.com)

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FLORIDA R.A. # 0009239

---

**TITLE**  
**PIERCE APARTMENTS**  
**2302 - 2306 PIERCE STREET**  
**HOLLYWOOD, FL 33020**

## PROJECT TITLE

# FAR DIAGRAM

- -

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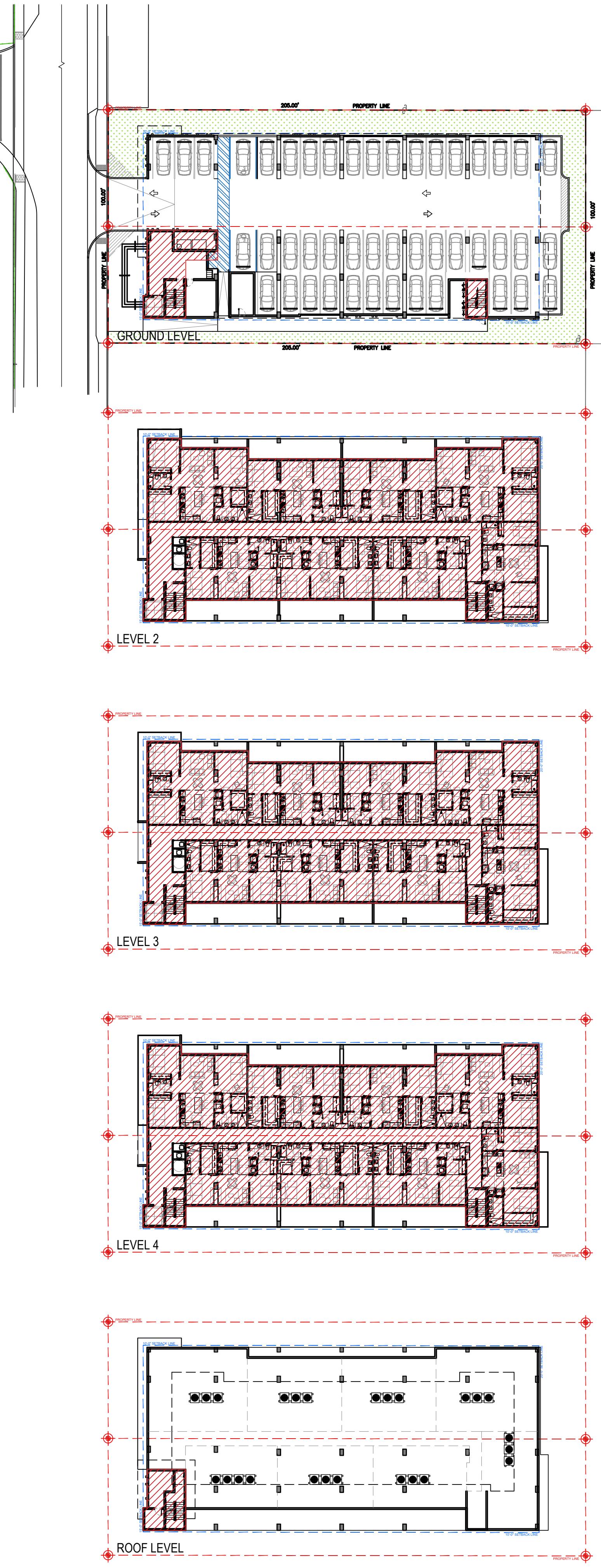
# SCHEMATIC DESIGN

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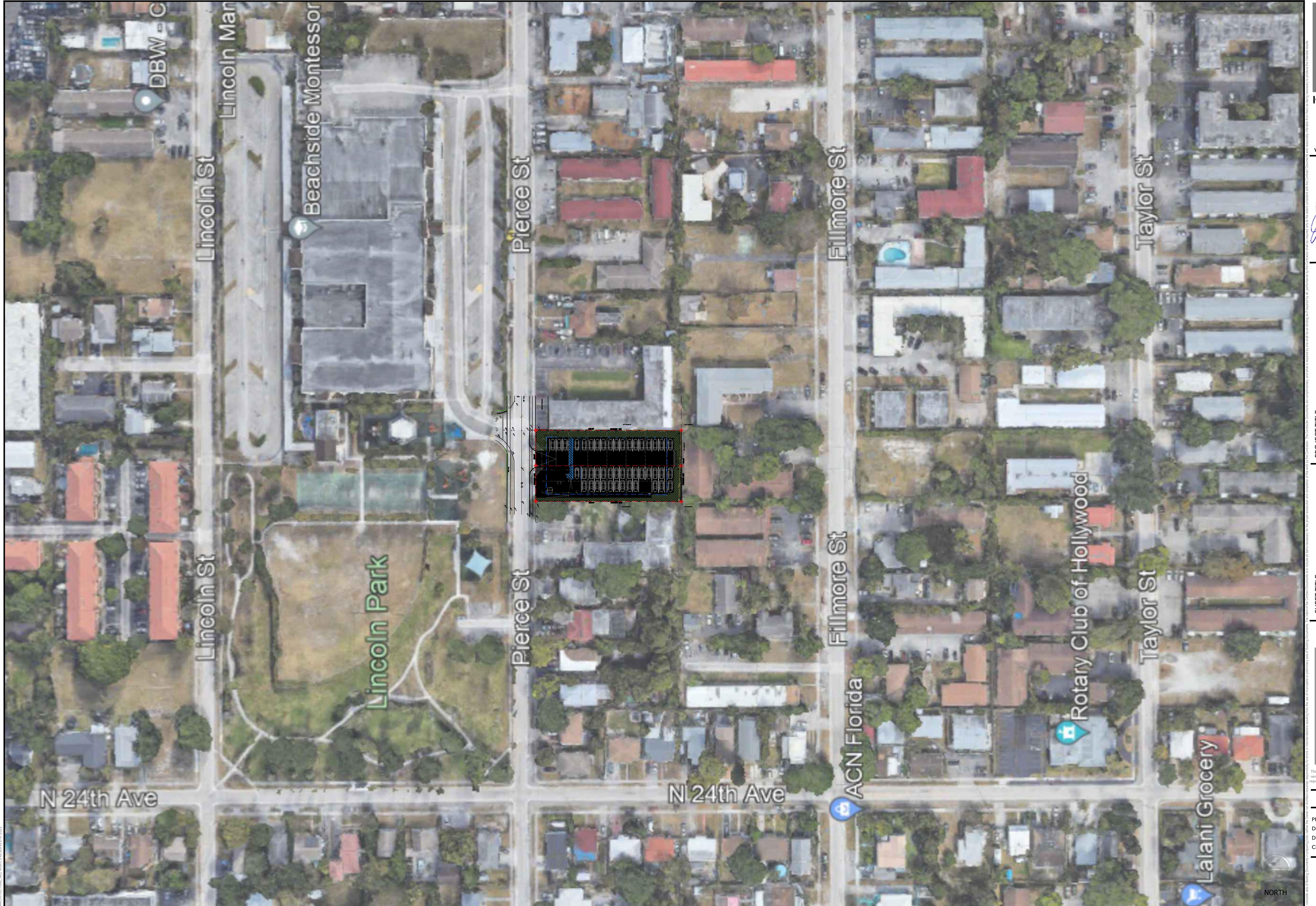
SHEET

A-1 2



F

NET LOT AREA = 20,502 SF  
F.A.R. = 1.75  
REQUIRED = 35,878.5 SF (1.75)  
PROVIDED = 34,744 SF (1.72)



**PROJECT TITLE** PIERCE APARTMENTS  
**LOCATION** 2302 - 2306 PIERCE STREET  
**CITY** HOLLYWOOD, FL 33020

**REVISIONS**

No.	Date	Description
1	07.18.24	Initial Schematic Design
2	08.15.24	Final Schematic Design
3	09.22.24	Permit Submittal
4	10.29.24	Construction Start
5	12.16.24	Completion

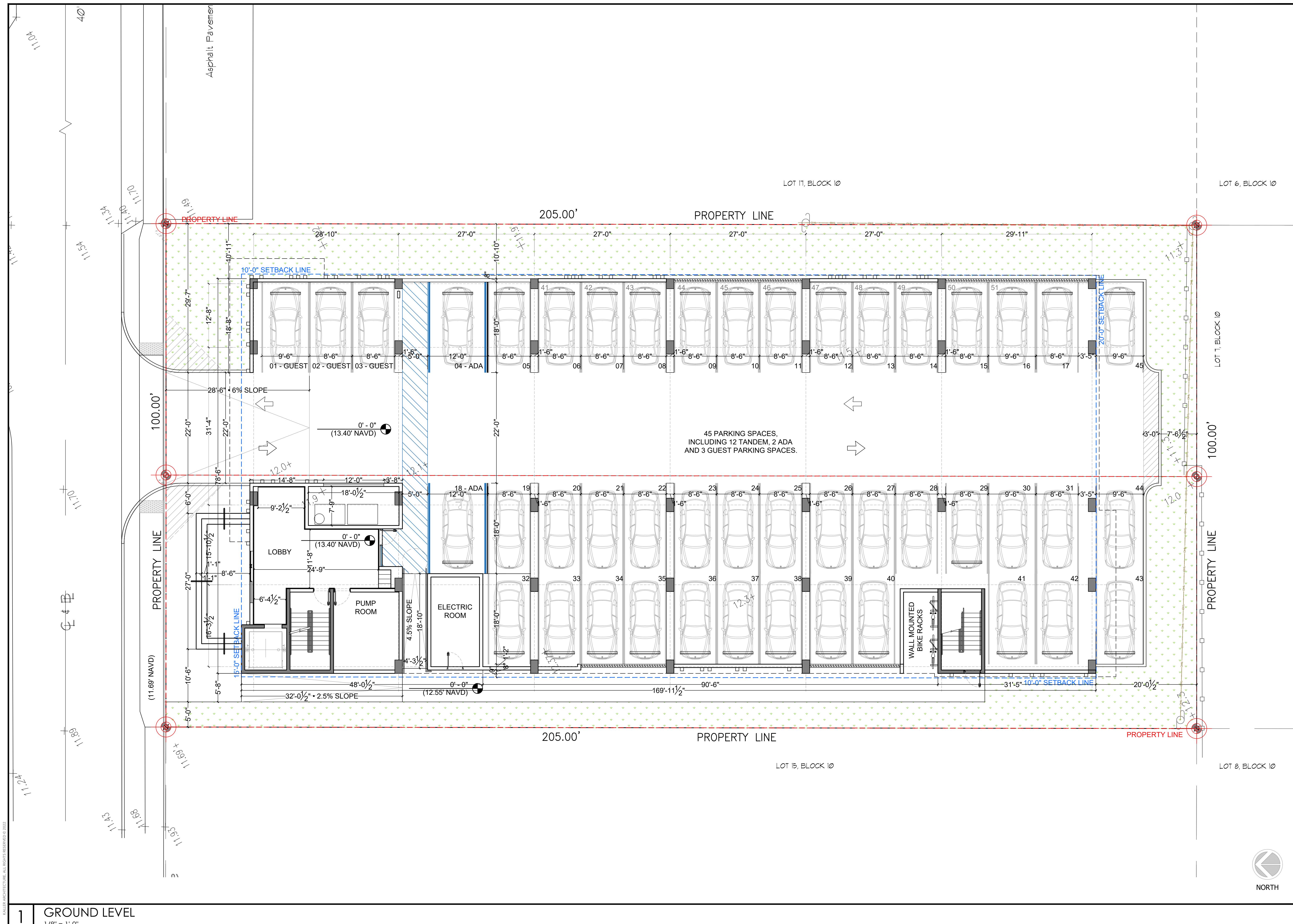
**SCHEMATIC DESIGN**

**PROJECT No.:** 19031  
**DATE:** 07.18.24  
**DRAWN BY:** J. DIAZ  
**CHECKED BY:** JBK

**SHEET**

**NORTH**

THIS DRAWING, AS AN INSTRUMENT OF SERVICE, IS AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT AND SHALL NOT BE REPRODUCED, PUBLISHED OR USED IN ANY WAY WITHOUT THE PERMISSION OF THE ARCHITECT.



The logo consists of a large, stylized white 'KA' on a dark gray background. Below the logo, the company name 'Kaller Architecture' is written in a bold, sans-serif font. Address and contact information are listed below the name: AA# 26001212, 2417 Hollywood Blvd., Hollywood Florida 33020, 954.920.5746, and the email address joseph@kallerarchitects.com. The website 'www.kallerarchitects.com' is also provided. A horizontal line separates this information from the seal.

---

JOSEPH B. KALLER  
R.A.  
9239  
REGISTERED ARCHITECT

JOSEPH B. KALLER  
FLORIDA R.A. # 0009239

ECI TITLE

# PIERCE APARTMENTS

2302 - 2306 PIERCE STREET

HOLLYWOOD, FL 33020

## PROJECT TITLE

## REVISIONS

PROJECT No.: 19031  
DATE: 07.18.24  
DRAWN BY: J. DIAZ  
CHECKED BY: JBK

# SHEET

A

**A-5.0**

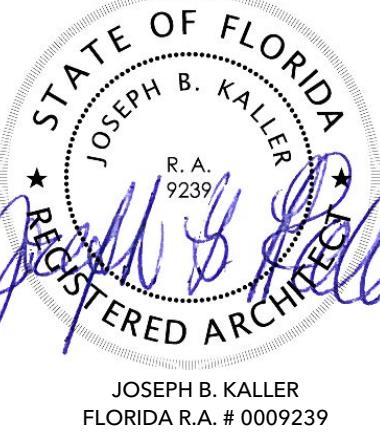


KallerArchitecture

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SEAL



PIERCE APARTMENTS  
2302 - 2306 PIERCE STREET  
HOLLYWOOD, FL 33020

PROJECT TITLE

LEVEL 2

SHEET TITLE

REVISIONS  
No. DATE DESCRIPTION

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SCHEMATIC DESIGN

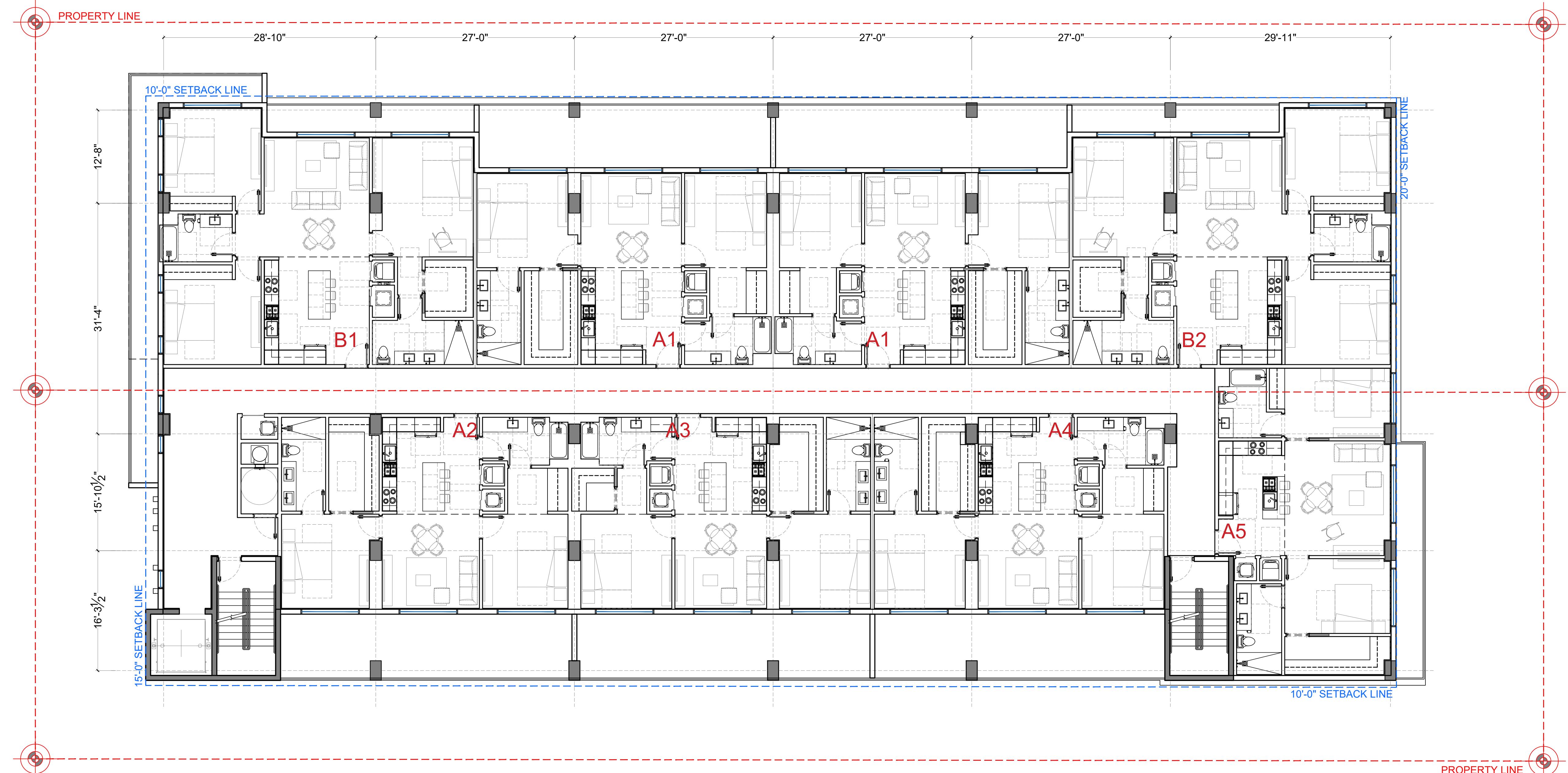
PROJECT No.: 19031  
DATE: 07.18.24  
DRAWN BY: J. DIAZ  
CHECKED BY: JBK

SHEET

NORTH



A-3.1





# Kaller Architecture

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# PIERCE APARTMENTS

2302 - 2306 PIERCE STREET

HOLLYWOOD, FL 33020

PROJECT FILE

SHEET 111 LE

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## REVISIONS

No.	DATE	DESCRIPTION
-----	------	-------------

PROJECT No.: 19031  
DATE: 07.18.24  
DRAWN BY: J. DIAZ  
CHECKED BY: JBK

SHEET

7

PROPERTY LINE

28'-10"

27'-0"

27'-0"

27'-0"

29'-11"

10'-0" SETBACK LINE

12'-8"

31'-4"

B1

A1

A1

B2

20'-0" SETBACK LINE

15'-10 1/2"

16'-3 1/2"

15'-0" SETBACK LINE

10'-0" SETBACK LINE

A2

A3

A4

A5

PROPERTY LINE

Detailed description: This is a detailed architectural floor plan of a residential building, likely a townhouse or apartment complex. The plan is divided into two main sections by a central corridor. The top section contains five units labeled A1, A1, A1, B2, and B1 from left to right. The bottom section contains five units labeled A2, A3, A4, A5, and an unlabelled unit on the far right. Each unit is a two-story layout with various rooms including living rooms, bedrooms, and bathrooms. The plan includes dimensions for rooms and overall sections, as well as setback lines and property lines. A red dashed line at the top represents the 'PROPERTY LINE', and a blue dashed line at the bottom represents the '10'-0" SETBACK LINE'. The total width of the building is 29'-11", and the total depth is 31'-4".

- - -  
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PROJECT No.: 19031  
DATE: 07.18.24  
DRAWN BY: J. DIAZ  
CHECKED BY: JBK

SHEET



NORTH

A-3-2

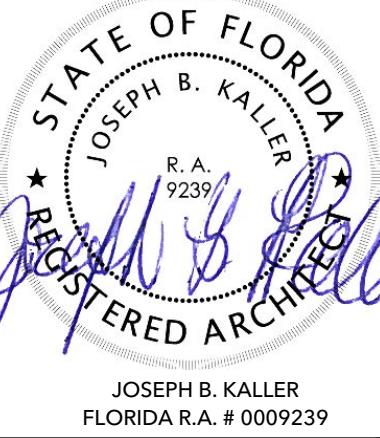


KallerArchitecture

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SEAL



PIERCE APARTMENTS  
2302 - 2306 PIERCE STREET  
HOLLYWOOD, FL 33020

PROJECT TITLE

SHEET TITLE

LEVEL 4

REVISIONS

No. DATE DESCRIPTION

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SCHEMATIC DESIGN

PROJECT No.: 19031

DATE: 07.18.24

DRAWN BY: J. DIAZ

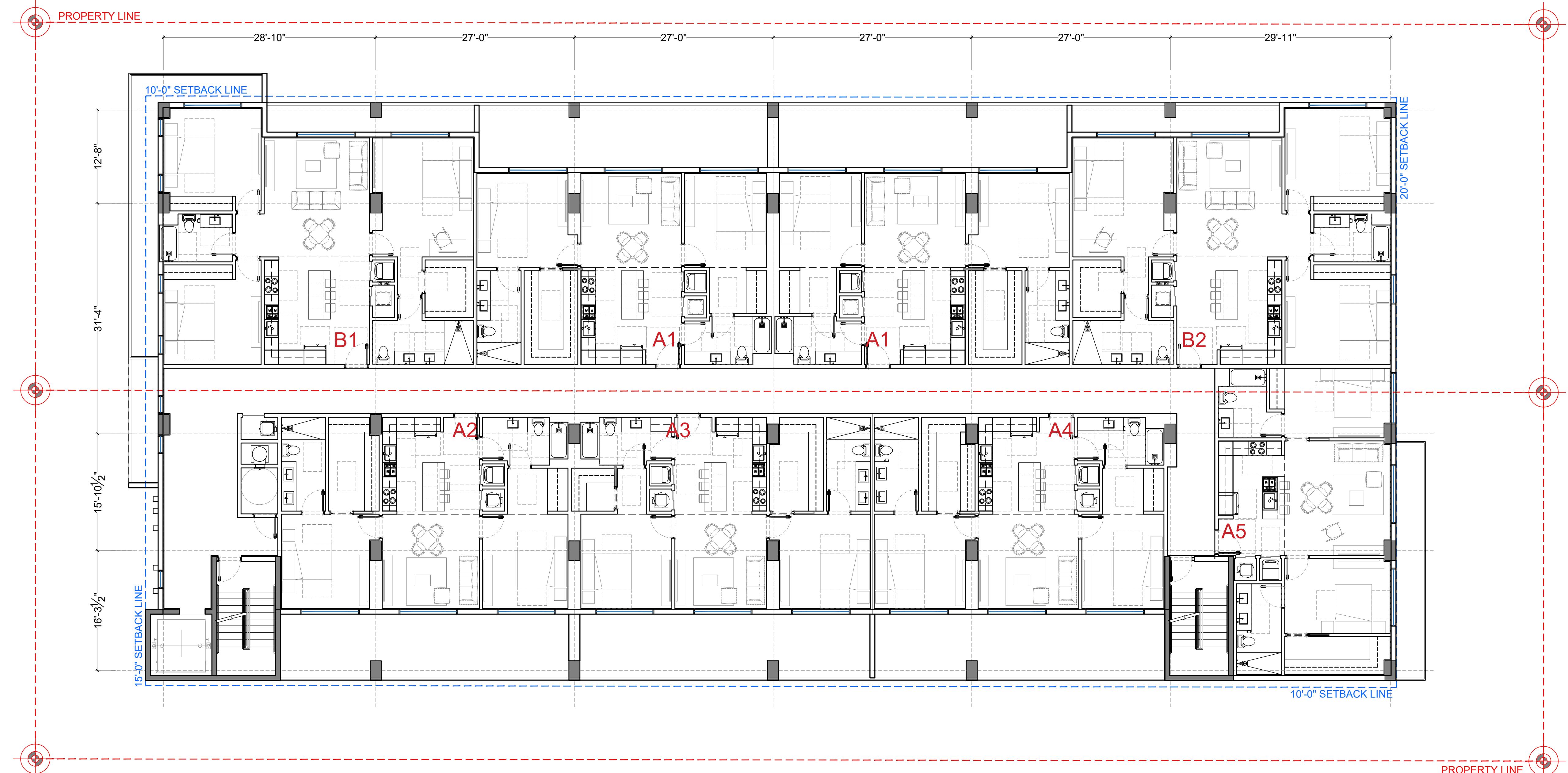
CHECKED BY: JBK

SHEET

NORTH



A-3.3









## Hydrant Flow Test Procedure

### Procedure For One & Two Flow Hydrant Test:

- Establish hydrants closest to location and associated water main(s).
- Static/Residual hydrant (**P**) should be located close to location (preferably off same main as to provide future water source).
- Flow hydrant(s) (**F**) should be located off same main up and down stream from mid-point test (static/residual) hydrant.
- Note static system pressure off **P** hydrant before opening any other (note any unusual or remarkable anomalies such as high demand sources, construction, etc.)
- Flow **F1** hydrant and record GPM and residual off **P** hydrant.
- Flow **F2** hydrant and record GPM and residual off **P** hydrant.
- Flow **F1** & **F2** simultaneously and record GPM separately from **F1** and **F2** and record **P** hydrant residual.

#### Legend:

**F1 & F2**      Designation shall represent first and second flowed hydrants respectively  
**P**              Designation shall represent test hydrant for static and residual distribution system pressures.

### **K. Architecture**

Date:	7/31/24	Time:	10:15am	Static Pressure -	 55psi
Residual/Static Hydrant		Address/Location		Residual Pressures	
<b>P - Hydrant</b> <b>FH004245</b>		2230 Pierce East		<b>F-1 Only</b> 50psi	<b>F-2 Only</b> 50psi
				<b>F-1 &amp; F-2</b>  45psi	
Flow Hydrants		Address/Location		Flow Rate	
<b>F-1 Hydrant</b> (Individual) <b>FH001691</b>		2151 Pierce St		<b>GPM</b>	
				<b>920</b>	
<b>F-2 Hydrant</b> (Individual) <b>FH004244</b>		2230 Pierce St West		<b>GPM</b>	
				<b>1160</b>	
<b>F-1 Hydrant</b> (Both Flowing)				<b>GPM</b>	
				<b>840</b>	
<b>F-2 Hydrant</b> (Both Flowing)				<b>GPM</b>	
				<b>1100</b>	



December 7, 2020

Joseph B. Kaller, AIA, LEED AP BD+C, President  
Kaller Architecture  
2417 Hollywood Boulevard  
Hollywood, Florida 33020

*Via Email Only*

Dear Mr. Kaller:

Re: Platting requirements for a parcel legally described as Lot 16, Block 10, "Hollywood Little Ranches," according to the Plat thereof, as recorded in Plat Book 1, Page 26, of the Public Records of Broward County, Florida. This parcel is generally located on the south side of Pierce Street, between North 24 Avenue and Dixie Highway, in the City of Hollywood.

This letter is in response to your correspondence regarding the Broward County Land Use Plan's platting requirements for a proposed multi-family residential development on the above referenced parcel.

Planning Council staff has determined that replatting **would not be required** by Policy 2.13.1 of the Broward County Land Use Plan for the proposed development, subject to compliance with any applicable Broward County Trafficways Plan requirement.

As per the criteria of Policy 2.13.1, replatting is required for the issuance of building permits when constructing a non-residential or multi-family development, unless all of the following conditions are met:

- a. The lot or parcel is smaller than 10 acres and is unrelated to any adjacent development;
- b. The lot or parcel has been specifically delineated in a recorded plat;
- c. All land within the lot or parcel which is necessary to comply with the County Trafficways Plan has been conveyed to the public by deed or easement; and
- d. The proposed development is in compliance with the applicable land development regulations.

The subject parcel is less than 10 acres (approximately 0.47 acres) and meets the specifically delineated requirement. This platting interpretation is subject to the municipality finding that the proposed development is unrelated to any adjacent development, as noted in "a." above.

**Joseph B. Kaller**  
**December 7, 2020**  
**Page Two**

Some jurisdictions may be more restrictive and require platting in more situations than the Broward County Land Use Plan. The City of Hollywood's platting requirements should be investigated.

The contents of this letter are not a judgment as to whether this development proposal complies with the Broward County Trafficways Plan, permitted uses and densities, local zoning, the land development regulations of the municipality or the development review requirements of the Broward County Land Use Plan, including concurrency requirements.

If you have any additional questions concerning the Broward County Land Use Plan's platting requirements, please contact Dawn Teetsel, Director of Planning, at your convenience.

Respectfully,



Barbara Blake Boy  
Executive Director

BBB:DBT

cc/email: Dr. Wazir Ishmael, City Manager  
City of Hollywood

Shiv Newaldass, Director, Development Services  
City of Hollywood



# TITLE SEARCH REPORT

**Fund File Number:** 833272 -A1

*The information contained in this title search is being furnished by Attorneys' Title Fund Services, LLC. If this report is to be used by a title insurance agent for evaluation and determination of insurability by the agent prior to the issuance of title insurance, then the agent shall have liability for such work.*

**Provided For:** Empire Title Services, LLC.

**Agent's File Reference:** 2302 Pierce St

*After an examination of this search the Agent must:*

- A. Evaluate all instruments, plats and documents contained in the report.**
- B. Include in the Commitment under Schedule B, any additional requirements and/or exceptions you find necessary from your analysis of the surveys, prior title evidence or other relevant information from the transaction.**
- C. Verify the status of corporations and limited partnerships and other business entities with the appropriate governmental agency or other authority.**
- D. Determine whether the property has legal access.**
- E. Determine if any unpaid municipal taxes or assessments exist, which are not recorded in the Official Records Books of the county.**
- F. Determine whether any portion of the property is submerged or artificially filled, if the property borders a body of water, and if riparian or littoral rights exist.**
- G. The information provided herein does not include a search of federal liens and judgment liens filed with the Florida Department of State pursuant to Sec. 713.901, et seq., F.S., and Sec. 55.201, et seq., F.S., respectively, which designate the Florida Department of State as the place for filing federal liens and judgment liens against personal property. For insuring purposes:
  - (a) Pursuant to Sec. 713.901, et seq., F.S., personal property includes, but is not limited to, mortgages, leaseholds, mortgages on leaseholds, interests in cooperative associations, vendees' interests, and options when those interests are held by a partnership, corporation, trust or decedent's estate; and**
  - (b) Pursuant to Sec. 55.201, et seq., F.S., personal property includes, but is not limited to, leaseholds, interests in cooperative associations, vendees' interests, and options regardless of the type of entity holding such interests, including individuals. (Note: Mortgages have been specifically excluded from the personal property interests in which a judgment lien may be acquired under the provisions of Sec. 55.201, et seq., F.S.)****

**Prepared Date:** June 24, 2020

**Attorneys' Title Fund Services, LLC**

**Prepared by:** Rose Boles, Examiner  
**Phone Number:** (800) 929-5791 x6255  
**Email Address:** RBoles@thefund.com

# TITLE SEARCH REPORT

**Fund File Number:** 833272

**Effective Date of approved base title information:** January 28, 1955

**Effective Date of Search:** June 22, 2020 at 11:00 PM

**Apparent Title Vested in:**

Evia Properties, LLC, a New Jersey Limited Liability Company

**Description of real property to be insured/foreclosed situated in Broward County, Florida.**

The East 1/2 of Lot 16, Block 10, The Amended Plat of Hollywood Little Ranches, according to the map or plat thereof as recorded in Plat Book [1, Page 26](#), Public Records of Broward County, Florida.

**Muniments of Title, including bankruptcy, foreclosure, quiet title, probate, guardianship and incompetency proceedings, if any, recorded in the Official Records Books of the county:**

1. Warranty Deed from Elizabeth G. Morin, formerly known as Elizabeth G. Polin and Andre Molin to William C. Rinderer and Bridgett M. Rinderer, recorded March 16, 1983 in O.R. Book [10729, Page 395](#), Public Records of Broward County, Florida.
2. Probate proceedings of William Carl Rinderer, Jr., deceased, Case No. PRC950002862, in the Circuit Court for Broward County, Florida, recorded in O.R. Book [23468, Page 570](#); O.R. Book [23607, Page 933](#), Public Records of Broward, Florida. (Docket Attached)
3. Continuous Marriage Affidavit recorded in O.R. Book [29617, Page 1375](#), Public Records of Broward County, Florida.
4. Death Certificate of William Carl Rinderer, Jr., recorded in O.R. Book [29617, Page 1376](#), Public Records of Broward County, Florida.
5. Warranty Deed from Bridgett M. Rinderer to Lucinda Hassell, recorded July 1, 1999 in O.R. Book [29617, Page 1365](#), Public Records of Broward County, Florida.
6. Foreclosure proceedings under Case No. CACE06004052 as evidenced by Lis Pendens in O.R. Book [41735, Page 996](#), Final Judgment in O.R. Book [42179, Page 324](#), Certificate of Title in favor of Warsowe Properties, LLC recorded in O.R. Book [42462, Page 1457](#). Also see the following Books and Pages: O.R. Book [41045, Page 1277](#); O.R. Book [41045, Page 1854](#); O.R. Book [42127, Page 557](#). (Docket Attached)
7. Warranty Deed from Warsowe Properties, LLC to Pierce Street Ventures, LLC, a Florida limited liability company, recorded January 23, 2008 in O.R. Book [45021, Page 1615](#), Public Records of Broward County, Florida.
8. Warranty Deed from Pierce Street Ventures, LLC, a Florida limited liability company to Ducange Jerome and Helene Jerome, recorded November 19, 2009 in O.R. Book [46678, Page 383](#), Public Records of Broward County, Florida.
9. Quit Claim Deed from Duncange Jerome and Helene Jerome to Helen Jerome, recorded May 6, 2010 in O.R. Book [47067, Page 852](#), Public Records of Broward County, Florida.
10. Florida Affidavit of Continuous Marriage recorded in O.R. Book [51074, Page 1576](#); O.R. Book [51074, Page 1577](#), Public Records of Broward County, Florida.
11. Warranty Deed from Helen Jerome and Ducange Jerome to Anavika Estates LLC, a Florida limited liability company, recorded July 2, 2018 in Instrument Number [115177033](#), Public Records of Broward County, Florida.

# TITLE SEARCH REPORT

**Fund File Number:** 833272

12. Warranty Deed from Anavika Estates, LLC, Limited Liability Company to Evia Properties LLC, a New Jersey Limited Liability Company, recorded March 5, 2019 in Instrument Number [115653857](#), Public Records of Broward County, Florida.
13. Limited Liability Company Affidavit recorded in Instrument Number [115653858](#), Public Records of Broward County, Florida.
14. ADDED: Warranty Deed from Maurice Seidling to Henry Wetterauer, recorded January 28, 1955 in O.R. Book 293, Page 46, Public Records of Broward County, Florida.
15. ADDED: Warranty Deed from Henry Wetterauer and Margaret G. Wetterauer to Elizabeth G. Polin, recorded October 30, 1967 in O.R. Book [3525, Page 341](#), Public Records of Broward County, Florida.
16. ADDED: Probate proceedings of Estate of Bridget Mary Rinderer a/k/a Bridgett Rinderer, deceased, Case No. PR-C-0002352, in the Circuit Court for Broward County, Florida. Also see the following Book/Pages: Instrument Number [116561387](#); Instrument Number [116561397](#); (Docket Attached)

***Mortgages, Assignments and Modifications:***

1. Mortgage to Equity Trust Company Custodian FBO Christine Chancey Lee, IRA, mortgagee(s), recorded in Instrument Number [115177034](#), Public Records of Broward County, Florida.
2. Assignment of Leases, Rents and Profits filed July 2, 2018, in Instrument Number [115177035](#), Public Records of Broward County, Florida.

***Other Property Liens:***

1. General or special taxes and assessments required to be paid for the year(s) 2019.

***Restrictions/Easements:***

1. All matters contained on the Plat of The Amended Plat of Hollywood Little Ranches, as recorded in Plat Book [1, Page 26](#), Public Records of Broward County, Florida.
2. Easement in favor of Florida Power and Light Company recorded in O.R. Book [3725, Page 861](#), Public Records of Broward County, Florida.
3. Reservations contained in instrument recorded in Deed Book [493, Page 120](#), Public Records of Broward County, Florida. (Lot 16, Block 10)
4. Right-of-Way Occupancy Agreement as contained in instrument recorded in O.R. Book [14863, Page 321](#), Public Records of Broward County, Florida.
5. Easement granted to BellSouth Telecommunications, Inc. by instrument recorded in O.R. Book [38247, Page 425](#), Public Records of Broward County, Florida.
6. Easement granted to Florida Power & Light Company by instrument recorded in O.R. Book [40244, Page 1465](#), Public Records of Broward County, Florida.

## TITLE SEARCH REPORT

**Fund File Number:** 833272

7. Rights of the lessees under unrecorded leases.

***Other Encumbrances:***

1. Nothing Found

### REAL PROPERTY TAX INFORMATION ATTACHED

***Proposed Insured:***

None

*A 20-year name search was not performed on the proposed insured. It is the agent's responsibility to obtain a name search if a loan policy to be issued based on this product is other than a 100% purchase money mortgage.*

### STANDARD EXCEPTIONS

*Unless satisfactory evidence is presented to the agent eliminating the need for standard exceptions, the following should be made a part of any commitment or policy.*

1. *General or special taxes and assessments required to be paid in the year and subsequent years.*
2. *Rights or claims of parties in possession not shown by the public records.*
3. *Encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey and inspection of the premises.*
4. *Easements or claims of easements not shown by the public records.*
5. *Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.*
6. *Any owner policy issued pursuant hereto will contain under Schedule B the following exception: Any adverse ownership claim by the State of Florida by right of sovereignty to any portion of the lands insured hereunder, including submerged, filled and artificially exposed lands, and lands accreted to such lands.*
7. *Federal liens and judgment liens, if any, filed with the Florida Department of State pursuant to Sec. 713.901, et seq., F.S., and Sec. 55.201, et seq., F.S., respectively, which designate the Florida Department of State as the place for filing federal liens and judgment liens against personal property. For insuring purposes:*
  - (a) *Pursuant to Sec. 713.901, et seq., F.S., personal property includes, but is not limited to, mortgages, leaseholds, mortgages on leaseholds, interests in cooperative associations,*

## TITLE SEARCH REPORT

**Fund File Number:** 833272

*vendees' interests, and options when those interests are held by a partnership, corporation, trust or decedent's estate; and*

(b) Pursuant to Sec. 55.201, et seq., F.S., personal property includes, but is not limited to, leaseholds, interests in cooperative associations, vendees' interests, and options regardless of the type of entity holding such interests, including individuals. (Note: Mortgages have been specifically excluded from the personal property interests in which a judgment lien may be acquired under the provisions of Sec. 55.201, et seq., F.S.)

8. Any lien provided by County Ordinance or by Chapter 159, Florida Statutes, in favor of any city, town, village or port authority, for unpaid service charges for services by any water systems, sewer systems or gas systems serving the land described herein; and any lien for waste fees in favor of any county or municipality.

*The report does not cover bankruptcies or other matters filed in the Federal District Courts of Florida.*

*In foreclosure proceedings, title should be examined between the effective date of this report and the recording of the lis pendens to assure that all necessary and proper parties are joined. Consideration should be given to joining as defendants any persons in possession, other than the record owner, and any parties, other than those named herein, known to the plaintiff or the plaintiff's attorney and having or claiming an interest in the property.*

*Prior to issuance of any policy of title insurance underwritten by Old Republic National Title Insurance Company, the agent must obtain and evaluate a title search for the period between the effective date of this Title Search Report and the recording date(s) of the instrument(s) on which the policy is based.*

*If this product is not used for the purpose of issuing a policy, then the maximum liability for incorrect information is \$1,000.*

*Note: The Agent is responsible for obtaining underwriting approval on any commitment prepared from this product in the amount of \$1,000,000.00 or more.*

# TITLE SEARCH REPORT

**Fund File Number:** 833295 -A1

***The information contained in this title search is being furnished by Attorneys' Title Fund Services, LLC. If this report is to be used by a title insurance agent for evaluation and determination of insurability by the agent prior to the issuance of title insurance, then the agent shall have liability for such work.***

**Provided For:** Empire Title Services, LLC.

**Agent's File Reference:** 2306 Pierce Street

***After an examination of this search the Agent must:***

- A. Evaluate all instruments, plats and documents contained in the report.***
- B. Include in the Commitment under Schedule B, any additional requirements and/or exceptions you find necessary from your analysis of the surveys, prior title evidence or other relevant information from the transaction.***
- C. Verify the status of corporations and limited partnerships and other business entities with the appropriate governmental agency or other authority.***
- D. Determine whether the property has legal access.***
- E. Determine if any unpaid municipal taxes or assessments exist, which are not recorded in the Official Records Books of the county.***
- F. Determine whether any portion of the property is submerged or artificially filled, if the property borders a body of water, and if riparian or littoral rights exist.***
- G. The information provided herein does not include a search of federal liens and judgment liens filed with the Florida Department of State pursuant to Sec. 713.901, et seq., F.S., and Sec. 55.201, et seq., F.S., respectively, which designate the Florida Department of State as the place for filing federal liens and judgment liens against personal property. For insuring purposes:***
  - (a) Pursuant to Sec. 713.901, et seq., F.S., personal property includes, but is not limited to, mortgages, leaseholds, mortgages on leaseholds, interests in cooperative associations, vendees' interests, and options when those interests are held by a partnership, corporation, trust or decedent's estate; and***
  - (b) Pursuant to Sec. 55.201, et seq., F.S., personal property includes, but is not limited to, leaseholds, interests in cooperative associations, vendees' interests, and options regardless of the type of entity holding such interests, including individuals. (Note: Mortgages have been specifically excluded from the personal property interests in which a judgment lien may be acquired under the provisions of Sec. 55.201, et seq., F.S.)***

**Prepared Date:** January 24, 2020

**Attorneys' Title Fund Services, LLC**

**Prepared by:** Rose Boles, Examiner

**Phone Number:** (800) 929-5791 x6255

**Email Address:** RBoles@thefund.com

# TITLE SEARCH REPORT

**Fund File Number:** 833295

**Effective Date of approved base title information:** November 16, 1954

**Effective Date of Search:** June 22, 2020 at 11:00 PM

**Apparent Title Vested in:**

Evia Properties LLC, a New Jersey Limited Liability Company

**Description of real property to be insured/foreclosed situated in Broward County, Florida.**

The West One Half (1/2) of Lot 16, Block 10, Amended Plat of Hollywood Little Ranches, according to the map or plat thereof as recorded in Plat Book [1, Page 26](#), Public Records of Broward County, Florida.

**Muniments of Title, including bankruptcy, foreclosure, quiet title, probate, guardianship and incompetency proceedings, if any, recorded in the Official Records Books of the county:**

1. Warranty Deed from Ethel Harmos to Ann Keatts and Kris L. Anderson, recorded December 7, 1984 in O.R. Book [12181, Page 315](#), Public Records of Broward County, Florida.
2. Quit Claim Deed from Kris L. Anderson to Ann Keatts, recorded January 7, 1987 in O.R. Book [14058, Page 942](#), Public Records of Broward County, Florida.
3. Quit Claim Deed from Ann Keatts to Ann Keatts and Brian J. Stuart, as trustee of the Keatts Family Trust dated the 13th day of July, 1994, recorded July 28, 1995 in O.R. Book [23731, Page 79](#), Public Records of Broward County, Florida.
4. Revocation of Living Trust recorded in O.R. Book [48175, Page 1853](#), Public Records of Broward County, Florida.
5. Quit Claim Deed from Ann Keatts, a/k/a Eleanor Ann Keatts, Trustee of the Keatts Family Trust dated July 13, 1994 to Ann Keatts, a/k/a Eleanor Ann Keatts, recorded September 13, 2011 in O.R. Book [48175, Page 1857](#), Public Records of Broward County, Florida.
6. Quit Claim Deed from Ann Keatts, aka Eleanor Ann Keatts to Ann Keatts, as Trustee of the Ann Keatts Revocable Trust dated Oct 13, 2011, recorded October 13, 2011 in O.R. Book [48239, Page 1122](#), Public Records of Broward County, Florida.
7. Probate proceedings of Estate of Eleanor Ann Keatts, deceased, Case No. PR-C-17-0004640, in the Circuit Court for Broward County, Florida. Also see the following Book/Pages: Instrument Number [114677514](#); Instrument Number [114801535](#); Instrument Number [114860450](#); Instrument Number [114934084](#); Instrument Number [114934070](#). (Docket Attached)
8. Death Certificate of Eleanor Ann Keatts, recorded in Instrument Number [114799467](#); Instrument Number [114799308](#), Public Records of Broward County, Florida.
9. Warranty Deed from Katie Keatts Gaudino and Judy C. Johnson, individually and as Successor Co-Trustees of the Ann Keatts Revocable Trust dated October 13, 2011 to Anavika Estates LLC, a Florida Limited Liability Company, recorded March 9, 2018 in Instrument Number [114939142](#), Public Records of Broward County, Florida.
10. Trust Certification Affidavit recorded in Instrument Number [114939143](#), Public Records of Broward County, Florida.

# TITLE SEARCH REPORT

**Fund File Number:** 833295

11. Warranty Deed from Anavika Estates, LLC, a Florida Limited Liability Company to Evia Properties LLC, a New Jersey Limited Liability Company, recorded March 1, 2019 in Instrument Number [115647947](#), Public Records of Broward County, Florida.
12. Certificate of Limited Liability Resolution Anavika Estates LLC, a Florida Limited Liability Company and Encumbrancy Certificate recorded in Instrument Number [115647949](#), Public Records of Broward County, Florida.
13. ADDED: Warranty Deed from Maurice Seidling to George F. Rolf, recorded November 16, 1954, in O.R. Book 243, Page 115, Public Records of Broward County, Florida.
14. ADDED; Warranty Deed from George F. Rolf and Martha R. Rolf to Andrew C. Varricchio and Judy J. Varricchio, recorded December 31, 1964, in O.R. Book [2936, Page 488](#), Public Records of Broward County, Florida.
15. ADDED; Warranty Deed from Andrew C. Varricchio and Judy J. Varricchio to Oscar Harmos and Ethel Harmos, recorded September 5, 1968, in O.R. Book [3740, Page 902](#), Public Records of Broward County, Florida.

## ***Mortgages, Assignments and Modifications:***

1. The satisfaction of mortgage recorded in Instrument Number [115739040](#), purporting to satisfy that certain mortgage recorded in Instrument Number [114939144](#), has no apparent source of funds. Proof must be obtained confirming payment and satisfaction with lender or the property owner must produce the original promissory note returned from lender or other proof of payment to the lender.

## ***Other Property Liens:***

1. General or special taxes and assessments required to be paid for the year(s) 2019.

## ***Restrictions/Easements:***

1. All matters contained on the Plat of Amended Plat Of Hollywood Little Ranches, as recorded in Plat Book [1, Page 26](#), Public Records of Broward County, Florida.
2. Easement in favor of Florida Power and Light Company recorded in O.R. Book [3725, Page 861](#), Public Records of Broward County, Florida.
3. Reservations contained in instrument recorded in Deed Book [493, Page 120](#), Public Records of Broward County, Florida.
4. Rights of the lessees under unrecorded leases.

## ***Other Encumbrances:***

1. Nothing Found

# TITLE SEARCH REPORT

*Fund File Number:* 833295

## REAL PROPERTY TAX INFORMATION ATTACHED

*Proposed Insured:*

None

*A 20-year name search was not performed on the proposed insured. It is the agent's responsibility to obtain a name search if a loan policy to be issued based on this product is other than a 100% purchase money mortgage.*

## STANDARD EXCEPTIONS

*Unless satisfactory evidence is presented to the agent eliminating the need for standard exceptions, the following should be made a part of any commitment or policy.*

1. *General or special taxes and assessments required to be paid in the year 2020 and subsequent years.*
2. *Rights or claims of parties in possession not shown by the public records.*
3. *Encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey and inspection of the premises.*
4. *Easements or claims of easements not shown by the public records.*
5. *Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.*
6. *Any owner policy issued pursuant hereto will contain under Schedule B the following exception: Any adverse ownership claim by the State of Florida by right of sovereignty to any portion of the lands insured hereunder, including submerged, filled and artificially exposed lands, and lands accreted to such lands.*
7. *Federal liens and judgment liens, if any, filed with the Florida Department of State pursuant to Sec. 713.901, et seq., F.S., and Sec. 55.201, et seq., F.S., respectively, which designate the Florida Department of State as the place for filing federal liens and judgment liens against personal property. For insuring purposes:*
  - (a) *Pursuant to Sec. 713.901, et seq., F.S., personal property includes, but is not limited to, mortgages, leaseholds, mortgages on leaseholds, interests in cooperative associations, vendees' interests, and options when those interests are held by a partnership, corporation, trust or decedent's estate; and*
  - (b) *Pursuant to Sec. 55.201, et seq., F.S., personal property includes, but is not limited to, leaseholds, interests in cooperative associations, vendees' interests, and options regardless of*

## TITLE SEARCH REPORT

*Fund File Number:* 833295

*the type of entity holding such interests, including individuals. (Note: Mortgages have been specifically excluded from the personal property interests in which a judgment lien may be acquired under the provisions of Sec. 55.201, et seq., F.S.)*

8. *Any lien provided by County Ordinance or by Chapter 159, Florida Statutes, in favor of any city, town, village or port authority, for unpaid service charges for services by any water systems, sewer systems or gas systems serving the land described herein; and any lien for waste fees in favor of any county or municipality.*

*The report does not cover bankruptcies or other matters filed in the Federal District Courts of Florida.*

*In foreclosure proceedings, title should be examined between the effective date of this report and the recording of the lis pendens to assure that all necessary and proper parties are joined. Consideration should be given to joining as defendants any persons in possession, other than the record owner, and any parties, other than those named herein, known to the plaintiff or the plaintiff's attorney and having or claiming an interest in the property.*

*Prior to issuance of any policy of title insurance underwritten by Old Republic National Title Insurance Company, the agent must obtain and evaluate a title search for the period between the effective date of this Title Search Report and the recording date(s) of the instrument(s) on which the policy is based.*

*If this product is not used for the purpose of issuing a policy, then the maximum liability for incorrect information is \$1,000.*

*Note: The Agent is responsible for obtaining underwriting approval on any commitment prepared from this product in the amount of \$1,000,000.00 or more.*



Real Estate Account

MENU

## Real Estate Account At 2302 PIERCE ST

Real Estate Account #514216-01-4210

Parcel details

Latest bill

View/Print full bill history

2019	2018	2017	2016	...	2004
\$4753.88 due	PAID	PAID	PAID		PAID

Pay All: \$4,753.88

## Real Estate 2019 Annual Bill

Print this bill (PDF)

Broward County Records, Taxes &amp; Treasury Div.

Notice of Ad Valorem Taxes and Non-ad Valorem Assessments

Account number	Alternate key	Escrow code	Millage code
514216-01-4210	694717	—	0513

Pay this bill: \$4,753.88

PAYMENTS MUST BE MADE IN US FUNDS AND DRAWN ON US BANK ACCOUNT.

**Owner**  
 EVIA PROPERTIES LLC  
 596 REVERE AVE  
 LINWOOD, NJ 08221

**Situs address**  
 2302 PIERCE ST

**Legal description**  
 HOLLYWOOD LITTLE RANCHES 1-26 B LOT 16 E1/2 BLK 10

## Ad Valorem Taxes

Taxing authority	Millage	Assessed	Exemption	Taxable	Tax
BROWARD COUNTY GOVERNMENT					
COUNTYWIDE SERVICES	5.48780	214,800	0	214,800	\$1,178.78
VOTED DEBT	0.18120	214,800	0	214,800	\$38.92
BROWARD CO SCHOOL BOARD					
GENERAL FUND	5.13500	214,800	0	214,800	\$1,103.00
CAPITAL OUTLAY	1.50000	214,800	0	214,800	\$322.20
VOTER APPROVED DEBT LEVY	0.10430	214,800	0	214,800	\$22.40
SO FLORIDA WATER MANAGEMENT					
EVERGLADES C.P.	0.03970	214,800	0	214,800	\$8.53
OKEECHOBEE BASIN	0.12460	214,800	0	214,800	\$26.76
SFWMD DISTRICT	0.11520	214,800	0	214,800	\$24.74
SOUTH BROWARD HOSPITAL	0.12600	214,800	0	214,800	\$27.06
CHILDREN'S SVCS COUNCIL OF BC	0.48820	214,800	0	214,800	\$104.87
CITY OF HOLLYWOOD					
HOLLYWOOD OPERATING	7.46650	214,800	0	214,800	\$1,603.80
DEBT SERVICE	0.45610	214,800	0	214,800	\$97.97
FL INLAND NAVIGATION	0.03200	214,800	0	214,800	\$6.87
<b>Total</b>		<b>21.25660</b>			<b>\$4,565.90</b>

## Non-Ad Valorem Assessments

Levyng authority	Rate	Amount
HLWD FIRE RESCUE ASSESSMENT		\$285.00
<b>Total</b>		<b>\$285.00</b>

Combined taxes and assessments: \$4,850.90

If paid by: Please pay:	Nov 30, 2019 \$4,656.86	Dec 31, 2019 \$4,705.37	Jan 31, 2020 \$4,753.88	Feb 29, 2020 \$4,802.39	Mar 31, 2020 \$4,850.90
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Pay this bill: \$4,753.88



## **BROWARD COUNTY**

2019 Real Estate  
Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

Folio: 694717

Property ID Number	Escrow Code	Assessed Value	Exemptions	Taxable Value	Millage Code
514216-01-4210		See Below	See Below	See Below	0513

E VIA PROPERTIES LLC  
596 REVERE AVE  
LINWOOD, NJ 08221

**PAYMENTS MUST BE MADE IN US FUNDS AND  
DRAWN ON US BANK ACCOUNT.**

2302 PIERCE ST  
HOLLYWOOD LITTLE RANCHES 1-26 B  
LOT 16 F1/2 BLK 10

<b>Taxing Authority</b>	<b>AD VALOREM TAXES</b>			<b>Taxable Val</b>	<b>Taxes Levied</b>
	<b>Millage</b>	<b>Assessed Val</b>	<b>Exemptions</b>		
BROWARD COUNTY GOVERNMENT					
COUNTYWIDE SERVICES	5.48780	214,800	0	214,800	1,178.78
VOTED DEBT	0.18120	214,800	0	214,800	38.92
BROWARD CO SCHOOL BOARD					
GENERAL FUND	5.13500	214,800	0	214,800	1,103.00
CAPITAL OUTLAY	1.50000	214,800	0	214,800	322.20
VOTER APPROVED DEBT LEVY	0.10430	214,800	0	214,800	22.40
SO FLORIDA WATER MANAGEMENT					
EVERGLADES C.P.	0.03970	214,800	0	214,800	8.53
OKEECHOBEE BASIN	0.12460	214,800	0	214,800	26.76
SFWMD DISTRICT	0.11520	214,800	0	214,800	24.74
SOUTH BROWARD HOSPITAL	0.12600	214,800	0	214,800	27.06
CHILDREN'S SVCS COUNCIL OF BC	0.48820	214,800	0	214,800	104.87
CITY OF HOLLYWOOD					
HOLLYWOOD OPERATING	7.46650	214,800	0	214,800	1,603.80
DEBT SERVICE	0.45610	214,800	0	214,800	97.97
FL INLAND NAVIGATION	0.03200	214,800	0	214,800	6.87

**Total Millage:** 21.25660      **Ad Valorem Taxes:** \$4,565.90

Levy Authority	NON - AD VALOREM TAXES	Rate	Amount		
05 HLWD FIRE RESCUE ASSESSMENT			285.00		
<b>Non - Ad Valorem Assessments:</b>					
<b>Combined Taxes and Assessments:</b>					
If Postmarked By Please Pay	Nov 30, 2019 \$4,656.86	Dec 31, 2019 \$4,705.37	Jan 31, 2020 \$4,753.88	Feb 29, 2020 \$4,802.39	Mar 31, 2020 \$4,850.90

## BROWARD COUNTY

2019 Real Estate

Folio: 694717

## Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

*Make checks payable to:*

**BROWARD COUNTY TAX COLLECTOR  
GOVERNMENTAL CENTER ANNEX  
115 S. ANDREWS AVENUE, ROOM # A100  
FORT LAUDERDALE, FL 33301-1895**

Property ID Number  
514216-01-4210

**PAY YOUR TAXES ONLINE AT:**  
**broward.county-taxes.com**

If Postmarked By	Please Pay
Nov 30, 2019	\$4,656.86
Dec 31, 2019	\$4,705.37
Jan 31, 2020	\$4,753.88
Feb 29, 2020	\$4,802.39
Mar 31, 2020	\$4,850.90

## **Please Pay Only One Amount**

**PAYMENTS MUST BE MADE IN US FUNDS AND DRAWN ON US BANK ACCOUNTS**

EVIA PROPERTIES LLC  
596 REVERE AVE  
LINWOOD, NJ 08221

Return with Payment



Bill history - Real Estate Account at 2302 PIERCE ST

MENU

## Bill History — Real Estate Account At 2302 PIERCE ST

Print this page

Real Estate Account #514216-01-4210

Pay all: \$4,753.88

Amounts as of 01/17/2020

Bill	Balance	Status		Action
2019 Annual Bill	\$4,753.88			Pay this bill: \$4,753.88
2018 Annual Bill	\$0.00	02/28/2019	Paid \$1,307.97 Receipt #WWW-18-00135316	Print (PDF)
2017 Annual Bill	\$0.00	11/30/2017	Paid \$1,179.77 Receipt #EEX-17-00000890	Print (PDF)
2016 Annual Bill	\$0.00	11/23/2016	Paid \$1,167.63 Receipt #EEX-16-00000465	Print (PDF)
2015 Annual Bill	\$0.00	11/23/2015	Paid \$1,169.30 Receipt #EEX-15-00000468	Print (PDF)
2014 Annual Bill	\$0.00	11/24/2014	Paid \$1,368.96 Receipt #EEX-14-00000474	Print (PDF)
2013 Annual Bill	\$0.00	11/22/2013	Paid \$1,334.88 Receipt #EEX-13-00000435	Print (PDF)
2012 Annual Bill	\$0.00	11/26/2012	Paid \$1,297.38 Receipt #EEX-12-00000129	Print (PDF)
2011 Annual Bill	\$0.00	11/30/2011	Paid \$2,003.75 Receipt #EEX-11-00000273	Print (PDF)
2010 Annual Bill	\$0.00	12/01/2010	Paid \$1,991.64 Receipt #EEX-10-00000250 Effective 11/30/2010	Print (PDF)
2009 Annual Bill	\$0.00	12/02/2009	Paid \$2,971.84 Receipt #52B-09-00001749	Print (PDF)
2008 Annual Bill	\$0.00	12/03/2009	Paid \$4,282.11 Receipt #04A-09-00002292 Effective 11/30/2009	Print (PDF)
		Processed Refund:	Amount \$33.67 Refunding To AAA PREMIER TITLE CORP Overpayment 12/03/2009 Refund Processed 01/28/2010	
Redeemed certificate #22551	Face \$4,040.18 Rate 10%	12/03/2009 06/01/2009 05/01/2009	Certificate redeemed Certificate issued Advertisement file created	
2007 Annual Bill	\$0.00	12/10/2009 Effective 11/30/2009	Paid \$6,111.17 Receipt #03A-09-00004043	Print (PDF)
		Processed Refund:	Amount \$48.07 Refunding To AAA PREMIER TITLE CORP Overpayment 12/10/2009 Refund Processed 02/01/2010	
Redeemed certificate #57171	Face \$5,768.43 Rate 10%	12/10/2009 06/01/2009 05/01/2009	Certificate redeemed Certificate issued Advertisement file created	
2006 Annual Bill	\$0.00	07/31/2007	Paid \$1,472.98 Receipt #2006-1104388	Print (PDF)
Redeemed certificate #12602	Face \$1,396.89 Rate 0.25%	08/08/2007 06/01/2007 05/01/2007	Certificate redeemed Certificate issued Advertisement file created	
2005 Annual Bill	\$0.00	12/02/2005 Effective 11/30/2005	Paid \$1,238.76 Receipt #2005-9057865	Print (PDF)
2004 Annual Bill	\$0.00	12/06/2004 Effective 11/01/2004	Paid \$1,191.98 Receipt #2004-6259598	Print (PDF)
<b>Total Balance</b>	<b>\$4,753.88</b>			Pay all: \$4,753.88





Real Estate Account

MENU

## Real Estate Account At 2306 PIERCE ST

Real Estate Account #514216-01-4220

[Parcel details](#)[Latest bill](#)[View/Print full bill history](#)

2019	2018	2017	2016	...	2004
\$3209.25 due	PAID	PAID	PAID		PAID

[Pay All: \\$3,209.25](#)

## Real Estate 2019 Annual Bill

[Print this bill \(PDF\)](#)

Broward County Records, Taxes &amp; Treasury Div.

Notice of Ad Valorem Taxes and Non-ad Valorem Assessments

Account number	Alternate key	Escrow code	Millage code
<a href="#">514216-01-4220</a>	694718	—	0513

[Pay this bill: \\$3,209.25](#)

PAYMENTS MUST BE MADE IN US FUNDS AND DRAWN ON US BANK ACCOUNT.

**Owner**  
 EVIA PROPERTIES LLC  
 596 REVERE AVE  
 LINWOOD, NJ 08221

**Situs address**  
 2306 PIERCE ST

**Legal description**  
 HOLLYWOOD LITTLE RANCHES 1-26 B LOT 16 W1/2 BLK 10

## Ad Valorem Taxes

Taxing authority	Millage	Assessed	Exemption	Taxable	Tax
BROWARD COUNTY GOVERNMENT					
COUNTYWIDE SERVICES	5.48780	140,650	0	140,650	\$771.86
VOTED DEBT	0.18120	140,650	0	140,650	\$25.49
BROWARD CO SCHOOL BOARD					
GENERAL FUND	5.13500	140,650	0	140,650	\$722.24
CAPITAL OUTLAY	1.50000	140,650	0	140,650	\$210.98
VOTER APPROVED DEBT LEVY	0.10430	140,650	0	140,650	\$14.67
SO FLORIDA WATER MANAGEMENT					
EVERGLADES C.P.	0.03970	140,650	0	140,650	\$5.58
OKEECHOBEE BASIN	0.12460	140,650	0	140,650	\$17.52
SFWMD DISTRICT	0.11520	140,650	0	140,650	\$16.20
SOUTH BROWARD HOSPITAL	0.12600	140,650	0	140,650	\$17.72
CHILDREN'S SVCS COUNCIL OF BC	0.48820	140,650	0	140,650	\$68.67
CITY OF HOLLYWOOD					
HOLLYWOOD OPERATING	7.46650	140,650	0	140,650	\$1,050.16
DEBT SERVICE	0.45610	140,650	0	140,650	\$64.15
FL INLAND NAVIGATION	0.03200	140,650	0	140,650	\$4.50
<b>Total</b>	<b>21.25660</b>				<b>\$2,989.74</b>

## Non-Ad Valorem Assessments

Levyng authority	Rate	Amount
HLWD FIRE RESCUE ASSESSMENT		\$285.00
<b>Total</b>		<b>\$285.00</b>

Combined taxes and assessments: \$3,274.74

If paid by: Please pay:	Nov 30, 2019 \$3,143.75	Dec 31, 2019 \$3,176.50	Jan 31, 2020 \$3,209.25	Feb 29, 2020 \$3,241.99	Mar 31, 2020 \$3,274.74
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Pay this bill: \$3,209.25



## **BROWARD COUNTY**

2019 Real Estate  
Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

Folio: 694718

Property ID Number	Escrow Code	Assessed Value	Exemptions	Taxable Value	Millage Code
514216-01-4220		See Below	See Below	See Below	0513

E VIA PROPERTIES LLC  
596 REVERE AVE  
LINWOOD, NJ 08221

**PAYMENTS MUST BE MADE IN US FUNDS AND  
DRAWN ON US BANK ACCOUNT.**

2306 PIERCE ST  
HOLLYWOOD LITTLE RANCHES 1-26 B  
LOT 16 W1/2 BLK 10

<b>Taxing Authority</b>	<b>AD VALOREM TAXES</b>			<b>Taxable Val</b>	<b>Taxes Levied</b>
	<b>Millage</b>	<b>Assessed Val</b>	<b>Exemptions</b>		
BROWARD COUNTY GOVERNMENT					
COUNTYWIDE SERVICES	5.48780	140,650	0	140,650	771.86
VOTED DEBT	0.18120	140,650	0	140,650	25.49
BROWARD CO SCHOOL BOARD					
GENERAL FUND	5.13500	140,650	0	140,650	722.24
CAPITAL OUTLAY	1.50000	140,650	0	140,650	210.98
VOTER APPROVED DEBT LEVY	0.10430	140,650	0	140,650	14.67
SO FLORIDA WATER MANAGEMENT					
EVERGLADES C.P.	0.03970	140,650	0	140,650	5.58
OKEECHOBEE BASIN	0.12460	140,650	0	140,650	17.52
SFWMD DISTRICT	0.11520	140,650	0	140,650	16.20
SOUTH BROWARD HOSPITAL	0.12600	140,650	0	140,650	17.72
CHILDREN'S SVCS COUNCIL OF BC	0.48820	140,650	0	140,650	68.67
CITY OF HOLLYWOOD					
HOLLYWOOD OPERATING	7.46650	140,650	0	140,650	1,050.16
DEBT SERVICE	0.45610	140,650	0	140,650	64.15
FL INLAND NAVIGATION	0.03200	140,650	0	140,650	4.50

**Total Millage:** 21.25660      **Ad Valorem Taxes:** \$2,989.74

Levy Authority	NON - AD VALOREM TAXES	Rate	Amount		
05 HLWD FIRE RESCUE ASSESSMENT			285.00		
<b>Non - Ad Valorem Assessments:</b>					
<b>Combined Taxes and Assessments:</b>					
If Postmarked By Please Pay	Nov 30, 2019 \$3,143.75	Dec 31, 2019 \$3,176.50	Jan 31, 2020 \$3,209.25	Feb 29, 2020 \$3,241.99	Mar 31, 2020 \$3,274.74

## **BROWARD COUNTY**

2019 Real Estate

Folio: 694718

## Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

**Make checks payable to:**

**BROWARD COUNTY TAX COLLECTOR  
GOVERNMENTAL CENTER ANNEX  
115 S. ANDREWS AVENUE, ROOM # A100  
FORT LAUDERDALE, FL 33301-1895**

Property ID Number  
514216-01-4220

**PAY YOUR TAXES ONLINE AT:**  
**broward.county-taxes.com**

If Postmarked By	Please Pay
Nov 30, 2019	\$3,143.75
Dec 31, 2019	\$3,176.50
Jan 31, 2020	\$3,209.25
Feb 29, 2020	\$3,241.99
Mar 31, 2020	\$3,274.74

**Please Pay Only One Amount**

**PAYMENTS MUST BE MADE IN US FUNDS AND DRAWN ON US BANK ACCOUNTS**

EVA PROPERTIES LLC  
596 REVERE AVE  
LINWOOD, NJ 08221

Return with Payment



Bill history - Real Estate Account at 2306 PIERCE ST

MENU

## Bill History — Real Estate Account At 2306 PIERCE ST

Print this page

Real Estate Account #514216-01-4220

Pay all: \$3,209.25

Amounts as of 01/17/2020

Bill	Balance	Status	Action
2019 Annual Bill	\$3,209.25		Pay this bill: \$3,209.25 <a href="#">Print (PDF)</a>
2018 Annual Bill	\$0.00	02/28/2019 Paid \$2,915.38 Receipt #WWW-18-00135028	<a href="#">Print (PDF)</a>
2017 Annual Bill	\$0.00	11/28/2017 Paid \$2,434.98 Receipt #WWW-17-00064901	<a href="#">Print (PDF)</a>
2016 Annual Bill	\$0.00	11/29/2016 Paid \$2,116.78 Receipt #52A-16-00001560	<a href="#">Print (PDF)</a>
2015 Annual Bill	\$0.00	11/30/2015 Paid \$1,849.76 Receipt #20C-15-00001312	<a href="#">Print (PDF)</a>
2014 Annual Bill	\$0.00	11/21/2014 Paid \$2,147.20 Receipt #30B-14-00001494	<a href="#">Print (PDF)</a>
2013 Annual Bill	\$0.00	11/27/2013 Paid \$1,933.67 Receipt #20C-13-00001702	<a href="#">Print (PDF)</a>
2012 Annual Bill	\$0.00	11/26/2012 Paid \$1,680.97 Receipt #01B-12-00000612	<a href="#">Print (PDF)</a>
2011 Annual Bill	\$0.00	01/26/2012 Paid \$2,325.70 Receipt #035-11-00003409	<a href="#">Print (PDF)</a>
2010 Annual Bill	\$0.00	01/31/2011 Paid \$2,311.32 Receipt #13B-10-00001700	<a href="#">Print (PDF)</a>
2009 Annual Bill	\$0.00	02/26/2010 Paid \$3,147.48 Receipt #05A-09-00016501	<a href="#">Print (PDF)</a>
2008 Annual Bill	\$0.00	01/29/2009 Paid \$3,832.88 Receipt #2008-5005046 <i>Effective 01/28/2009</i>	<a href="#">Print (PDF)</a>
2007 Annual Bill	\$0.00	01/31/2008 Paid \$4,696.94 Receipt #2007-1007953	<a href="#">Print (PDF)</a>
2006 Annual Bill	\$0.00	03/23/2007 Paid \$4,691.93 Receipt #2006-4011051 <i>Effective 03/22/2007</i>	<a href="#">Print (PDF)</a>
2005 Annual Bill	\$0.00	02/01/2006 Paid \$3,058.16 Receipt #2005-5010499 <i>Effective 01/31/2006</i>	<a href="#">Print (PDF)</a>
2004 Annual Bill	\$0.00	03/23/2005 Paid \$2,511.77 Receipt #2004-5011476 <i>Effective 03/22/2005</i>	<a href="#">Print (PDF)</a>
<b>Total Balance</b>	<b>\$3,209.25</b>		Pay all: \$3,209.25



Filing # 66973621 E-Filed 01/25/2018 11:54:51 AM



Affidavit of No Florida Estate Tax Due

DR-312

R. 08/13

TC

Rule 12C-3.008

Florida Administrative Code  
Effective 01/14

FLORIDA

PR-C-17-4640

(This space available for case style of estate probate proceeding)

(For official use only)

State of FLORIDA County of BROWARD

I, the undersigned, KATIE KEATTS GAUDINO, do hereby state:

(print name of personal representative)

1. I am the personal representative as defined in section 198.01 or section 731.201, Florida Statutes, as the case may be, of the estate of ELEANOR ANN KEATTS  
(print name of decedent)
2. The decedent referenced above died on 08/17/17, and was domiciled (as defined in s. 198.015, F.S.) at the time of death in the state of FLORIDA  
(date of death)

On date of death, the decedent was (check one):  a U.S. citizen  not a U.S. citizen

3. A federal estate tax return (federal Form 708 or 708-NA) is not required to be filed for the estate.
4. The estate does not owe Florida estate tax pursuant to Chapter 198, F.S.
5. I acknowledge personal liability for distribution in whole or in part of any of the estate by having obtained release of such property from the lien of the Florida estate tax.

Under penalties of perjury, I declare that I have read this Affidavit and the facts stated in it are true. This declaration is based on all information of which the personal representative has any knowledge [ss. 92.525(1)(b); 213.37; 837.06, F.S.]

Executed this 10<sup>th</sup> day of Jan, 20 18 Signature Katie Keatts Gaudino

Print name KATIE KEATTS GAUDINO Telephone number 330-554-9358

Mailing address 211 E. 10<sup>th</sup> AVE. City/State/ZIP ELLENSBURG, WA 98926

State of WASHINGTON County of Kittitas

Sworn to (or affirmed) and subscribed before me by Katie Keatts Gaudino

On this 10<sup>th</sup> day of Jan, 20 18

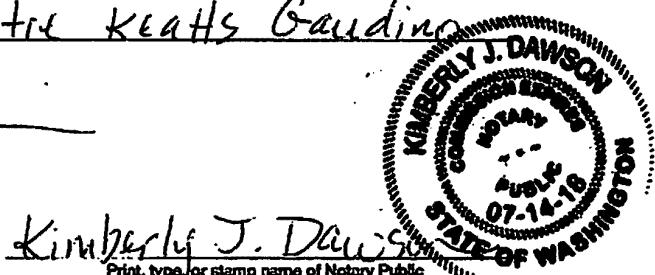
Signature of Notary Kimberly J. Dak

(Check one)

Personally known

Or produced identification

Type of identification produced \_\_\_\_\_



Kimberly J. Dawson  
Print, type, or stamp name of Notary Public

File this form with the appropriate clerk of the court. Do not mail to the Florida Department of Revenue.

Prepared by:  
Radmila Abosch, Esq  
Attorney at Law  
500 East Broward Boulevard, Ste 1820  
Fort Lauderdale, FL 33394

Return to: Law Office of Matthew G. Lerner, P.A.  
3335 North University Drive, Suite 1  
Hollywood, Florida 33024

### **Trust Certification Affidavit**

Before me, the undersigned authority, after having been duly sworn, personally appeared **Judy C. Johnson** and **Katie Keatts Gaudino**, hereinafter referred to as the Affiant herein, who deposes and states as follows:

1. Affiant is the current Successor Trustee of the **Ann Keatts Revocable Trust dated October 13, 2011**, hereinafter referred to as the "Trust". Further that the trust exists, and the settlor (creator) of the trust was **Ann Keatts**.
2. Affiants reside in **211 East 10th Avenue, Ellensburg, Washington 98926**, and that the subject property was affiant's homestead.
3. Affiant certifies that this certification of trust pertains to the trust property located at:

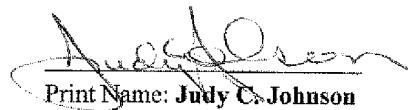
**The West one half (1/2) of Lot 16, Block 10, Hollywood Little Ranches according to the plat thereof as recorded in Plat Book 1, Page 26, Public Records of Broward County, Florida.**

That Affiant is acting as trustee of the Trust and resides at the above address.

4. Affiant as Trustee has full power under the aforesaid Trust via a general power of sale to sell, convey and to mortgage or encumber real and personal property of the trust, without obtaining consent of any other party (ies).
5. The Trust is: (  ) Irrevocable, (  ) Revocable.
6. List all Successors Co-Trustees below and authority to sign or otherwise authenticate and whether all or less than all are required in order to exercise powers of the trustee: **Judy C. Johnson and Katie Keatts Gaudino**.
7. Title to the property is currently shown in the last deed of record as: **Ann Keatts, as Trustee of the Ann Keatts Revocable Trust dated October 13, 2011**
8. That this Affidavit is made for the purpose of inducing **Law Office of Matthew G. Lerner, P.A.** and **Old Republic National Title Insurance Company** to insure title to the Property.

Affiant further states that Affiant is familiar with the nature of an oath, and with the penalties as provided by the laws of the State aforesaid for falsely swearing to statements made in an instrument of this nature.

Affiant's signature:



Judy C. Johnson

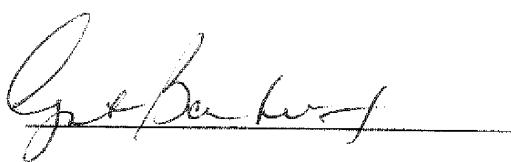
Print Name: Judy C. Johnson

STATE OF FLORIDA

COUNTY OF BROWARD

Sworn to and subscribed before me this 5 day of March, 2018, by Judy C. Johnson, a single woman, Individually and as Successor Co-Trustee of the Ann Keatts Revocable Trust dated October 13, 2011, who is personally known to me or who have produced driver license(s) as identification and did take an oath.

My Commission expires:



Cynthia Barnhart

Notary Public



CYNTHIA BARNHART  
MY COMMISSION # FF 114635  
EXPIRES: April 28, 2016  
Bonded Thru Budget Notary Services

Affiant's signature:

*Katie Keatts Gaudino*  
Print Name: Katie Keatts Gaudino

STATE OF WASHINGTON

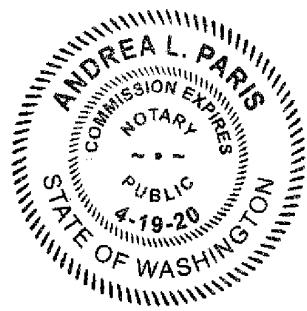
COUNTY OF King

Sworn to and subscribed before me this 19 day of March, 2018, by Katie Keatts Gaudino, a married woman, Individually and as Successor Co-Trustee of the Ann Keatts Revocable Trust dated October 13, 2011, who is personally known to me or who have produced driver license(s) as identification and did take an oath.

My Commission expires: 4-19-20

Andrea L. Paris

Notary Public



## ANN KEATTS REVOCABLE TRUST

### ARTICLE ONE

This trust agreement, executed Oct 13, 2011, is between ANN KEATTS, also known as ELEANOR ANN KEATTS, HOLLYWOOD, FLORIDA, as Settlor and ANN KEATTS as Trustee. The Settlor has transferred or will transfer property to the Trustee, which shall be held, in trust, on the terms set forth in this agreement.

### ARTICLE TWO

- A. Property subject to this instrument is referred to as the Trust Estate and shall be held, administered, and distributed in accordance with this instrument.
- B. Other property acceptable to the Trustee may be added to the Trust Estate by any person, by the Will of the Settlor, by the proceeds of any life insurance or otherwise.
- C. All the property in this trust is the separate property of the Settlor and there is no community, domestic partner, or marital property interest in the Trust Estate.

### ARTICLE THREE

- A. While living, the Settlor reserves the right to amend or revoke this trust, in whole or in part, to withdraw property from it, and to make gifts from it at any time or times during the Settlor's lifetime.
- B. On the death of the Settlor, the trust created by this Declaration shall become irrevocable and not subject to amendment.
- C. In this instrument, the terms "incompetent" and "disabled" shall refer to a physical or mental inability to carry out one's usual business affairs, whether or not such person is legally determined to be incompetent or in need of a Conservator. To prove a change of Trustee based on incapacity, a Successor Trustee may rely upon a written declaration to determine the incompetence of the Settlor made by KATIE KEATTS GAUDINO, 211 East 10<sup>th</sup> Avenue, Ellensburg, Washington 98926, and JUDY C. JOHNSON, 1005 South 17<sup>th</sup> Avenue, Hollywood, Florida 33020.

Any action taken by a Successor Trustee pursuant to such declaration shall be binding on all persons interested in the trust. No statement of incapacity from any physician shall be required to prove a change of Trustee as it is the Settlor's specific intention that physicians and courts not be involved in the determination of incapacity for any purpose. No third party shall incur any liability for relying on such declaration to prove a change of Trustee.

#### ARTICLE FOUR

During the life of the Settlor, the Trustee shall pay to or apply for the benefit of the Settlor at least annually all of the net income of the Trust Estate. If the Trustee considers the net income insufficient, the Trustee shall pay to the Settlor as much of the principal of the Trust Estate as is necessary, in the Trustee's discretion, for the Settlor's proper health, support, maintenance, comfort and welfare.

The Settlor directs the Trustee, to the extent practical, to exercise discretion to enable the Settlor to live at home and in familiar circumstances if the Settlor wishes and is reasonably able to do so with nursing, household and other assistance even if the costs of being cared for at home may exceed the cost of care at a health-care institution, or the like.

#### ARTICLE FIVE

On the death of the Settlor, the Trustees, in the Trustee's discretion, shall pay out of the Trust Estate debts of the Settlor, and estate and inheritance taxes, including interest and penalties rising because of the Settlor's death, the last illness and funeral expenses of the Settlor, attorney's fees, and other costs incurred in administering the Settlor's Trust, probate estate, or the unsupervised administration of the Settlor's assets. These payments shall be paid from the portion of the Trust Estate described in Article Six without charge against any beneficiary of the Trust Estate.

## ARTICLE SIX

A. Upon the death of the Settlor, ANN KEATTS, the Trustee, after making payments provided in Article Five, shall distribute the residue of the Trust Estate, free of trust, to the following beneficiaries in the percentages stated:

Fifty Percent (50%) to the Settlor's sister, KATIE KEATTS GAUDINO, 211 EAST 10<sup>TH</sup> AVENUE, ELLensburg, WASHINGTON 98926;

Fifty Percent (50%) to the Settlor's sister, JUDY C. JOHNSON, 1005 SOUTH 17<sup>TH</sup> AVENUE, HOLLYWOOD, FLORIDA 33020.

If any of the above beneficiaries do not survive the Settlor by 30 days, then the share that the beneficiary would have taken shall be granted to the surviving beneficiary named in this section.

## ARTICLE SEVEN

A. If the individual Trustee named in Article One, ANN KEATTS, shall for any reason cease to act or be incompetent to act, she shall be succeeded as Trustee by KATIE KEATTS GAUDINO, 211 EAST 10<sup>TH</sup> AVENUE, ELLensburg, WASHINGTON 98926; and JUDY C. JOHNSON, 1005 SOUTH 17<sup>TH</sup> AVENUE, HOLLYWOOD, FLORIDA 33020, as successor co-trustees. If either KATIE KEATTS GAUDINO or JUDY C. JOHNSON cannot serve, then I appoint CHRISTINE L. MILLS, 2727 NE 18<sup>TH</sup> STREET, FORT LAUDERDALE, FLORIDA, as a successor co-trustee.

B. Any Trustee appointed as provided in this Declaration shall on appointment being made, immediately succeed to all title of the Trustee to the Trust Estate and to all powers, rights, discretions, obligations, and immunities of the Trustee under this Declaration with the same effect as though such successors were originally named as Trustees in this Declaration.

C. Any Trustee may resign without need of court approval by giving written notice to a Trustee who accepts the trust. Under no circumstances shall a corporate Trustee serve as Trustee of any trust created under this instrument. A Trustee shall not be removed as a Trustee solely because they are also a beneficiary.

D. No bond shall be required of any person named in this instrument as Trustee, or of any person appointed as the Trustee in the manner specified here, for the faithful performance of his or her duties as Trustee.

## ARTICLE EIGHT

In order to carry out the provisions of the Trust created by this instrument, the Trustee shall have these powers in addition to those now or hereafter conferred by law:

(1) The Trustee may, in the Trustee's discretion, invest and reinvest trust funds in every kind of property (real, personal, or mixed) and every kind of investment, specifically including, but not limited to, corporate obligations of every kind; preferred or common stocks; shares of investment trusts, investment companies, and mutual funds; life insurance policies; notes, real estate, bonds, debentures, mortgages, deeds of trust, mortgage participations, market funds and index funds appropriate under the then prevailing circumstances (specifically including, but not limited to, the factors set out in probate Code section 16047(c)):

- a. General economic conditions.
- b. The possible effect of inflation or deflation.
- c. The expected tax consequences of investment decisions or strategies.
- d. The role that each investment or course of action plays within the overall trust portfolio.
- e. The expected total return from income and the appreciation of capital.
- f. Other resources of the beneficiaries known to the Trustee as determined from information provided by the beneficiaries.
- g. Needs for liquidity, regularity of income, and preservation or appreciation of capital.
- h. An asset's special relationship or special value, if any, to the purposes of the trust or to one or more of the beneficiaries.

In so doing, the Trustee shall exercise care, skill, and caution to attain the Settlor's goals under this instrument.

The Trustee shall consider individual investments as part of an overall investment strategy having risk and return objectives reasonably suited to the purposes of the trust. The Trustee's investments may include stock in any entity owned by the Trustee or membership in any limited liability company or limited liability partnership of which the Trustee is a member or partner.

The Trustee shall also have the power to establish and maintain margin accounts and to buy or sell options but only when the Settlor is acting as Trustee.

(2) To continue to hold any property and to operate at the risk of the Trust Estate any business that the Trustee receives or acquires under the Trust as long as the Trustee deems advisable.

(3) To have all the rights, powers, and privileges of an owner with respect to the securities held in trust, including, but not limited to, the powers to vote, give proxies, and pay assessments; to participate in voting trusts, pooling agreements, foreclosures, reorganizations, consolidations, mergers, and liquidations, and incident to such participation to deposit securities with and transfer title to any protective or other committee on such terms as the Trustee may deem advisable; and to exercise or sell stock subscription or conversion rights.

(4) To hold securities or other property in the Trustee's name as Trustee under this Trust.

(5) To manage, control, grant options on, sell (for cash or on deferred payments, convey, exchange, divide, improve, and repair Trust property.

(6) To rent and or lease Trust property for terms within or beyond the term of the Trust for any purpose, including exploration for and removal of gas, oil, and other minerals; and to enter into community oil leases, pooling, and unitization agreements.

(7) To lend money to the probate estate of the Settlor, provided that any such loan shall be adequately secured and shall bear a reasonable rate of interest.

(8) To purchase property at its fair market value as determined by the Trustee in the Trustee's discretion, from the probate estate of the Settlor.

(9) To loan or advance the Trustee's own funds to the Trust for any Trust purpose, with interest at current rates; to receive security for such loans in the form of a mortgage,

pledge, deed of trust, or other encumbrance of any assets of the Trust; to purchase assets of the Trust at their fair market value as determined by an independent appraisal.

(10) The Trustee shall have the power to release or to restrict the scope of any power that he or she may hold in connection with the Trust created under this instrument, whether said power is expressly granted in this instrument or implied by law.

(11) To take any action and to make any election, in the Trustee's discretion, to minimize the tax liabilities of this trust and its beneficiaries, and it shall have the power to allocate the benefits among the various beneficiaries, and the Trustee shall have the power to make adjustments in the rights of any beneficiaries, or between the income and principal accounts, to compensate for the consequences of any tax election or any investment or administrative decision that the trustee believes has had the effect of directly or indirectly preferring one beneficiary or group of beneficiaries over others.

(12) To borrow money, and to encumber Trust property by mortgage, deed of trust, pledge, or otherwise.

(13) To commence or defend, at the expense of the Trust, such litigation with respect to the Trust or any property of the Trust Estate as the Trustee may deem advisable, and to compromise or otherwise adjust any claims or litigation against or in favor of the Trust.

(14) To carry insurance of such kinds and in such amounts as the Trustee deems advisable, at the expense of the Trust, to protect the Trust Estate and the Trustee personally against any hazard.

(15) To withhold from distribution, in the Trustee's discretion, at the time for distribution of any property in this Trust, without the payment of interest, all or any part of the property, as long as the Trustee shall determine, in the Trustee's discretion, that such property may be subject to conflicting claims, to tax deficiencies, or to liabilities, contingent or otherwise properly incurred in the administration of the estate.

(16) To partition, allot, and distribute the Trust Estate, on any division or partial distribution or final distribution of the Trust Estate, in undivided interests or in kind, or partly in money and partly in kind, at valuations determined by the Trustee, and to sell such property as the Trustee may deem necessary to make division or distribution. In making any division or distribution of

the Trust Estate, the Trustee shall be under no obligation to make a prorata division, or to distribute the same assets to beneficiaries similarly situation. The Trustee may, in the Trustee's discretion, make a nonprorata division between Trusts or shares and nonprorata distributions to such beneficiaries, as long as the respective assets allocated to separate trusts or shares, or distributed to such beneficiaries, have equivalent or proportionate fair market value and income tax basis.

(17) Each Trustee shall have the power to employ any custodian, attorney, accountant, financial planner, investment advisor or any other agent to assist the Trustee in the administration of this Trust and to rely on the advice given by these agents.

(18) Subject to any limitations expressly set forth in this Declaration and the faithful performance of fiduciary obligations, to do all such acts, take all such proceedings, and exercise all such rights and privileges as could be done, taken, or exercised by an absolute owner of the Trust property.

(19) The Trustee shall have the power to deal with governmental agencies. To make applications for, receive and administer Social Security, Medicare, Medicaid, Supplemental Security Income, In-Home Support Services, and any other benefits to which the Settlor or a beneficiary might be entitled.

(20) The Trustee shall have the power to make elections and direct distributions of principal and interest from the Settlor's retirement accounts, pension plans, or annuities that name the Trust as a primary or contingent beneficiary. This power shall be construed as and is intended to be a valid power of attorney in which the Trustee may act as the agent of the Settlor for these purposes. This power shall survive the subsequent incapacity of the Settlor. Trust beneficiaries shall be treated as designated beneficiaries for the purpose of determining minimum distributions from an IRA based on the age of the oldest trust beneficiary.

(21) The Trustee shall have the power to exercise any stock options held by the Settlor at the time of death.

(22) The Trustee shall be entitled to pay him or herself reasonable compensation including termination fees, for services performed hereunder, such compensation to include and be commensurate with the value of any extraordinary services required to be performed hereunder.

## ARTICLE NINE

A. The Trustee shall provide an accounting at the request of any current or remainder beneficiary if the Settlor is not acting as Trustee in which case accountings are waived.

B. The validity of this trust for real property shall be governed by the laws of the state of Florida.

C. A contestant shall be considered to have predeceased the Settlor without surviving issue. In this instrument, "contestant" means any person other than the Settlor who, directly or indirectly, voluntarily participates in any proceeding or action which seeks to void or set aside any provision of this trust or any provision of the Settlor's will. The term contest shall include, but not be limited to, the filing of a creditor's claim or prosecution of an action based upon it, an action or proceeding to determine the character, title or ownership of property held in the trust, to challenge the choice of law provision of the trust, or a challenge to the validity of an instrument, contract, agreement, or a beneficiary designation to which The Settlor was a party.

(D) If any provision of this trust document is unenforceable, the remaining provisions shall remain in full force and effect.

(E) The Settlor reserves the right to reside upon any property placed into this trust as the Settlor's permanent residence during the Settlor's lifetime, it being the intent of this provision to preserve in the Settlor the requisite beneficial interest and possessory right in and to such real property, to comply with Sections 196.031 and 196.041 of the Florida Statutes, such that Settlor's possessory right constitutes in all respect, equitable title to real estate, as the term is used in Section 6, Article 7 of the Constitution of the State of Florida. Notwithstanding anything contained in this trust agreement to the contrary, the interest of Settlor in any real property on which the Settlor resides pursuant to the provisions of this trust shall be deemed to be an interest in real property and not personality.

This trust shall be known as the ANN KEATTS REVOCABLE TRUST.

Executed at Fort Lauderdale Florida on Oct 13, 2011,  
2011.

Ann Keatts  
ANN KEATTS AKA ELEANOR ANN KEATTS

STATE OF FLORIDA      )  
                            )  
                            ) SS  
COUNTY OF BROWARD      )

On October 13, 2011, before me,  
MIHAELA POPAIACU (notary public),  
personally appeared ANN KEATTS, Broward County, Hollywood,  
Florida, personally known to me (or proved to me on the  
basis of satisfactory evidence) to be the person whose name  
is subscribed to the within instrument and acknowledged to  
me that she executed the same in her authorized capacity,  
and that her signature on the instrument the person, or the  
entity upon behalf of which the person acted, executed the  
instrument.

WITNESS my hand and official seal.

MIHAELA POPAIACU  
(signature of Notary Public)

NOTARY SEAL



Subscribed by the Settlor in the presence of us and of each  
of us, and at the same time published, declared and  
acknowledged by her to us to be her Trust, and thereupon we,

at the request of the said Settlor, in her presence and in the presence of each other, have hereunto subscribed our names as Witnesses this 13<sup>th</sup> day of Oct, 2011.

KS Kalissa Sterling residing at 634 NE 3<sup>rd</sup> Ave Ft. Lauderdale, FL 33304  
witness

Alexander Daull residing at 634 NE 3<sup>rd</sup> Ave Ft. Lauderdale, FL 33304  
witness

STATE OF FLORIDA )  
COUNTY OF BROWARD)

I, the undersigned, an officer authorized to administer oaths, certify that ANN KEATTS OF HOLLYWOOD, FLORIDA, the Settlor, and KALISSA STERLING and ALEXANDER DAULL, witnesses, whose names are signed to the attached or foregoing instrument and whose signatures appear below, having appeared together before me and having been first duly sworn, each then declared to me that:

- 1) the attached or foregoing instrument is the trust of the Settlor;
- 2) The Settlor willingly and voluntarily declared, signed and executed the Trust in the presence of the witnesses;
- 3) the witnesses signed the trust upon request of the Settlor, in the presence and hearing of the Settlor, and in the presence of each other;
- 4) to the best knowledge of each witness the Settlor was, at the time of the signing, of the age of majority (or otherwise legally competent to make a Trust), of sound mind, and under no constraint or undue influence; and
- 5) each witness was and is competent, and of the proper age to witness a Trust.

Settlor: Ann Keatts  
ANN KEATTS

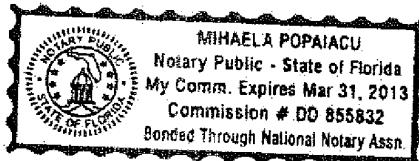
Witness: KST Kalison Sterling

Address: 1634 NE 3<sup>rd</sup> Ave Ft. Laud, FL 33304

Witness: Almonica & Jim A

Address: 634 NB 3<sup>rd</sup> Ave Ft. Laud, FL 33304

Subscribed, sworn and acknowledged before me,  
MIHAELA POPAIACU, a notary public, by ANN  
KEATTS, the Settlor, this 13 day of October,  
2011.



SIGNED

Notary

MIHAELA POPAIACU

**This instrument prepared by:**

Matthew G. Lerner, Esq.  
Law Office of Matthew G. Lerner, P.A.  
3335 N. University Drive  
Hollywood, Florida 33024

**Limited Liability Company Affidavit**

STATE OF FLORIDA

COUNTY OF BROWARD

Before me, the undersigned authority, personally appeared Aniyamma Joseph, who being by me first duly sworn, on oath deposes and says that:

1. She is the authorized manager of Anavika Estates LLC, a Florida limited liability company.
2. Said limited liability company is currently in existence under valid articles of organization and regulations and has not been terminated or dissolved and said limited liability company is not one of a family or group of entities.
3. The following parties are all of the members/managers of said limited liability company:  
Aniyamma Joseph  
Tomy Jacob
4. Aniyamma Joseph is authorized by the articles of organization or regulations to execute deeds and mortgages on behalf of the limited liability company, and all necessary consents have been obtained.
5. Neither the limited liability company nor any of the members are currently debtors in any bankruptcy proceeding, and this conveyance or mortgage is in the ordinary course of business.
6. This affidavit is given to induce Old Republic National Title Insurance Company to issue its title policy insuring the contemplated transaction.

7. Affiant further states that he is familiar with the nature of an oath and with the penalties as provided by the laws of the State of Florida for falsely swearing to statements made in an instrument of this nature. Affiant further certifies that he has fully read this affidavit and understands its contents.
8. Affiant has not become dissociated nor has Affiant wrongfully caused dissolution of the Company pursuant to Sec. 605.0302(11) F.S., (by filing a statement of dissociation) Secs. 605.0212, 605.0601, or 605.0602, F.S., nor has that person wrongfully caused the dissolution of the Company.

Dominique Terpil

(Signature of Affiant) Aniyamma Joseph

*Damaz*

(Signature of Affiant) Tomy Jacob

**STATE OF FLORIDA**  
**COUNTY OF BROWARD**

)  
) ss  
)

The foregoing instrument was acknowledged before me this 20 day of February, 2019, by Aniyamma Joseph, Manager of Anavika Estates LLC, and Tomy Jacob, Authorized Member of Anavika Estates LLC, who are personally known to me or who has produced CL Onnes as identification.



MATTHEW G. LERNER  
MY COMMISSION # FF 909147  
EXPIRES: December 11, 2019  
Bonded Thru Budget Notary Services

~~(Signature of Notary Public)~~

(Printed Notary Name)

**This instrument prepared by:**

Matthew G. Lerner, Esq.  
Law Office of Matthew G. Lerner, P.A.  
3335 N. University Drive  
Hollywood, Florida 33024

**CERTIFICATE OF LIMITED LIABILITY**  
**RESOLUTION ANAVIKA ESTATES LLC,**  
**A FLORIDA LIMITED LIABILITY COMPANY**  
**AND ENCUMBRANCY CERTIFICATE**

The undersigned, Aniyamma Joseph, Manager of ANAVIKA ESTATES LLC, a Florida Limited Liability Company organized under the laws of the State of Florida, (the "Company"), hereby certifies that:

1. The Company is a duly formed, validly existing limited liability company in good standing under the laws of the State of Florida.
2. At a special meeting of the Members of the Company duly and regularly held in accordance with Florida Statutes on February 15, 2018, at which a quorum was present and voting, the following resolutions were adopted, and the same have not been revoked, canceled, annulled or amended in any manner and are in full force and effect on the date hereof.

**RESOLVED:** That the Company approves the sale of property located at 2302 Pierce Street, Hollywood, Florida, 33020 and legally described as (the "Property");

**The East 1/2 of Lot 16, Block 10, Hollywood Little Ranches according to the plat thereof as recorded in Plat Book 1, Page 26, Public Records of Broward County, Florida.**

**RESOLVED:** That Aniyamma Joseph, as the Manager of the Company, is authorized to make, execute and deliver any and all documents necessary to effectuate the closing of the purchase, all of which documents and instruments executed and delivered as aforesaid to be and constitute the acts and obligations of the Company, the Company hereby ratifying and confirming the acts of its Managing Members executing and delivering all of such documents and instruments, irrespective of whether such acts were performed before or subsequent to the date of the adoption hereof, and directing the Managing Member of the Company to perform all of the Company's obligations and undertakings under each and all such documents and instruments;

**RESOLVED:** That these resolutions shall continue in full force and effect and may be relied upon by any party associated with the transaction.

Anavika Estates, LLC  
a Florida Limited liability company  
By: Aniyamma Joseph  
Aniyamma Joseph, Manager

STATE OF FLORIDA )

:ss

COUNTY OF BROWARD )

The foregoing instrument was acknowledged before me this 26<sup>th</sup> day of Feb, 2019, by Aniyamma Joseph, Manager of Anavika Estates LLC, a Florida Limited Liability Company. She is personally known to me or has produced FL Driver's Lic. as identification



MATTHEW G. LERNER  
MY COMMISSION # FF 999147  
EXPIRES: December 11, 2019  
Bonded Thru Budget Notary Services

NOTARY PUBLIC  
Print Name: \_\_\_\_\_

My Commission Expires:

**APPROVAL:**

The undersigned constitute all of the Members of Anavika Estates, LLC and hereby approve the foregoing Resolution.

Tomy Jacob  
\_\_\_\_\_  
Tomy Jacob, Authorized Member  
Signature

Aniyamma Joseph  
\_\_\_\_\_  
Aniyamma Joseph, Manager  
Signature

This Instrument prepared by:  
DONNA SZCZERBAK O'NEIL, ESQ.  
301 East Commercial Boulevard  
Ft. Lauderdale, FL 33334

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100

INSTR # 99376234

OR BK 29617 PG 1375

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### Commission

**BROWARD COUNTY**

**STATE OF FLORIDA** )  
**COUNTY OF BROWARD** )

**CONTINUOUS MARRIAGE  
AFFIDAVIT**

**STATE OF FLORIDA** )  
**COUNTY OF BROWARD** )

INSTR # 99376234

OR BK 29617 PG

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## Commission

**BROWARD COUNTY**

**BEFORE ME**, the undersigned authority, personally appeared **BRIDGETT M. RINDERER**, an unmarried widow, who being first duly sworn deposes and says:

1. That I am the present owners in fee simple of the following described property lying and being in Broward County, Florida, to wit:

The East Half (E 1/2) of Lot Sixteen (16), Block Ten (10) of HOLLYWOOD LITTLE RANCHES AMENDED, according to the plat thereof, recorded in Plat Book 1, Page 26, of the Public Records of Broward County, Florida; said lands situate, lying and being in Broward County, Florida.

2. **BRIDGETT M. RINDERER**, an unremarried widow, had been continuously married, without interruption to **WILLIAM C. RINDERER**, deceased, from May 24, 1974, until his date of death on April 19, 1995.

## **FURTHER AFFIANT SAYETH NAUGHT.**

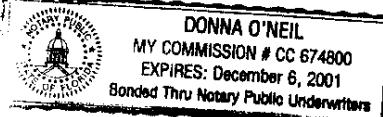
Bridgett M. Rinderer  
**BRIDGETT M. RINDERER**

**STATE OF FLORIDA )  
COUNTY OF BROWARD )**

**SWORN TO AND SUBSCRIBED** before me this 25 day of June, 1999, by **BRIDGETT M. RINDERER**, who is personally known to me or who produced N/A as identification.

**My commission expires:**

**NOTARY PUBLIC**



2

Date: March 3, 2014  
Loan Number: 601901150  
Lender: NATIONSTAR MORTGAGE LLC

Borrower: DUCANGE JEROME

Property Address: 2302 PIERCE ST, HOLLYWOOD, FL 33020

FILE 2

Florida  
Affidavit of Continuous Marriage

STATE OF FLORIDA

COUNTY OF Broward



REF0058325A

BEFORE ME, the undersigned Notary Public, personally known to me or who had produced Florida Driver's License as identification appeared **DUCANGE JEROME**, (hereinafter "Affiant"), who being by me first duly sworn, deposes and says:

1. Affiant is over the age of eighteen (18) years.
2. This Affidavit pertains to the following real property: **2302 PIERCE ST, HOLLYWOOD, FL 33020**
3. Affiant is executing this Affidavit for the purpose of establishing in the public records that he/she is married to Helene Jerome, and such marriage has been continuous and uninterrupted from a date prior to his/her acquisition of the above-described property through the date of this Affidavit.
4. Affiant is aware that grantee/lender and \_\_\_\_\_ Title Insurance Company are relying upon this Affidavit to issue title insurance policies without exception to the matter(s) noted above.
5. Affiant is familiar with the nature of an oath and with the penalties provided by the laws of the State of Florida for falsely swearing to statements made in an Affidavit of this nature.

Affiant has caused this Affidavit to be executed this 1st day of August, 2014.

Ducange Jerome  
DUCANGE JEROME

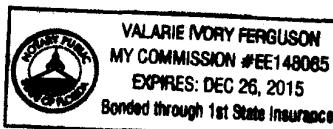
SWORN TO AND SUBSCRIBED before me this

1st day of August, 2014.

Valarie Mory Ferguson  
Notary Public

My Commission Expires:

12/26/2015



Return to.  
Document Recording Services  
P.O. Box 3008  
Tallahassee, FL 32315-3008



\* 6 0 1 9 0 1 1 5 0 \*



\* 9 9 2 7 7 + 1 0 \*

(1)

3

Date: March 3, 2014

Loan Number: 601901150

Lender: NATIONSTAR MORTGAGE LLC

Borrower: HELENE JEROME

Property Address: 2302 PIERCE ST, HOLLYWOOD, FL 33020

**FILE 3**

**Florida**  
**Affidavit of Continuous Marriage**

STATE OF FLORIDA

COUNTY OF Broward



REF#0070842A

BEFORE ME, the undersigned Notary Public, personally known to me or who had produced Florida Notary License as identification appeared **HELENE JEROME**, (hereinafter "Affiant"), who being by me first duly sworn, deposes and says:

1. Affiant is over the age of eighteen (18) years.
2. This Affidavit pertains to the following real property: **2302 PIERCE ST, HOLLYWOOD, FL 33020**
3. Affiant is executing this Affidavit for the purpose of establishing in the public records that he/she is married to Heleine Jerome, and such marriage has been continuous and uninterrupted from a date prior to his/her acquisition of the above-described property through the date of this Affidavit.
4. Affiant is aware that grantee/lender and \_\_\_\_\_ Title Insurance Company are relying upon this Affidavit to issue title insurance policies without exception to the matter(s) noted above.
5. Affiant is familiar with the nature of an oath and with the penalties provided by the laws of the State of Florida for falsely swearing to statements made in an Affidavit of this nature.

Affiant has caused this Affidavit to be executed this 1 day of August, 2014.

Heleine Jerome  
HELENE JEROME

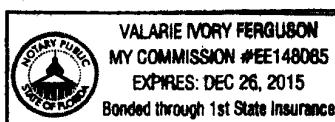
SWORN TO AND SUBSCRIBED before me this 1 day of August, 2014.

Valarie Ivory Ferguson

Notary Public

My Commission Expires:

12/26/2015



\* 6 0 1 9 0 1 1 5 0 \*

8376 11/12



\* 9 9 2 7 7 + 1 0 \*

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.55  
has been paid  
Broward County Tax Documentary  
Stamp Tax is required by law.  
Same Hernando Davis

RIGHT-OF-WAY OCCUPANCY AGREEMENT

87 OCT 8 P 2 : 02

THIS AGREEMENT, made this 6th day of October, 1987, by and between CSX Transportation (hereinafter called "Railroad" or "Licensor"), whose mailing address is 500 Water Street, Jacksonville, Florida 32202 and LIGHTNET, (hereinafter called "Licensee"), a Delaware General Partnership, whose mailing address is 600 East Jefferson Street, Rockville, Maryland 20852.

WHEREAS, Railroad owns, controls or operates certain tracks, right-of-way or property as shown on the maps, (Exhibits A-1, B and B-1, Sheets 1-6), attached hereto and made a part hereof; and

WHEREAS, as of March 7, 1985, the parties hereto have agreed that Licensee shall have exclusive rights to occupy a longitudinal portion of the rail corridor or right-of-way of Railroad for the installation by Licensee of a certain long distance fiber optics cable and telecommunications system in, on, under, upon and along said railroad right-of-way; and

WHEREAS, Railroad and Licensee have also separately agreed to the operating, engineering and technical terms, conditions and covenants for the installation and maintenance of such fiber optics cable telecommunications system; and

WHEREAS, Railroad and Licensee wish to formalize and record such use and the effect of their agreements to show where Links of Licensee's fiber optics cable and telecommunications system are located;

NOW THEREFORE, for and in consideration of the premises hereinabove, One Dollar (\$1.00) and other valuable consideration, the receipt of which is hereby acknowledged, Licensor, subject and pursuant to and in accordance with the terms and conditions of the separate Partnership Agreement and its Exhibit A (Operating Agreement), as amended from time to time, hereby licenses and permits Licensee to locate, place, construct, maintain and use a fiber optic communication and/or data transmission cable and telecommunications system, all of which, including attendant equipment and changes therein, shall be hereinafter referred to as "Facilities", upon, over, in, under, across or along, as the case may be, the tracks, right-of-way and property owned, controlled or operated by Licensor (hereinafter called "the Premises") in the County of Broward, State of Florida, as described generally on Exhibit A and A-1 and indicated on Exhibits B and B-1, attached hereto and made a part hereof.

To Have and Hold this license and permission for a term of one (1) year from the date of this Agreement for the uses herein expressed; provided that if Licensee shall resubmit to Railroad within the one (1) year term hereof this Agreement with a copy of the as-built drawing for said segment, showing exact location of all Licensee Facilities, the term hereof shall extend and run through September 18, 2018, pursuant to the terms of the Partnership and its Exhibit A (Operating Agreement).

This Instrument was prepared by  
Steve Stouffer  
LIGHTNET  
600 E. Jefferson Street  
Rockville, Md. 20852

Bruce S. Russell, AIA  
(/o Greel, Hector & Davis  
4000 Southeast Financial Center  
W/C MIA FL 33131

57.00  
7.50  
64.50

BK 14863 PG 0321

THIS AGREEMENT shall be binding upon and inure to the benefit of the parties hereto, their respective successors or assigns.

All transfer, documentary or similar taxes on recordation, and all recordation costs and responsibilities shall be Licensee's exclusivity.

Witness(es)

CSX Transportation, Inc.  
Licensor

Robert E. Hesler

By: J. Hesler  
Assistant Vice President,  
Property Services

David M. Yeawood



ATTEST David M. Yeawood  
Assistant Secretary  
CSX TRANSPORTATION INC.  
SEAL

This instrument was prepared by  
Steve Stouffer  
LIGHTNET  
600 E. Jefferson Street  
Rockville, MD 20852

BK14863PG0322

STATE OF Florida )

County of Hillsborough )

Before me, a Notary Public in and for said county, personally appeared J. L. Kline and D. M. Yerrell, known to me to be the persons who, as Vice President and Secretary, respectively, of CSX Transportation, Inc., the corporation which executed the foregoing instrument, signed the same, and acknowledged to me that they did so sign said instrument in the name and upon behalf of said corporation as such officers, respectively; that the same is their free act and deed as such officers, respectively, and the free and corporate act and deed of said corporation; that they were duly authorized thereunto by its board of directors; and that the seal affixed to said instrument is the corporate seal of said corporation. I have hereunto subscribed my name, and affixed my official seal this 6<sup>th</sup> day of October, 1987.

Sandra K. Neafue  
Notary Public

My commission expires October 6, 1991  
Notary Public Commission #1071  
State of Florida - Clerk of Court Agency

BK 14:863PG11323

EXHIBIT A

ATTACHED HERETO AND MADE A PART OF THAT CERTAIN RIGHT  
OF WAY OCCUPANCY AGREEMENT BETWEEN CSX AND LIGHTNET,  
dated October 6, 1987.

The occupied right of way is located in and a part of  
the following:

State of Florida, County of Broward

Tallahassee Meridian  
Township 47 South Range 42 East  
Sections 35 and 36;

Township 48 South Range 42 East  
Sections 2,11,14,22,23,27, and 34;

Township 49 South Range 42 East  
Sections 3,10,15,16,21,28,32, and 33;

Township 50 South Range 42 East  
Sections 4,5,8,9,16,17,20,21,28,29,32, and 33;

Township 51 South Range 42 East  
Sections 4,5,8,9,16,17,20,21,28, and 29.

As indicated and identified on Exhibit B and B-1

8K14863PG11324

PALM BEACH COUNTY  
BROWARD COUNTY

8K 14863 PG 11325

EXHIBIT "A-1"

EXHIBIT "A-1"

TWP 48 S

TWP 49 S R 42 E

TWP 49 S R 41 E

TWP 50 S

CARMEN  
ROSSING TRAIL

SCENICA  
ROSSING TRAIL

SOUTH POMPANO  
ROSSING TRAIL

POMPANO

EQUATION

FORT LAUDERDALE

EQUATION

DANIA

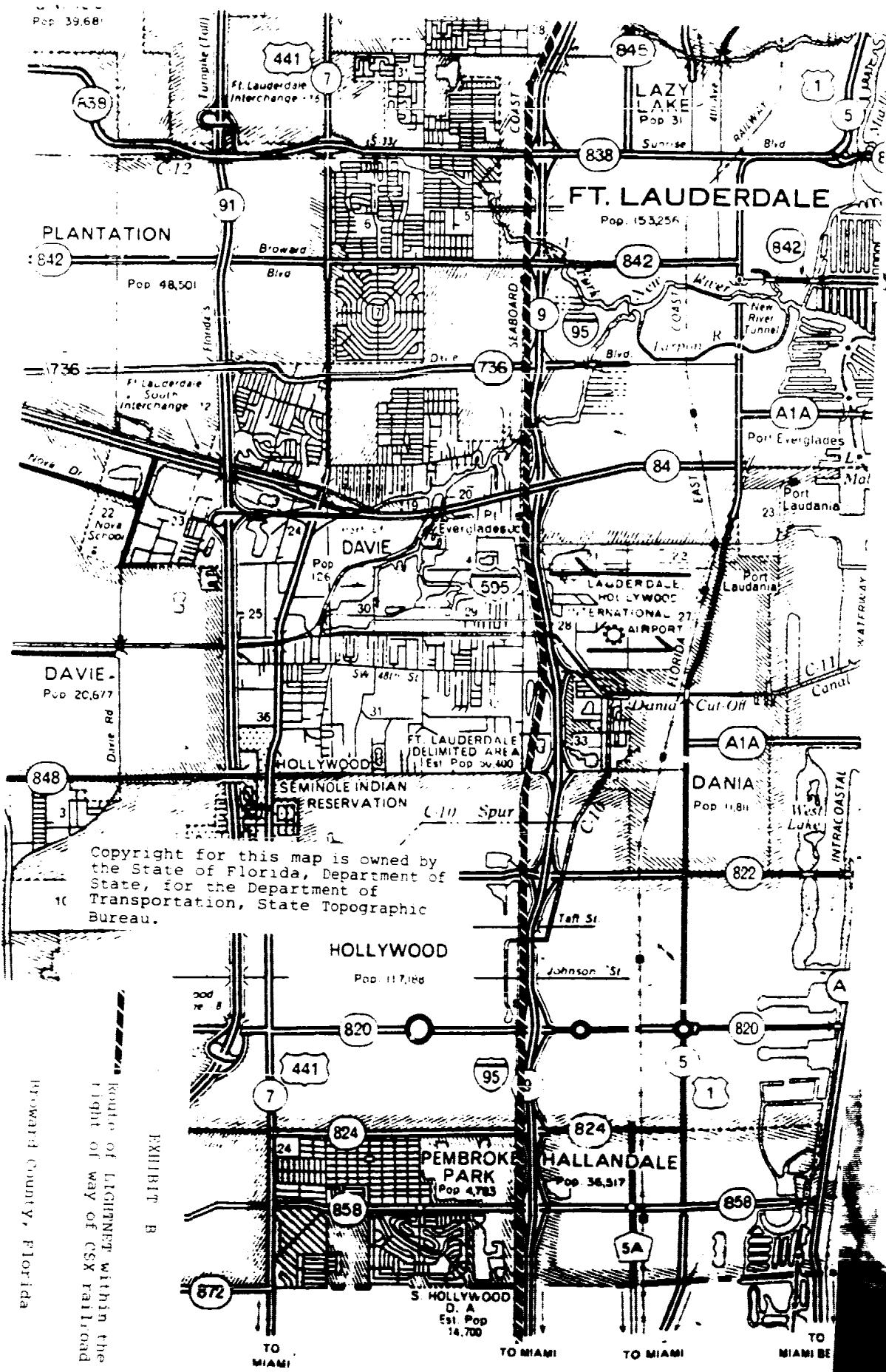
HOLLYWOOD  
ROSSING

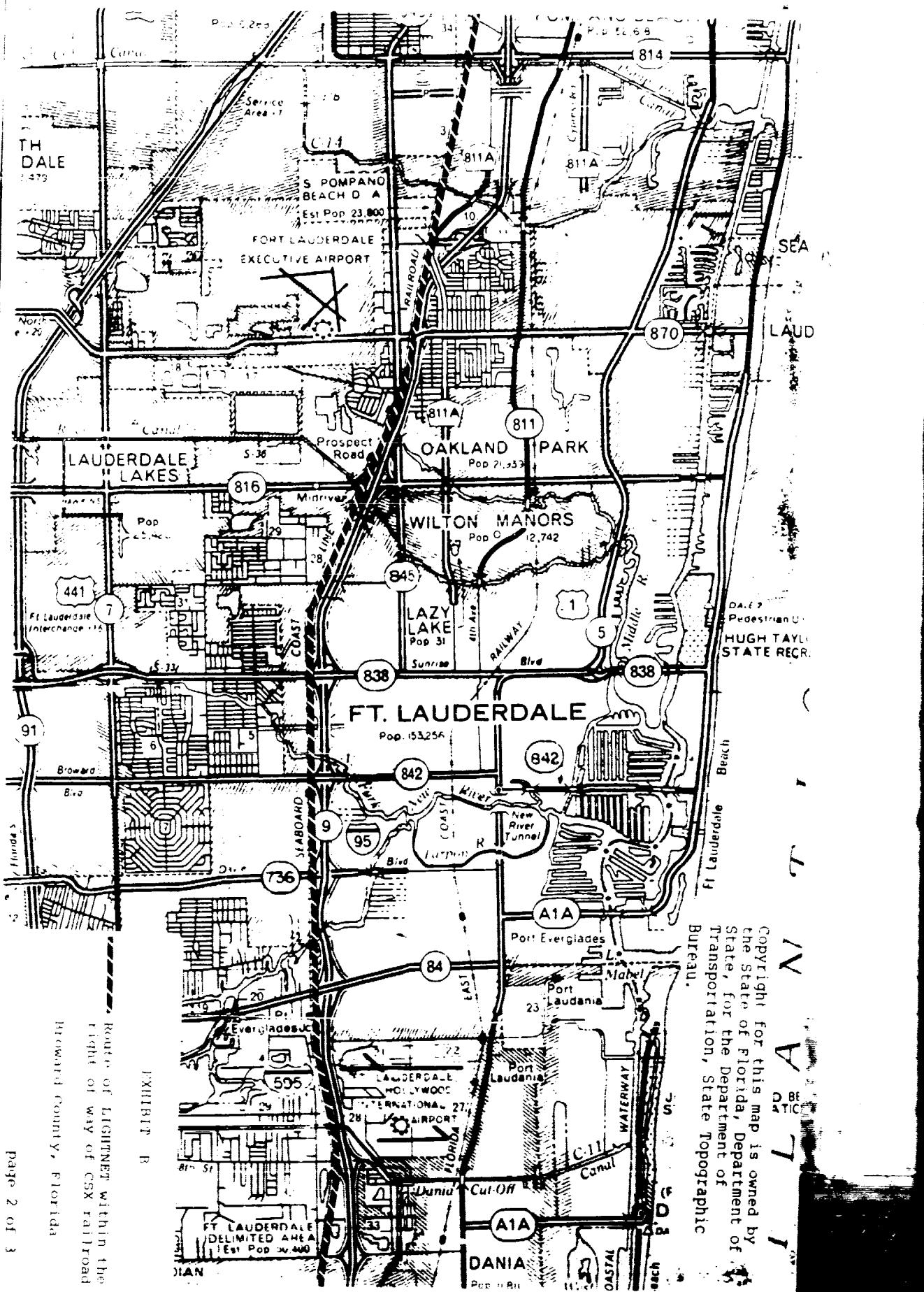
HOLLYWOOD

HAULANDALE

TWP 51 S R 41 E  
TWP 51 S R 40 E

BROWARD COUNTY  
DADE COUNTY





Route of LIGHTNET within the  
right of way of CSX railroad  
Broward County, Florida

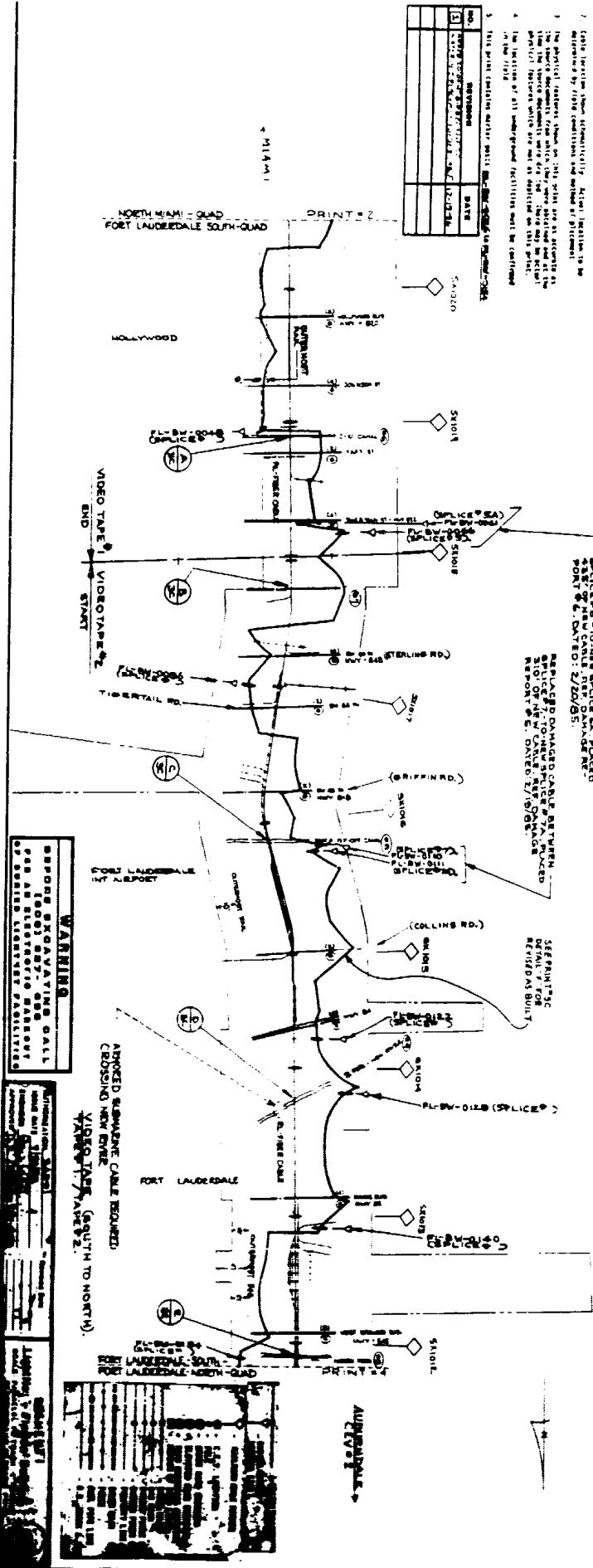




MINIMAL NO. 115

USGS MAP - FORT LAUDERDALE - SOUTH (1980)

BK 14863PGU330



BK 14863 PG 0331

63 63 MAP - ROBT LANDSELL - NORTH (1912)

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3. The physical features shown on this print are as accurate as the source documents from which they were obtained and at the time the source documents were drafted. There may be actual physical features which are not as depicted on this print.

103

100

BE BEND - OUT  
BE BEND - OUT

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51008

344

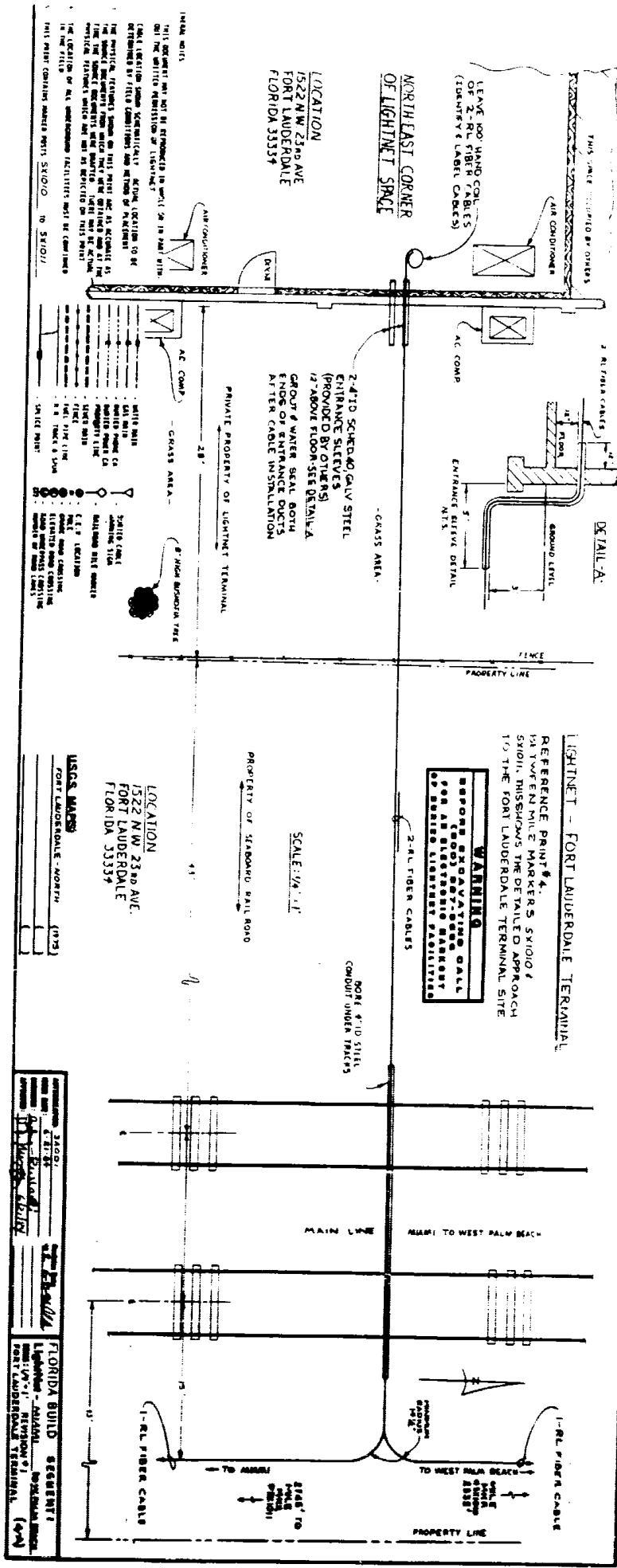
PORT LAUDERDALE

WILMINGTON BLVD.

1

**W A R N I N G**

8K 14863 PG 0332





BK 14863 PG 0334

Mémoires

DETAIL A

WATER LEVEL INDICATOR

LIGHT FIBER CABLE

LIVING BOTTOM

CYPRESS CREEK CANAL.  
 TOP OF PAVILION TRUSTLE  
 WATER LEVEL 7.16' MSL  
 TYPING BOTTOM.  
 DETAIL "B".  
 LIGHTEST CABLE

111

RECORDED IN THE OFFICIAL RECORDS BOOK  
OF BROWARD COUNTY, FLORIDA

L. A. HESTER  
COUNTY ATTORNEY

ATTORNEY - DEFENDANT	ATTORNEY - PLAINTIFF
NAME	NAME
ADDRESS	ADDRESS
PHONE	PHONE

THIS INSTRUMENT PREPARED BY:  
Tyler A. Gold, Esq.  
Tyler A. Gold, P.A.  
Cornerstone 5  
1250 South Pine Island Road, Suite 450  
Plantation, FL 33324  
**Record and Return To:**  
**INDEPENDENCE TITLE, INC.**  
**4700 W. PROSPECT RD.**  
**SUITE 115**  
**FT. LAUDERDALE, FL 33309**  
FILE NO.: 2018-645

**CONDITIONAL ASSIGNMENT OF RENTS AND LEASES**

THIS CONDITIONAL ASSIGNMENT, made this 28th day of June, 2018, by  
**ANAVIKA ESTATES LLC, a Florida limited liability company**, as **ASSIGNOR**, to **EQUITY**  
**TRUST COMPANY CUSTODIAN FBO CHRISTINE CHANCEY LEE, IRA**, as **ASSIGNEE**.

WITNESSETH:

FOR VALUABLE CONSIDERATION received simultaneously herewith and to assure  
the payment of all sums due and to become due on the note in the sum of \$150,000.00 dated  
JUNE 28, 2018, and to assure payment of all sums due there under, which note was made by and  
between ASSIGNOR and ASSIGNEE, and secured by mortgage on the fee simple of property in  
BROWARD County, Florida, by ASSIGNOR, said property being described as follows:

*THE EAST 1/2 OF LOT 16, BLOCK 10, HOLLYWOOD LITTLE RANCHES, AMENDED, A  
SUBDIVISION ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 26,  
OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA;*

The ASSIGNOR does hereby grant, transfer and assign to the ASSIGNEE its entire  
interest (said ASSIGNOR warranting that it owns said entire interest). In and to all rents, income  
and profits due and to become due from all leases and subleases affecting the above-described  
real property, and including all leases and subleases hereinafter entered into and the sums to  
become due therefrom, with this Assignment becoming effective as to future leases and subleases  
affecting said premises automatically upon execution and delivery thereof.

Neither the acceptance of this Assignment nor the collection of rents nor payments under  
the leases or subleases hereby assigned shall constitute a waiver of any rights of the ASSIGNEE  
under the terms of said note and mortgage. And it is expressly understood and agreed by the  
parties hereto that before default occurs under the terms of said note and mortgage or this  
Assignment, the ASSIGNOR shall have the right to collect said rents, income and profits from  
the aforementioned leases and subleases and to retain, use and enjoy the same, provided,  
however, that even before default occurs, not rent under any of said leases or subleases shall be  
collected or accepted more than two months in advance of the accrual thereof without specific  
written consent of the ASSIGNEE.

The ASSIGNOR, in the event of default in the performance of any of the terms and  
conditions of said note and mortgage or of this Assignment, hereby authorizes the ASSIGNEE, at  
its option, to enter and take possession of the mortgaged premises and to manage and operate  
same, to collect all or any rents accruing therefrom and from said leases and subleases, evict  
tenants or occupants, bring or defend any suits in connection with the possession of said premises  
in its own name or ASSIGNOR'S name, make repairs as ASSIGNEE deems appropriate, and  
perform such other acts in connection with the management and operation of said premises as  
the ASSIGNEE, in its judgment, may deem proper.

ASSIGNEE, shall not be obligated to perform or discharge any obligation or duty to be  
performed or discharged by ASSIGNOR under any of said leases or subleases and this  
Assignment shall not place any responsibility for the control, care, management or repair of said  
premises upon the ASSIGNEE or make the ASSIGNEE derivatively responsible or liable for any  
negligence in the management, operation, upkeep, repair or control of said premises, whenever  
occurring.

ASSIGNEE may take or release other security, may release any party primarily or secondarily liable for any indebtedness secured hereby, may grant extensions, renewals or indulgences with respect to such indebtedness, and may apply any other security therefore held by it to the satisfaction of such indebtedness without prejudice to any of its rights hereunder.

The ASSIGNOR covenants and represents that said ASSIGNOR has full right and title to make this Assignment an that no other Assignment of any interest therein has been made except on a basis of express and full subordination hereto, that there are no existing defaults under the subject matter of this Assignment, and that said ASSIGNOR will not hereafter cancel, surrender or terminate any of said leases or subleases or change, alter or modify the same without the prior written consent of the ASSIGNEE.

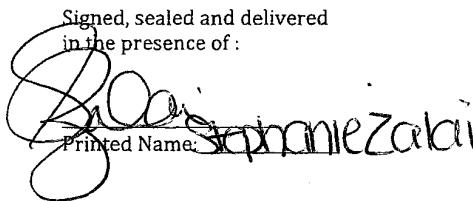
ASSIGNOR agrees to give, upon request by the ASSIGNEE, notice in writing of this Assignment to any lessee or sub lessee.

Violation of any of the covenants, representations and provisions contained herein by the ASSIGNOR shall be deemed a default under the terms of said note and mortgage.

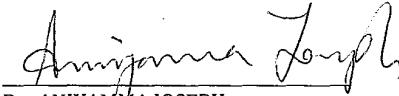
The full performance of said mortgage and the note which it secures and the duly recorded release or reconveyance of the property described therein shall render this Assignment void.

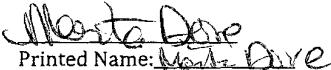
IN WITNESS WHEREOF, the said ASSIGNOR has caused this Assignment to be executed the day and year first above written.

Signed, sealed and delivered  
in the presence of :

  
Printed Name: Stephanie Zalai

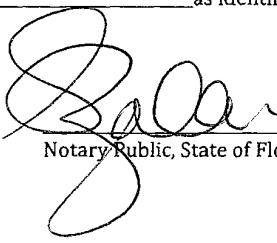
ANAVIKA ESTATES LLC

  
By: Aniyamma Joseph  
As: MANAGER

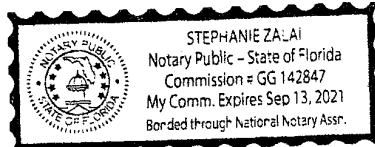
  
Printed Name: Mark Dore

State of Florida  
County of Broward

This instrument was acknowledged before me by ANIYAMMA JOSEPH, who ( ) is personally known to me OR who ( ) produced DL as identification on this 28th day of June, 2018.

  
Notary Public, State of Florida

My commission expires:



1736  
48  
6

IN THE CIRCUIT COURT OF THE  
17TH JUDICIAL CIRCUIT, IN AND FOR  
BROWARD COUNTY, FLORIDA  
CIVIL DIVISION  
CASE NO.: 0604052 12

AAMES HOME LOAN,  
Plaintiff,

vs.

LUCINDA HASSELL; AAMES FUNDING  
CORPORATION D/B/A AAMES HOME LOAN;  
UNKNOWN SPOUSE OF LUCINDA HASSELL;  
JOHN DOE; JANE DOE AS UNKNOWN TENANT  
(S) IN POSSESSION OF THE SUBJECT  
PROPERTY,

Defendants.

06 JUL 11 PM 4:20  
CIRCUIT CIVIL  
FILED FOR RECORD  
CLERK OF CIRCUIT COURT  
BROWARD COUNTY, FLA.

**CERTIFICATE OF TITLE**

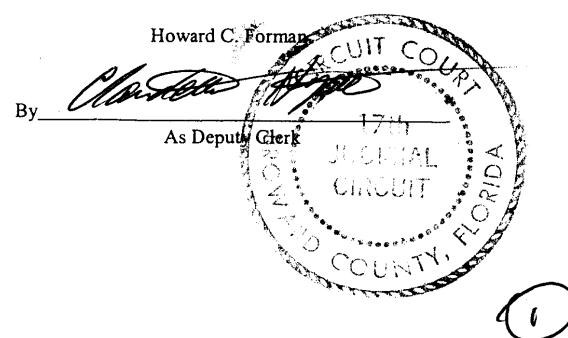
The undersigned, Howard C. Forman, Clerk of the Court, hereby certifies that a certificate of sale has been executed and filed in this action on June 28, 2006, for the property described herein and that no objections to the sale have been filed within the time allowed for filing objections.

The following property in Broward County, Florida:

**THE EAST 1/2 OF LOT 16, BLOCK 10, HOLLYWOOD LITTLE RANCHES AMENDED,  
ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 26, OF  
THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.**

was sold to: WARSOWE PROPERTIES, LLC  
2787 E. Oakland Pk Blvd, #202  
Ft. Lauderdale, FL 33306

WITNESS my hand and the seal of the Court this 11 day of July, 2006.



06-01848

STATE OF FLORIDA

BUREAU of VITAL STATISTICS

**CERTIFICATION OF DEATH**

**STATE FILE NUMBER:** 2017127175

**DATE ISSUED:** August 25, 2017

**DECEDENT INFORMATION**

NAME: ELEANOR ANN KEATTS

DATE OF DEATH: August 17, 2017

SEX: FEMALE

AGE: 077 YEARS

DATE OF BIRTH: [REDACTED]

SSN: [REDACTED]

BIRTHPLACE: TENNESSEE, UNITED STATES

PLACE WHERE DEATH OCCURRED: HOSPICE

FACILITY NAME OR STREET ADDRESS: SEASONS HOSPICE

LOCATION OF DEATH: HOLLYWOOD, BROWARD COUNTY, 33021

**SURVIVING SPOUSE, DECEDENT'S RESIDENCE AND HISTORY INFORMATION**

MARITAL STATUS: NEVER-MARRIED

SURVIVING SPOUSE NAME: NONE

RESIDENCE: 1859 WILEY STREET, HOLLYWOOD, FLORIDA 33020, UNITED STATES

COUNTY: BROWARD

OCCUPATION, INDUSTRY: PROPERTY MANAGER, SELF EMPLOYED

RACE: <input checked="" type="checkbox"/> White	<input type="checkbox"/> Black or African American	<input type="checkbox"/> Asian Indian	<input type="checkbox"/> Chinese	<input type="checkbox"/> Filipino	<input type="checkbox"/> Native Hawaiian
<input type="checkbox"/> American Indian or Alaskan Native--Tribe:			<input type="checkbox"/> Japanese	<input type="checkbox"/> Korean	<input type="checkbox"/> Vietnamese
<input type="checkbox"/> Guamanian or Chamorro	<input type="checkbox"/> Samoan	<input type="checkbox"/> Other Pacific Isl:			
<input type="checkbox"/> Other Asian:		<input type="checkbox"/> Other:			<input type="checkbox"/> Unknown

HISPANIC OR HAITIAN ORIGIN? NO, NOT OF HISPANIC/HAITIAN ORIGIN

EDUCATION: SOME COLLEGE CREDIT, BUT NO DEGREE EVER IN U.S. ARMED FORCES? NO

**PARENTS AND INFORMANT INFORMATION**

FATHER/PARENT: HASSELL KEATTS

MOTHER/PARENT: MARIE RITTENBERRY

INFORMANT: KATIE KEATTS GAUDINO

RELATIONSHIP TO DECEDENT: SISTER

INFORMANT'S ADDRESS: 211 EAST 10TH AVENUE, ELLENSBURG, WASHINGTON 98926, UNITED STATES

**PLACE OF DISPOSITION AND FUNERAL FACILITY INFORMATION**

PLACE OF DISPOSITION: FRED HUNTER CREMATORIUM  
HOLLYWOOD, FLORIDA

METHOD OF DISPOSITION: CREMATION

FUNERAL DIRECTOR/LICENSE NUMBER: KEVIN S. RIETH, F028016

FUNERAL FACILITY: LANDMARK FUNERAL HOME F067906  
4200 HOLLYWOOD BLVD, HOLLYWOOD, FLORIDA 33021

**CERTIFIER INFORMATION**

TYPE OF CERTIFIER: CERTIFYING PHYSICIAN

MEDICAL EXAMINER CASE NUMBER: NOT APPLICABLE

TIME OF DEATH (24 hr): 0825

DATE CERTIFIED: August 22, 2017

CERTIFIER'S NAME: MARCO ANDRES RUIZ

CERTIFIER'S LICENSE NUMBER: ME128244

NAME OF ATTENDING PHYSICIAN (If other than Certifier): NOT ENTERED



, State Registrar

REQ: 2018473635

THE ABOVE SIGNATURE CERTIFIES THAT THIS IS A TRUE AND CORRECT COPY OF THE OFFICIAL RECORD ON FILE IN THIS OFFICE.

**WARNING:** THIS DOCUMENT IS PRINTED OR PHOTOCOPIED ON SECURITY PAPER WITH WATERMARKS OF THE GREAT SEAL OF THE STATE OF FLORIDA. DO NOT ACCEPT WITHOUT VERIFYING THE PRESENCE OF THE WATERMARKS. THE DOCUMENT FACE CONTAINS A MULTICOLORED BACKGROUND, GOLD EMBOSSED SEAL, AND THERMOCHEMICAL FL. THE BACK CONTAINS SPECIAL LINES WITH TEXT. THE DOCUMENT WILL NOT PRODUCE A COLOR COPY.



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DH FORM 1946 (03-13)

**CERTIFICATION OF VITAL RECORD**



STATE OF FLORIDA

BUREAU of VITAL STATISTICS

**CERTIFICATION OF DEATH**

**STATE FILE NUMBER:** 2017127175

**DATE ISSUED:** August 25, 2017

**DECEDENT INFORMATION**

NAME: ELEANOR ANN KEATTS

DATE OF DEATH: August 17, 2017

SEX: FEMALE

AGE: 077 YEARS

DATE OF BIRTH: [REDACTED]

SSN: [REDACTED]

BIRTHPLACE: TENNESSEE, UNITED STATES

PLACE WHERE DEATH OCCURRED: HOSPICE

FACILITY NAME OR STREET ADDRESS: SEASONS HOSPICE

LOCATION OF DEATH: HOLLYWOOD, BROWARD COUNTY, 33021

**SURVIVING SPOUSE, DECEDENT'S RESIDENCE AND HISTORY INFORMATION**

MARITAL STATUS: NEVER-MARRIED

SURVIVING SPOUSE NAME: NONE

RESIDENCE: 1859 WILEY STREET, HOLLYWOOD, FLORIDA 33020, UNITED STATES

COUNTY: BROWARD

OCCUPATION, INDUSTRY: PROPERTY MANAGER, SELF EMPLOYED

RACE:  White  Black or African American  Asian Indian  Chinese  Filipino  Native Hawaiian  
 American Indian or Alaskan Native--Tribe:  Japanese  Korean  Vietnamese  
 Guamanian or Chamorro  Samoan  Other Pacific Isl:  Other:  Unknown  
 Other Asian:

HISPANIC OR HAITIAN ORIGIN? NO, NOT OF HISPANIC/HAITIAN ORIGIN

EDUCATION: SOME COLLEGE CREDIT, BUT NO DEGREE EVER IN U.S. ARMED FORCES? NO

**PARENTS AND INFORMANT INFORMATION**

FATHER/PARENT: HASSELL KEATTS

MOTHER/PARENT: MARIE RITTENBERRY

INFORMANT: KATIE KEATTS GAUDINO

RELATIONSHIP TO DECEDENT: SISTER

INFORMANT'S ADDRESS: 211 EAST 10TH AVENUE, ELLensburg, WASHINGTON 98926, UNITED STATES

**PLACE OF DISPOSITION AND FUNERAL FACILITY INFORMATION**

PLACE OF DISPOSITION: FRED HUNTER CREMATORY  
HOLLYWOOD, FLORIDA

METHOD OF DISPOSITION: CREMATION

FUNERAL DIRECTOR/LICENSE NUMBER: KEVIN S. RIETH, F028016

FUNERAL FACILITY: LANDMARK FUNERAL HOME F067906  
4200 HOLLYWOOD BLVD, HOLLYWOOD, FLORIDA 33021

**CERTIFIER INFORMATION**

TYPE OF CERTIFIER: CERTIFYING PHYSICIAN

MEDICAL EXAMINER CASE NUMBER: NOT APPLICABLE

TIME OF DEATH (24 hr): 0825

DATE CERTIFIED: August 22, 2017

CERTIFIER'S NAME: MARCO ANDRES RUIZ

CERTIFIER'S LICENSE NUMBER: ME128244

NAME OF ATTENDING PHYSICIAN (If other than Certifier): NOT ENTERED



, State Registrar

REQ: 2018473635

THE ABOVE SIGNATURE CERTIFIES THAT THIS IS A TRUE AND CORRECT COPY OF THE OFFICIAL RECORD ON FILE IN THIS OFFICE.

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DH FORM 1946 (03-13)

CERTIFICATION OF VITAL RECORD



INSTR # 99376235  
OR BK 29617 PG 1376

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CLERMONT COUNTY  
0-0115417 EMB 1983

**STATE OF FLORIDA**

## OFFICE of VITAL STATISTICS

**CERTIFICATE OF COMPLIANCE  
FLORIDA**

THIS IS A CERTIFIED TRUE AND CORRECT COPY OF THE OFFICIAL RECORD ON FILE IN THIS OFFICE.

APR 24 1995

BY  
Dana Owens, Chief Deputy Registrar

**State Registrar**

**WARNING:** ANY REPRODUCTION OF THIS DOCUMENT IS PROHIBITED BY LAW. DO NOT ACCEPT UNLESS ON SECURITY PAPER WITH LINES AND SECURITY WATERMARK ON BACK AND COLORED BACKGROUND AND GOLD EMBOSSED GREAT SEAL OF THE STATE OF FLORIDA ON FRONT. ALTERATION OR ERASURE VOIDS THIS CERTIFICATION.

**6949647**

U.S. FORM 1564 (6-93)



# Old Republic National Title Insurance Company

## AMERICAN LAND TITLE ASSOCIATION COMMITMENT

### Schedule A

#### Transaction Identification Data for reference only:

Commitment Number: <b>691977</b>	Revision Number: <b>None</b>	Issuing Office File Number: <b>E19-0070</b>	Issuing Office: <b>24960</b>
Property Address: <b>2306 Pierce Street, Hollywood, FL 33020</b>	Loan ID Number: <b>None</b>	ALTA Universal ID: <b>None</b>	Issuing Agent: <b>Empire Title Services Inc.</b>

1. Commitment Date: February 7, 2019 @ 11:00 PM

2. Policy to be issued: Proposed Policy Amount:

OWNER'S: ALTA Owner's Policy (6/17/06) (With Florida Modifications) \$265,000.00

Proposed Insured: Evia Properties LLC, a New Jersey Limited Liability Company

MORTGAGEE: ALTA Loan Policy (6/17/06) (With Florida Modifications) \$

Proposed Insured:

3. The estate or interest in the Land described or referred to in this Commitment is FEE SIMPLE. (Identify estate covered, i.e., fee, leasehold, etc.)

4. Title to the estate or interest in the Land is at the Commitment Date vested in:

Anavika Estates, LLC, a Florida Limited Liability Company

5. The Land is described as follows:

The West One Half (1/2) of Lot 16, Block 10, Amended Plat Of Hollywood Little Ranches, according to the plat thereof as recorded in Plat Book 1, Page 26, Public Records of Broward County, Florida.

### OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

*400 Second Avenue South, Minneapolis, Minnesota 55401, (612) 371-1111*

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AUTHORIZED SIGNATORY  
**Empire Title Services Inc.**  
**Richard P. Breger, Esq.**

*This page is only a part of a 2016 ALTA Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I – Requirements; and Schedule B, Part II – Exceptions.*

# Old Republic National Title Insurance Company

## AMERICAN LAND TITLE ASSOCIATION COMMITMENT Schedule B-I

Issuing Office File Number: E19-0070

### Requirements

All of the following requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
  - A. Warranty Deed from Anavika Estates, LLC, a Florida Limited Liability Company, to the proposed insured.
5. Proof of payment of taxes for the year 2018 must be furnished, and any tax certificates issued with respect thereto must be canceled by the clerk of the court.
6. Record satisfaction of the mortgage from Anavika Estates, LLC, a Florida Limited Liability Company to Jill Ann Johns, as Trustee of the Jill Ann Johns Revocable Trust Dated 04/30/2003, dated March 18, 2018, and recorded in Instrument Number 114939144, Public Records of Broward County, Florida. The promissory note must also be cancelled and returned.
7. Record release or reassignment of the assignment of Rents, Leases, Profits, and Contracts recorded March 9, 2018, in Instrument Number 114939145, Public Records of Broward County, Florida.
8. Satisfactory evidence must be furnished establishing that Anavika Estates, LLC, a Florida Limited Liability Company is duly organized, validly existing, and in good standing under the laws of Florida (at date of acquisition of the interest or lien on the insured property and at the present time, or at date of purchase and at date of sale).
9. Confirm the authority of the person designated to bind the LLC by at least one of the following means of authority: (1) A duly appointed manager of a manager managed LLC; (2) A member of a member managed LLC, who has been confirmed not to be a debtor in bankruptcy, dissociated, nor wrongfully caused dissolution of the company; (3) A Statement of Authority; or (4) Power of Attorney, Resolution, or other delegation of authority, with confirmation that the authority has been legally delegated. If there is knowledge that the authority as confirmed conflicts with the Operating Agreement or the information published by the Florida Department of State on sunbiz.org, then all of the members of the LLC, or a majority of the members-in-interest if the number of the members is substantial, must execute an affidavit consenting to the transaction.
10. Determine that the LLC is not a debtor in bankruptcy, and where an LLC is one of a family of entities, determine that none are debtors in bankruptcy and if any are, Fund Underwriting Counsel must approve the transaction before title is insured. For a sole member LLC, a determination must be made that there are no creditors who have acquired or attempted to acquire control of the LLC by execution of the Member's interest or otherwise.
11. That certain Notice of Commencement recorded under Instrument Number 115199881, Public Records of Broward County, Florida, shall be deleted when the following requirements are met. (1) Obtain an owner's affidavit which contains the following: (a) names and addresses of all persons serving notice to owner pursuant to Sec. 713.06(2), F.S., (or if none received, the affidavit should so state); (b) a statement that a personal inspection of the property was made to determine whether persons posted a notice to owner on the property; (c) the names and addresses of all persons having privity of contract with the owner under Sec. 713.05, F.S.; (d) a statement that the improvement described in the notice of commencement has been completed, (identifying the notice by book and page where recorded); (e) a statement that the owner has obtained the affidavit required by Sec. 713.06 (3)(d)(1), F.S., from all

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**Old Republic National Title Insurance Company**  
*AMERICAN LAND TITLE ASSOCIATION*  
*COMMITMENT*  
**Schedule B-I (Continued)**

Issuing Office File Number: E19-0070

parties having privity of contract with the owner under Sec. 713.05, F.S.; and (f) a statement that, 1) all persons serving notice to owner, and 2) all persons having privity of contract with the owner under Sec. 713.05, F.S., have been paid in full. (2) A Waiver and Release upon Final Payment under Sec. 713.20(5), F.S., must be obtained from: 1) all persons serving notice to owner; and 2) all persons having privity of contract with the owner under Sec. 713.05, F.S. (as identified in the owner's affidavit above).

12. A search commencing with the effective date of this commitment must be performed at or shortly prior to the closing of this transaction. If this search reveals a title defect or other objectionable matters, an endorsement will be issued requiring that this defect or objection be cleared on or before closing.
13. Affidavit to be executed by Anavika Estates, LLC, a Florida Limited Liability Company stating: 1) There are no matters pending against the affiant that could give rise to a lien that would attach to the property between February 7, 2019 and the recording of the interest to be insured. 2) That the affiant(s) have not and will not execute any instruments that would adversely affect the interest to be insured.
14. Closing funds are to be disbursed by or at the direction of the Title Agent identified at bottom of Schedule A.
15. Title Agent is to record the insured instruments as soon as possible after closing.
16. Affidavit from the owner of the subject property, or some other person having actual knowledge, establishing that no person other than the owner is in possession.
17. Affidavit from a reliable person must be furnished establishing that more than 90 days has elapsed since the completion of all improvements for which payment has not been made in full.
18. A survey meeting the Company's requirements and an affidavit of the owner, or other person with actual knowledge, establishing that there are no unrecorded easements or claims of easements in existence, must be furnished. If the survey reveals any encroachments, encumbrances, violations, variations, or adverse circumstances, including but not limited to easements, they will appear as exceptions in the policy to be issued based upon this commitment.
19. Determination must be made that there are no unrecorded special assessment liens or unrecorded liens arising by virtue of ordinances, unrecorded agreements as to impact or other development fees, unpaid waste fees payable to the county or municipality, or unpaid service charges under Ch. 159, F.S., or county ordinance.
20. Determination must be made as to whether or not a re-occupancy certificate is required by the city of the subject property. If required, original certificate must be provided to the closing agent prior to closing for recordation.
21. NOTE: Real Estate taxes for 2018 of \$2,915.38 are payable through February 28, 2019. The gross amount is \$2,944.83. Folio Number for the subject real property is 5142-16-01-4220.

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# Old Republic National Title Insurance Company

## AMERICAN LAND TITLE ASSOCIATION COMMITMENT Schedule B-II

Issuing Office File Number: E19-0070

### Exceptions

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the Public Records or attaching subsequent to the Commitment Date hereof but prior to the date the Proposed Insured acquires for value of record the estate or interest or Mortgage thereon covered by this Commitment.
2.
  - a. General or special taxes and assessments required to be paid in the year 2019 and subsequent years.
  - b. Rights or claims of parties in possession not recorded in the Public Records.
  - c. Any encroachment, encumbrance, violation, variation or adverse circumstance that would be disclosed by an inspection or an accurate and complete land survey of the Land and inspection of the Land.
  - d. Easements or claims of easements not recorded in the Public Records.
  - e. Any lien, or right to a lien, for services, labor or material furnished, imposed by law and not recorded in the Public Records.
3. Any Owner's Policy issued pursuant hereto will contain under Schedule B the following exception: *Any adverse ownership claim by the State of Florida by right of sovereignty to any portion of the Land insured hereunder, including submerged, filled and artificially exposed lands, and lands accreted to such lands.*
4. Any lien provided by County Ordinance or by Chapter 159, F.S., in favor of any city, town, village or port authority, for unpaid service charges for services by any water systems, sewer systems or gas systems serving the land described herein; and any lien for waste fees in favor of any county or municipality.
5. All matters contained on the Plat of AMENDED PLAT OF HOLLYWOOD LITTLE RANCHES, as recorded in Plat Book 1, Page 26, Public Records of Broward County, Florida.
6. Easement in favor of Florida Power and Light Company recorded in O.R. Book 3725, Page 861, Public Records of Broward County, Florida.
7. Reservations contained in instrument recorded in Deed Book 493, Page 120, Public Records of Broward County, Florida.
8. Rights of the lessees under unrecorded leases.
9. Any lien or claim of lien for services, labor or materials which may take priority over the estate or interest insured by reason of that certain Notice of Commencement recorded July 13, 2018, under Instrument Number 115199881, Public Records of Broward County, Florida.
10. Title to, or interest in, personal property is not insured.
11. Riparian or littoral rights are not insured.

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**Old Republic National Title Insurance Company**  
*AMERICAN LAND TITLE ASSOCIATION*  
*COMMITMENT*  
**Schedule B-II (Continued)**

Issuing Office File Number: E19-0070

12. Encroachments, encumbrances, violations, variations, or adverse circumstances, if any, actually shown on the survey prepared by \*\*\* dated \*\*\*, bearing Job # \*\*\*: a. [itemize specific survey matter]; b. [itemize other specific survey matter]; c. [itemize other specific survey matter].

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**Attorneys' Title Fund Services, LLC  
ATIDS XE**

**Chain of Title Summary**

**File Reference: 691977**

**Branch Location: State-Wide**

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**Disclaimer:** THE FUND assumes no liability for any inaccuracies in the Chain of Title Summary.

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**Sort Criteria:** Ascending

---

Chain of Title Level	Exam. Status	Type of Instrument	Primary Reference	Secondary Reference	Date of File
1		<b>Warranty Deed</b>		CN 2018-4939142	3/9/2018
		1st Party: Katie Keatts Gaudino Marr Judy C Johnson Sngl Indiv & Succ Co Tr Ann Keatts Rev Tr 10/13/2011 2nd Party: Anavika Estates L L C 2554 Sw 157th Ave Miramar Fl 33027			
2		<b>Quit Claim Deed</b>	OR 48239/1122	CN 2011-322290	10/13/2011
		1st Party: Ann Keatts A/K/A Eleanor Ann Keatts Sngl 2nd Party: Ann Keatts Tr Ann Keatts Revocable Trust Dated 10/13/2011 PO Box 222188 Hollywood Fl 33020 All Related References: 1216-01-4220 TN 1216-01-4220			

 - Cleared by Examiner

 - Worksheet

# Old Republic National Title Insurance Company

AMERICAN LAND TITLE ASSOCIATION  
COMMITMENT

## Schedule A

### Transaction Identification Data for reference only:

Commitment Number: <b>691989</b>	Revision Number: <b>None</b>	Issuing Office File Number: <b>E19-0071</b>	Issuing Office: <b>24960</b>
Property Address: <b>2302 Pierce Street, Hollywood, FL 33020</b>	Loan ID Number: <b>None</b>	ALTA Universal ID: <b>None</b>	Issuing Agent: <b>Empire Title Services Inc.</b>

1. Commitment Date: February 7, 2019 @ 11:00 PM

2. Policy to be issued: Proposed Policy Amount:

OWNER'S: ALTA Owner's Policy (6/17/06) (With Florida Modifications) \$276,500.00

Proposed Insured: Evia Properties LLC, a New Jersey Limited Liability Company

MORTGAGEE: ALTA Loan Policy (6/17/06) (With Florida Modifications) \$

Proposed Insured:

3. The estate or interest in the Land described or referred to in this Commitment is FEE SIMPLE. (Identify estate covered, i.e., fee, leasehold, etc.)

4. Title to the estate or interest in the Land is at the Commitment Date vested in:

Anavika Estates LLC, a Florida limited liability company

5. The Land is described as follows:

The East 1/2 of Lot 16, Block 10, Hollywood Little Ranches according to the plat thereof as recorded in Plat Book 1, Page 26, Public Records of Broward County, Florida.

## OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

400 Second Avenue South, Minneapolis, Minnesota 55401, (612) 371-1111

---

AUTHORIZED SIGNATORY  
**Empire Title Services Inc.**  
**Richard P. Bregger, Esq.**

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# Old Republic National Title Insurance Company

## AMERICAN LAND TITLE ASSOCIATION COMMITMENT Schedule B-I

Issuing Office File Number: E19-0071

### Requirements

All of the following requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
  - A. Warranty Deed from Anavika Estates LLC, a Florida limited liability company to the proposed insured purchaser(s).
5. Proof of payment of taxes for the year 2018 must be furnished.
6. Record satisfaction of the mortgage from Anavika Estates LLC, a Florida limited liability company to Equity Trust Company Custodian FBO Christine Chancey Lee, IRA, dated June 28, 2018, and recorded in Instrument Number 115177034, Public Records of Broward County, Florida. The promissory note must also be cancelled and returned.
7. Record release or reassignment of the assignment of Rents, Leases, Profits, and Contracts recorded July 2, 2018, in Instrument Number 115177035, Public Records of Broward County, Florida.
8. Record Release for Notice of Interest recorded in Instrument Number 115115180, Public Records of Broward County, Florida.
9. Satisfactory evidence must be furnished establishing that Anavika Estates LLC, a Florida limited liability company is duly organized, validly existing, and in good standing under the laws of Florida (at date of acquisition of the interest or lien on the insured property and at the present time, or at date of purchase and at date of sale).
10. Confirm the authority of the person designated to bind the LLC by at least one of the following means of authority: (1) A duly appointed manager of a manager managed LLC; (2) A member of a member managed LLC, who has been confirmed not to be a debtor in bankruptcy, dissociated, nor wrongfully caused dissolution of the company; (3) A Statement of Authority; or (4) Power of Attorney, Resolution, or other delegation of authority, with confirmation that the authority has been legally delegated. If there is knowledge that the authority as confirmed conflicts with the Operating Agreement or the information published by the Florida Department of State on sunbiz.org, then all of the members of the LLC, or a majority of the members-in-interest if the number of the members is substantial, must execute an affidavit consenting to the transaction.
11. Determine that the LLC is not a debtor in bankruptcy, and where an LLC is one of a family of entities, determine that none are debtors in bankruptcy and if any are, Fund Underwriting Counsel must approve the transaction before title is insured. For a sole member LLC, a determination must be made that there are no creditors who have acquired or attempted to acquire control of the LLC by execution of the Member's interest or otherwise.
12. A search commencing with the effective date of this commitment must be performed at or shortly prior to the closing of this transaction. If this search reveals a title defect or other objectionable matters, an endorsement will be issued requiring that this defect or objection be cleared on or before closing.
13. Affidavit to be executed by Anavika Estates LLC, a Florida limited liability company stating: 1) There are no matters pending against the affiant that could give rise to a lien that would attach to the property between February 7,

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# Old Republic National Title Insurance Company

AMERICAN LAND TITLE ASSOCIATION

COMMITMENT

## Schedule B-I (Continued)

Issuing Office File Number: E19-0071

2019 and the recording of the interest to be insured. 2) That the affiant(s) have not and will not execute any instruments that would adversely affect the interest to be insured.

14. Closing funds are to be disbursed by or at the direction of the Title Agent identified at bottom of Schedule A.
15. Title Agent is to record the insured instruments as soon as possible after closing.
16. Affidavit from the owner of the subject property, or some other person having actual knowledge, establishing that no person other than the owner is in possession.
17. Affidavit from a reliable person must be furnished establishing that more than 90 days has elapsed since the completion of all improvements for which payment has not been made in full.
18. A survey meeting the Company's requirements and an affidavit of the owner, or other person with actual knowledge, establishing that there are no unrecorded easements or claims of easements in existence, must be furnished. If the survey reveals any encroachments, encumbrances, violations, variations, or adverse circumstances, including but not limited to easements, they will appear as exceptions in the policy to be issued based upon this commitment.
19. Determination must be made that there are no unrecorded special assessment liens or unrecorded liens arising by virtue of ordinances, unrecorded agreements as to impact or other development fees, unpaid waste fees payable to the county or municipality, or unpaid service charges under Ch. 159, F.S., or county ordinance.
20. Determination must be made as to whether or not a re-occupancy certificate is required by the city of the subject property. If required, original certificate must be provided to the closing agent prior to closing for recordation.
21. NOTE: Real Estate taxes for 2018 of \$1,307.97 are payable through February 28, 2019. The gross amount is \$1,321.18. Folio Number for the subject real property is 5142-16-01-4210.

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# Old Republic National Title Insurance Company

## AMERICAN LAND TITLE ASSOCIATION COMMITMENT Schedule B-II

Issuing Office File Number: E19-0071

### Exceptions

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the Public Records or attaching subsequent to the Commitment Date hereof but prior to the date the Proposed Insured acquires for value of record the estate or interest or Mortgage thereon covered by this Commitment.
2.
  - a. General or special taxes and assessments required to be paid in the year 2019 and subsequent years.
  - b. Rights or claims of parties in possession not recorded in the Public Records.
  - c. Any encroachment, encumbrance, violation, variation or adverse circumstance that would be disclosed by an inspection or an accurate and complete land survey of the Land and inspection of the Land.
  - d. Easements or claims of easements not recorded in the Public Records.
  - e. Any lien, or right to a lien, for services, labor or material furnished, imposed by law and not recorded in the Public Records.
3. Any Owner's Policy issued pursuant hereto will contain under Schedule B the following exception: *Any adverse ownership claim by the State of Florida by right of sovereignty to any portion of the Land insured hereunder, including submerged, filled and artificially exposed lands, and lands accreted to such lands.*
4. Any lien provided by County Ordinance or by Chapter 159, F.S., in favor of any city, town, village or port authority, for unpaid service charges for services by any water systems, sewer systems or gas systems serving the land described herein; and any lien for waste fees in favor of any county or municipality.
5. Rights of the lessees under unrecorded leases.
6. All matters contained on the Plat of HOLLYWOOD LITTLE RANCHES, as recorded in Plat Book 1, Page 26, Public Records of Broward County, Florida.
7. Easement in favor of Florida Power and Light Company recorded in O.R. Book 3725, Page 861, Public Records of Broward County, Florida.
8. Reservations contained in instrument recorded in Deed Book 493, Page 120, Public Records of Broward County, Florida. (Lot 16, Block 10)
9. Title to, or interest in, personal property is not insured.
10. Riparian or littoral rights are not insured.
11. Encroachments, encumbrances, violations, variations, or adverse circumstances, if any, actually shown on the survey prepared by \*\*\* dated \*\*\*, bearing Job # \*\*\*: a. [itemize specific survey matter]; b. [itemize other specific survey matter]; c. [itemize other specific survey matter].

*This page is only a part of a 2016 ALTA Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I – Requirements; and Schedule B, Part II – Exceptions.*

**Attorneys' Title Fund Services, LLC**  
**ATIDS XE**  
**Chain of Title Summary**

**File Reference: 691989**

**Branch Location: State-Wide**

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**Disclaimer:** THE FUND assumes no liability for any inaccuracies in the Chain of Title Summary.

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**Sort Criteria:** Ascending

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Chain of Title Level	Exam. Status	Type of Instrument	Primary Reference	Secondary Reference	Date of File
1	 	<b>Warranty Deed</b>	<b>OR 46678/383</b>	<b>CN 2009-8985071</b>	<b>11/19/2009</b>
		1st Party: Pierce Street Ventures L L C			
		2nd Party: Ducange Jerome Helene Jerome H/W 2302 Pierce St Hollywood Fl 33020			
2	 	<b>Quit Claim Deed</b>	<b>OR 47067/852</b>	<b>CN 2010-9316917</b>	<b>5/6/2010</b>
		1st Party: Duncange Jerome Helene Jerome H/W			
		2nd Party: Helen Jerome Marr 2302 Pierce St Hollywood Fl 33020			
		All Related References: 1216-01-4210			
		TN 1216-01-4210			
3	 	<b>Warranty Deed</b>		<b>CN 2018-5177033</b>	<b>7/2/2018</b>
		1st Party: Helen Jerome Ducange Jerome H/W			
		2nd Party: Anavika Estates L L C 2554 Sw 157th Ave Miramar Fl 33027			

 - Cleared by Examiner

 - Worksheet

**Aames Home Loans Plaintiff vs. Lucinda Hassell, et al Defendant****Broward County Case Number:** CACE06004052**State Reporting Number:** 062006CA004052AXXXCE**Court Type:** Civil**Case Type:** \*Real Property MTG Foreclosure + (prior to 1/1/10) - Foreclosure-Prior to SB 1718**Incident Date:** N/A**Filing Date:** 03/23/2006**Court Location:** Central Courthouse**Case Status:** Reclosed Case**Magistrate Id / Name:** N/A**Judge ID / Name:** 12 Frink, Keathan B.**- Party(ies)**

Total: 3

Party Type	Party Name	Address	Attorneys / Address ★ Denotes Lead Attorney
Defendant	<b>Hassell, Lucinda</b>		
Defendant	<b>Aames Funding Corp</b>  <i>Doing Business As</i> <b>Aames Home Loan</b>		★ Evertz, Donna Retained Bar ID: 19232 Robertson, Anschutz & Schneid P.L. 6409 Congress Ave Suite 100 Boca Raton, FL 33431 <b>Status: Active</b>
Plaintiff	<b>Aames Home Loans</b>		★ Moloney, Sean M Retained Bar ID: 638358 Urden Law Offices, P.C. 2101 W .Commercial Blvd Suite 5000 Ft. Lauderdale, FL 33309 <b>Status: Active</b>

## - Disposition(s)

Total: 1

Date	Statistical Closure(s)
05/31/2006	Disposed by Judge

Date	Disposition(s)	View	Page(s)
05/31/2006	<b>Final Judgment of Foreclosure</b> Comment (Final Judgment Of Foreclosure: Fld & Rec And To Re-Establish Lost Loan Documents (9wj) )		
05/31/2006	<b>Foreclosure - Converted Sale Data</b> Comment (Converted Sale Data ) Foreclosure - Property - (JUDGMENT) (Date of Order:05/31/2006) (Judgment Amount:238 695.26) (Awarded To: Aames Home Loans) (Awarded Against: Hassell Lucinda) (Comment:Count# 01) (SALE) (Property Sale:Sold (Sale Date:06/28/2006) (Winning Bid:248 000.00) (Stamp Fees:1 736.00) (WINNING BID) (Last Name/Business:WARSOWE PROPERTIES LLC ) (Disbursement Date:07/11/2006)		
05/22/2006	<b>Notice of Dropping Party(S)</b> Comment (Notice Of Dropping Party(S): Fld & Rec Defendant Unknown Spouse Of Lucinda Hassell: John Doe And Jane Doe (9sk) )		

## - Event(s) &amp; Document(s)

Total: 54

Date	Description	Additional Text	View	Pages
08/02/2007	<b>Check Paid</b>	Ck #14182 Paid To Howard Forman/1x Service Charge (6kw)		
08/02/2007	<b>Check Paid</b>	Ck #14183 Paid To The Law Ofc Of David J Stern Pa Tr Acct/mailed Order Dated 1-11-07 \$7,501.77 Ct Re (6kw)		
01/11/2007	<b>Order</b>	Order Awarding Surplus Proceeds To Deft: Fld & Rec Aames Funding Corporation DBA Aames Home Lon ("aa es") (9sk)		
01/05/2007	<b>Re-Notice of Hearing 8:45</b>	Re-Notice Of Hrg 8:45 1/11/07 Rm 850 (Nmt)		
01/03/2007	<b>Notice of Hearing</b>	01/12/07 At 08:45 Rm 850-Notice Of Hearing (Dob)		
12/19/2006	<b>Notice of Filing Affidavit</b>	Notice Of Filing Affidavit Of Title Examiner/ Attached/deft (Nmt)		
10/30/2006	<b>Re-Notice of Hearing 8:45</b>	Re-Notice Of Hrg 8:45 11/6/06 Rm 850 (Nmt)		
10/05/2006	<b>Pleading Returned - Need Reopen Fee</b>	Pleading Returned-Need Reopen Fee * Mot For Disbursement Of Surplus Proceeds /deft, Aames (Rxa)		
10/04/2006	<b>Notice of Hearing</b>	10/10/06 At 08:45 Rm 850-Notice Of Hearing (Nmt)		
08/25/2006	<b>Writ of Possession Returned Served</b>	Writ/possession Retd Srvd 8/17/06 Lucinda Hassell (Nmt)		

Date	Description	Additional Text	View	Pages
08/18/2006	<b>Notice of Appearance</b>	Post Judgment Notice Of Appearance On Behalf Of Deft Aames Funding Corp DBA Aames Home Loan (Nmt)		
08/18/2006	<b>Check Paid</b>	Ck#10872 Pd To Mailed/picked-Up (6ld)		
08/07/2006	<b>Issd Writ Of Possession</b>	Issd Writ Of Possession /third Party Purchaser Warsowe Properties Llc/2302 Pierce Street Hollywood Florida 3302 Hb To Atty (Tlg)		
08/07/2006	<b>Order</b>	Order On Third Party Purchaser'S Motion For Writ Of Possession (Tlg)		
07/27/2006	<b>Reopened Case</b>	Reopened Case (Pzv)		
07/27/2006	<b>Motion</b>	Motion For Writ Of Possession/third Party Pur-Chaser Warsowe Properties Llc (Pzv)		
07/27/2006	<b>Notice of Hearing</b>	08/07/06 At 08:45 Rm 0000-Notice Of Hearing (Axr)		
07/21/2006	<b>Copy of Receipt</b>	Copy Of Receipt For Surplus Educate Fund \$25.00 (6kw)		
07/20/2006	<b>Check Paid</b>	Ck #10562 Paid To Howard C Forman Clk/educate Fund (6kw)		
07/20/2006	<b>Check Paid</b>	Ck #10563 Paid To Marsahll C Watson Pa Trust Acct/ Cert Of Disb Dated 7-11-06 \$239,139.95/mailed Ct eg (6kw)		

Date	Description	Additional Text	View	Pages
07/20/2006	<b>Check Paid</b>	Ck #10564 Paid To Marshall C Watson Pa/mailed Cert Of Disb Dated 7-11-06 \$1,328.28 Ct Reg (6kw)		
07/11/2006	<b>Certificate of Disbursements</b>	Certificate Of Disbursements (9bp)		
07/11/2006	<b>Certificate of Title</b>	Certificate Of Title: Fld & Rec (9bp)  Amount: \$1,736.00		
07/06/2006	<b>Affidavit</b>	Affidavit Of Add'L Advances/sean Moloney Esq (Nmt)		
07/03/2006	<b>Affidavit</b>	Affidavit Of Additional Advances (9ch)		
06/29/2006	<b>Comment:</b>	**carmesha Is Processing Affidavit Of Add'L Exp** (9ch)		
06/28/2006	<b>Certificate of Sale</b>	Certificate Of Sale (9pr)		
06/28/2006	<b>Bid Sheet</b>	Bid Sheet (9pr)		
06/28/2006	<b>Proof of Publication</b>	Proof Of Publication * (9pr)		
05/31/2006	<b>Final Disposition Form</b>	Final Disposition Form /pltf Disposed By Judge (9db)		
05/31/2006	<b>Notice of Filing</b>	Not Of Filing Of Original Promissory Note And Original Mortgage. (9db)		
05/31/2006	<b>Notice of Sale Sent/Daily Business Review</b>	Not Of Sale Sent/daily Business Review: (9db)		
05/31/2006	<b>Notice of Sale</b>	Notice Of Sale ** 06/28/06 11:00 (9db)		

Date	Description	Additional Text	View	Pages
05/30/2006	<b>Motion for Default &amp; Default</b>	Mo For Default & Default Against Deft Aames Funding Corp DBA Aames Home Loan (Nmt)		
05/22/2006	<b>Motion for Default &amp; Default</b>	Mo For Default & Default Against Lucinda Hassell (Nmt)		
05/22/2006	<b>Non-Military Affidavit</b>	Non-Military Affidavit /sean Moloney Re: Deft Lucinda Hassell (Nmt)		
04/28/2006	<b>Notice of Filing</b>	Not Of Filing Aff Of Indebtedness/attached/pltf (Nmt)		
04/28/2006	<b>Affidavit</b>	Affidavit As To Attys Fee/anthony Lepore (Txw)		
04/28/2006	<b>Affidavit</b>	Affidavit Of Costs/sean Moloney (Txw)		
04/28/2006	<b>Affidavit</b>	Affidavit Of Time & Effort/sean Moloney (Txw)		
04/28/2006	<b>Motion for Summary Final Judgment</b>	Motion For Summary Final Judgment Of Foreclosure And To Restablish Lost Loan Documents/pltf (Txw)		
04/28/2006	<b>Notice of Hearing</b>	05/31/06 At 08:45 Rm 0220-Notice Of Hearing (Txw)		
04/12/2006	<b>Summons Returned Unserved</b>	Sums Retd Unsrvd Jane Doe (Nmt)		
04/12/2006	<b>Summons Returned Unserved</b>	Sums Retd Unsrvd John Doe (Nmt)		
04/12/2006	<b>Summons Returned Served</b>	Sums Retd Srvd 03/23/06 Lucinda Hassell (Nmt)		

Date	Description	Additional Text	View	Pages	
04/12/2006	<b>Summons Returned Unserved</b>	Sums Retd Unsrvd Unknown Spouse Of Lucinda Hassell (Nmt)			
04/12/2006	<b>Summons Returned Served</b>	Sums Retd Srvd 03/27/06 Aames Funding Corp. DBA Aames Home Loan (Nmt)			
03/23/2006	<b>Random Assignment</b>	Random Assignment Subd:12 (Blw)			
03/23/2006	<b>Clock In Date of Case</b>	03/23/06 Is Clock-In Date Of Case (Axr)			
03/23/2006	<b>Summons Issued</b>	Summons Issued 5 (Axr)			
03/23/2006	<b>Lis Pendens</b>	Lis Pendens: Fld & Rec (Blw)			
03/23/2006	<b>Civil Cover Sheet</b>	Civil Cover Sheet (Axr)			
03/23/2006	<b>Petition</b>	Petition: Fld (Blw)			
03/23/2006	<b>Filing Fee</b>	Filing Fee Paid (Blw)			

- Hearing(s)

Total: 0

There is no Disposition information available for this case.

- Related Case(s)

Total: 0

There is no related case information available for this case.

**In Re: Estate of: Keatts, Eleanor Ann**

**Broward County Case Number:** PRC170004640  
**State Reporting Number:** 062017CP004640A001CE  
**Court Type:** Probate  
**Case Type:** Petition For Administration  
**Incident Date:** N/A  
**Filing Date:** 10/06/2017  
**Court Location:** Central Courthouse  
**Case Status:** Pending - PR  
**Magistrate Id / Name:** N/A  
**Judge ID / Name:** 62J Gillespie, Kenneth

**— Party(ies)**

Total: 4

Party Type	Party Name	Address	Attorneys / Address ★ Denotes Lead Attorney
Decedent	<b>Keatts, Eleanor Ann</b>		
Representative	<b>Gaudino, Katie Keatts</b>		★ Keyes, Patricia F Retained Bar ID: 61663 Law Office of Patricia Keyes, PA 4179 SW 64th Ave, Ste. 200 Davie, FL 33314-3448 <b>Status: Active</b>
Representative	<b>Johnson, Judy C</b>		★ Keyes, Patricia F Retained Bar ID: 61663 Law Office of Patricia Keyes, PA 4179 SW 64th Ave, Ste. 200 Davie, FL 33314-3448 <b>Status: Active</b>
Resident Agent	<b>Keyes, Patricia F</b>		

**- Guardianship(s)**

Total: 0

**There is no Guardianship information available for this case.**

Document Type	Due Date	Guardian	Received Date	Audit Date	Status
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**- Event(s) & Document(s)**

Total: 42

Date	Description	Additional Text	View	Pages
05/22/2019	<b>Mailed to Attorney</b>	2cc requested 3/28/19. Not enough fees paid for request of 3ccs		
05/03/2019	<b>Certified Copy/Probate Fee</b>			
05/03/2019	<b>Stamped Envelope Fee</b>			
03/28/2019	<b>Memo for eFiled Copy Request (s)</b>	requested 3 cc's letters to daive road address		1
11/06/2018	<b>Exemplified Copies Mailed</b>	- To: Patricia Keyes, PA		
10/09/2018	<b>Copy/Probate Fee</b>			
10/09/2018	<b>Exemplification Fee</b>			
10/09/2018	<b>Stamped Envelope Fee</b>			
09/17/2018	<b>Exemplified Copy Request from</b>	:Patricia Keyes Law		1
08/21/2018	<b>Certified Copy/Probate Fee</b>			
08/21/2018	<b>Copy/Probate Fee</b>			
07/11/2018	<b>Inventory - Estate Received</b>			5
07/11/2018	<b>Statement Re: Creditors</b>	Pub Date: 02/01/18		2

Date	Description	Additional Text	View	Pages	
03/21/2018	<b>Satisfaction &amp; Release Claim</b>	Florida Power and Light Company, claimant		1	
03/05/2018	<b>Order Admitting Will &amp; Appointing P.R.</b>	(Katie Keatts Gaudio and Judy C. Johnson) - Signed 03/01/18 Judge Speiser		1	
03/05/2018	<b>Letters of Administration</b>	Signed 03/01/18 Judge Speiser Party: <i>Representative</i> Gaudino, Katie Keatts <i>Representative</i> Johnson, Judy C		1	
03/02/2018	<b>Certified Copy/Probate Fee</b>				
02/23/2018	<b>Ex Parte to Judge</b>	3-1-2018		1	
02/23/2018	<b>Disclosure of Trust Beneficiaries</b>	Katie Keatts Gaudino and Judy C. Johnson, petitioners and trustees		1	
02/23/2018	<b>Court Mandated Checklist - Formal Admin. Testate</b>			4	
02/21/2018	<b>Miscellaneous Package Received</b>	SD / order and loa			
02/21/2018	<b>Spoke to</b>	atty's assistant Patricia and made court e- filing request -mandatory checklist and contact clerk			

Date	Description	Additional Text	View	Pages
02/19/2018	<b>Correspondence with Proposed Order(s)</b>	- (With Proposed Letters of Administration attached; Proposed Order Admitting Will to Probate and A pointing Personal Representatives attached)		3
02/13/2018	<b>Satisfaction &amp; Release Claim</b>	Florida Power and Light Company, claimant		1
02/13/2018	<b>Claim Mailed By Clerk</b>	Florida Power and Light Company, C/O Probate Recovery Systems LLC - Mailed by clerk 02/16/18 jt  Amount: \$16.08		1
01/25/2018	<b>Affidavit of No Florida Estate Tax Due</b>	(signed Katie K. Gaudino)		1
01/25/2018	<b>Death Certificate - Follow Up Filing - Original</b>			
01/24/2018	<b>Notice of Trust - Non-SRS</b>	(Judy C. Johnson, Co-Trustee)		1
01/24/2018	<b>Notice to Creditors</b>	- The date of first publication of this notice is February 1, 2018 - Submitted by Patricia Keyes		1
01/24/2018	<b>Receipt</b>	- The Sentry - Submitted by Patricia Keyes		1

Date	Description	Additional Text	View	Pages
01/11/2018	<b>Claim Mailed By Clerk</b>	Florida Power and Light Company, C/O Probate Recovery Systems LLC - Mailed by clerk 01/17/18 jt  Amount: \$139.72		1
11/02/2017	<b>Correspondence</b>	re: Filing Will and death certificate.		1
11/02/2017	<b>Will Filed</b>	Original, Exe: 10/13/2011, 5 pages.		5
11/02/2017	<b>Death Certificate</b>	Original. Party: <i>Decedent</i> Keatts, Eleanor Ann		1
10/23/2017	<b>Filing Fee Petition for Administration</b>	Payor: PATRICIA KEYES ; Userid: CTS-fg/t ; Receipt: 20171FA1A144580; ;  Amount: \$401.00		
10/06/2017	<b>Petition for Administration</b>			4
10/06/2017	<b>Oath of Personal Rep and Designation of Resident Agent</b>	Party: <i>Representative</i> Johnson, Judy C		1
10/06/2017	<b>Oath of Personal Rep and Designation of Resident Agent</b>	Designates: Patricia Keyes Party: <i>Representative</i> Gaudino, Katie Keatts <i>Representative</i> Johnson, Judy C		1
10/06/2017	<b>Affidavit Regarding Criminal History</b>			1

Date	Description	Additional Text	View	Pages	
10/06/2017	<b>Affidavit Regarding Criminal History</b>			1	
10/06/2017	<b>Petition to Waive Bond</b>			2	
10/06/2017	<b>Petition to Waive Bond</b>			2	

- Hearing(s)

Total: 0

There is no Disposition information available for this case.

- Related Case(s)

Total: 0

There is no related case information available for this case.

**In Re Estate Of: Rinderer, William Carl Jr**

**Broward County Case Number:** PRC950002862  
**State Reporting Number:** 061995CP002862A001CE  
**Court Type:** Probate  
**Case Type:** Summary Administration  
**Incident Date:** N/A  
**Filing Date:** 05/11/1995  
**Court Location:** Central Courthouse  
**Case Status:** Disposed-PR  
**Magistrate Id / Name:** N/A  
**Judge ID / Name:** 61J Greene, Charles M

**- Party(ies)**

Total: 2

Party Type	Party Name	Address	Attorneys / Address ★ Denotes Lead Attorney
Decedent	<b>Rinderer, William Carl Jr</b>  <b>DOB:</b> 06/14/1935		
Representative	<b>None</b>		★ Oneil, Donna Szczebak Retained Bar ID: 241067 1929 Cortina LOOP Rio Rancho, NM 87124 <b>Status: Active</b>

**- Guardianship(s)**

Total: 0

**There is no Guardianship information available for this case.**

Document Type	Due Date	Guardian	Received Date	Audit Date	Status

**- Event(s) & Document(s)**

Total: 13

Date	Description	Additional Text	View	Pages
01/09/2004	<b>Jdg/GM Conv AO IV-03-A-1A FM XX to XX</b>	Judge Conv Ao Iv-03-A-1a From 44 To 61j		
06/09/1995	<b>Mailed to Attorney</b>	Mailed To Attorney 1 Cc & 1 Tc O/sum, 1 Tc O/adm Will		
06/07/1995	<b>Order Admitting Will to Probate</b>	Ord Admit Will To Probate <06/01/95> Seidlin		
06/07/1995	<b>Order Summary Administration</b>	Ord Summary Admin <06/01/95> Seidlin (2 Pgs)		
06/07/1995	<b>Case is Closed</b>	Case Is Closed *		
05/26/1995	<b>File up to Judge</b>	File Up To Judge Ord/adm Will, Ord/sum		
05/26/1995	<b>Funeral Bill</b>	Funeral Bill *		
05/15/1995	<b>Freeform Docket</b>	Memo To Atty Send Copy Of Paid Funeral Bill		
05/11/1995	<b>Random Judicial Assignment</b>	Random Judicial Assignment 44		
05/11/1995	<b>Filing Fee Summary Administration (greater than \$1,000)</b>	Filing Fee Summary Admin Amount: \$57.50		
05/11/1995	<b>Petition for Summary Administration</b>	Pet For Summary Admin *		
05/11/1995	<b>Death Certificate</b>	Death Certificate (*ok To Make A Copy*)		

Date	Description	Additional Text	View	Pages	
05/11/1995	<b>Will Filed</b>	Will Filed 6 Pages (Ex On 02-03-86)			

- Hearing(s) Total: 0

**There is no Disposition information available for this case.**

- Related Case(s) Total: 0

**There is no related case information available for this case.**

P-2004-284

Prepared By:  
Alan Fallik  
Deputy City Attorney  
City of Hollywood  
2600 Hollywood Boulevard, Room 407  
Hollywood, FL 33020  
(954) 921-3435

EASEMENT

THIS INDENTURE made this 17 day of September,  
2004, by the CITY OF HOLLYWOOD, FLORIDA (first party), a  
municipality of the State of Florida, whose mailing address is  
2600 Hollywood Boulevard, Hollywood, Florida 33020, to BellSouth  
Telecommunications, Inc. (second party), a Georgia corporation,  
whose mailing address is 1155 Peachtree Street, Atlanta, Georgia  
30309-3610;

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

W I T N E S S E T H:

WHEREAS, the first party is the owner of property situate in  
Broward County, Florida, and described as follows:

See Exhibit "A" attached hereto and  
incorporated herein (the "Property"); and

WHEREAS, the second party desires a non-exclusive, perpetual  
easement on and across the Property for the installation,  
operation and maintenance of communication service facilities that  
do not extend above grade; and

WHEREAS, the first party is willing to grant such easement;

NOW, THEREFORE, for and in consideration of the mutual  
covenants each to the other running and one dollar and other good  
and valuable consideration, the first party does hereby grant unto  
the second party, its successors and assigns, a non-exclusive,  
perpetual easement on, over and across the Property for the  
installation, operation and maintenance of communication service  
facilities that do not extend above grade.

City of Hollywood  
At: Ariel Cintron, Engineer  
Engineering Department  
2600 Hollywood Boulevard,  
Hollywood, FL 33020

Return to:

IN WITNESS WHEREOF, the first party has caused these presents to be duly executed in its name and attested by proper witnesses thereunto duly authorized, the day and year first above written.

ATTEST:

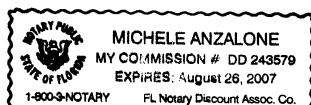
*Patricia A. Cerny*  
Patricia A. Cerny, MMC  
City Clerk

CITY OF HOLLYWOOD, FLORIDA

By *Mara Giulianti*  
Mara Giulianti, Mayor

STATE OF FLORIDA  
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this  
17 day of September, 2004, by Mara Giulianti as  
Mayor of the CITY OF HOLLYWOOD, FLORIDA.



*Michele Anzalone*  
Notary Public State of Florida  
Print Name: Michele Anzalone  
Commission No. 243579

Personally Known \_\_\_\_\_ OR Produced Identification \_\_\_\_\_  
Type of Identification Produced \_\_\_\_\_

My commission expires:

APPROVED AS TO FORM AND LEGALITY  
FOR THE USE AND RELIANCE OF THE  
CITY OF HOLLYWOOD, FLORIDA, ONLY.

BY: *DL Abbott*  
DANIEL L ABBOTT  
CITY ATTORNEY

# EXHIBIT "A"

## UTILITY EASEMENT

POINT OF  
TERMINATION

DESCRIPTION:

A PORTION OF THE PARCEL OF LAND DESIGNATED AS "PARK" ON THE PLAT OF "HOLLYWOOD LITTLE RANCHES" AS RECORDED IN PLAT BOOK 1, PAGE 26, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID PORTION BEING A STRIP OF LAND 6 FEET IN WIDTH, THE CENTERLINE OF WHICH BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION POINT OF THE EASTERLY EXTENTION OF THE CENTERLINE OF HOLLYWOOD BOULEVARD WITH THE WEST LINE OF SAID "PARK", SAID POINT BEING ON THE ARC OF A CURVE WHOSE CENTER BEARS NORTH  $89^{\circ}59'06''$ EAST FROM SAID POINT; THENCE SOUTHEASTERLY ALONG SAID CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 372.00 FEET, THROUGH A CENTRAL ANGLE  $9^{\circ}14'24''$  FOR AN ARC DISTANCE OF 59.99 FEET TO A POINT ON A NON TANGET LINE; THENCE NORTH  $80^{\circ}44'42''$ EAST, RADIAL TO SAID CURVE FOR A DISTANCE OF 3.00 FEET TO A POINT OF BEGINNING, SAID POINT BEING ON THE ARC OF A CURVE CONCENTRIC WITH LAST DESCRIBED CURVE; THENCE SOUTHEASTERLY ALONG SAID CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 369.00 FEET, THROUGH A CENTRAL ANGLE OF  $0^{\circ}49'18''$  FOR AN ARC DISTANCE OF 5.29 FEET TO A POINT ON A NON TANGET LINE; THENCE SOUTH  $35^{\circ}56'23''$ EAST 23.57 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 115.00 FEET, THROUGH A CENTRAL ANGLE OF  $52^{\circ}32'14''$  FOR AN ARC DISTANCE OF 105.45 FEET TO A POINT OF TANGENCY; THENCE SOUTH  $88^{\circ}29'19''$ EAST FOR A DISTANCE OF 177.34 FEET TO THE POINT OF TERMINATION; THE SIDE LINES OF SAID EASEMENT TO BE SHORTENED OR PROLONGED TO MEET AT ANGLE POINT AND RIGHT OF WAY LINES.

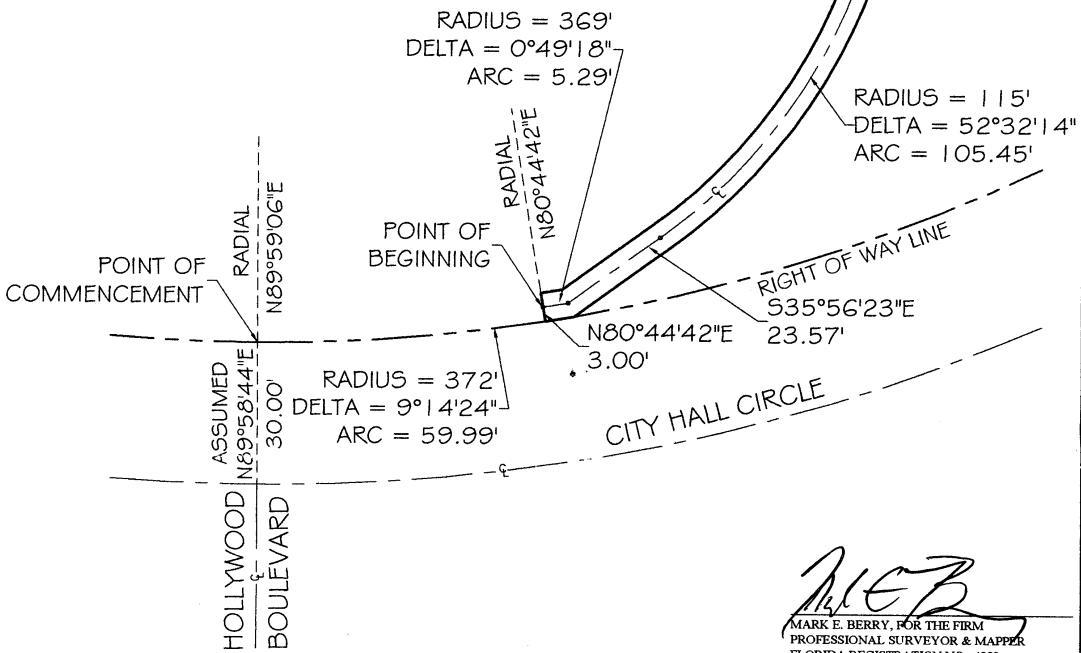
CONTAINING 1870 SQUARE FEET MORE OR LESS.

$588^{\circ}29'19''$ E  
177.34'

CENTERLINE

NOTES:

1. NORTH ARROW BASED ON  $N89^{\circ}58'44''$ E ASSUMED ALONG THE CENTERLINE OF HOLLYWOOD BLVD.
2. SKETCH ONLY, NOT SURVEYED.
3. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHT-OF-WAY AND/OR EASEMENT OF RECORDS.



MARK E. BERRY, FOR THE FIRM  
PROFESSIONAL SURVEYOR & MAPPER  
FLORIDA REGISTRATION NO. 4283

MEB

GIBBS LAND SURVEYORS  
2131 HOLLYWOOD BOULEVARD, SUITE 204  
HOLLYWOOD, FL 33020 (954) 923-7666  
LICENSED BUSINESS NO. 7018

SPECIFIC PURPOSE SURVEY

JOB #: RN5605 DATE: 6-28-04

SCALE: 1" = 30' FILE No.:

DRAWN BY: MEB CHECKED BY: MEB

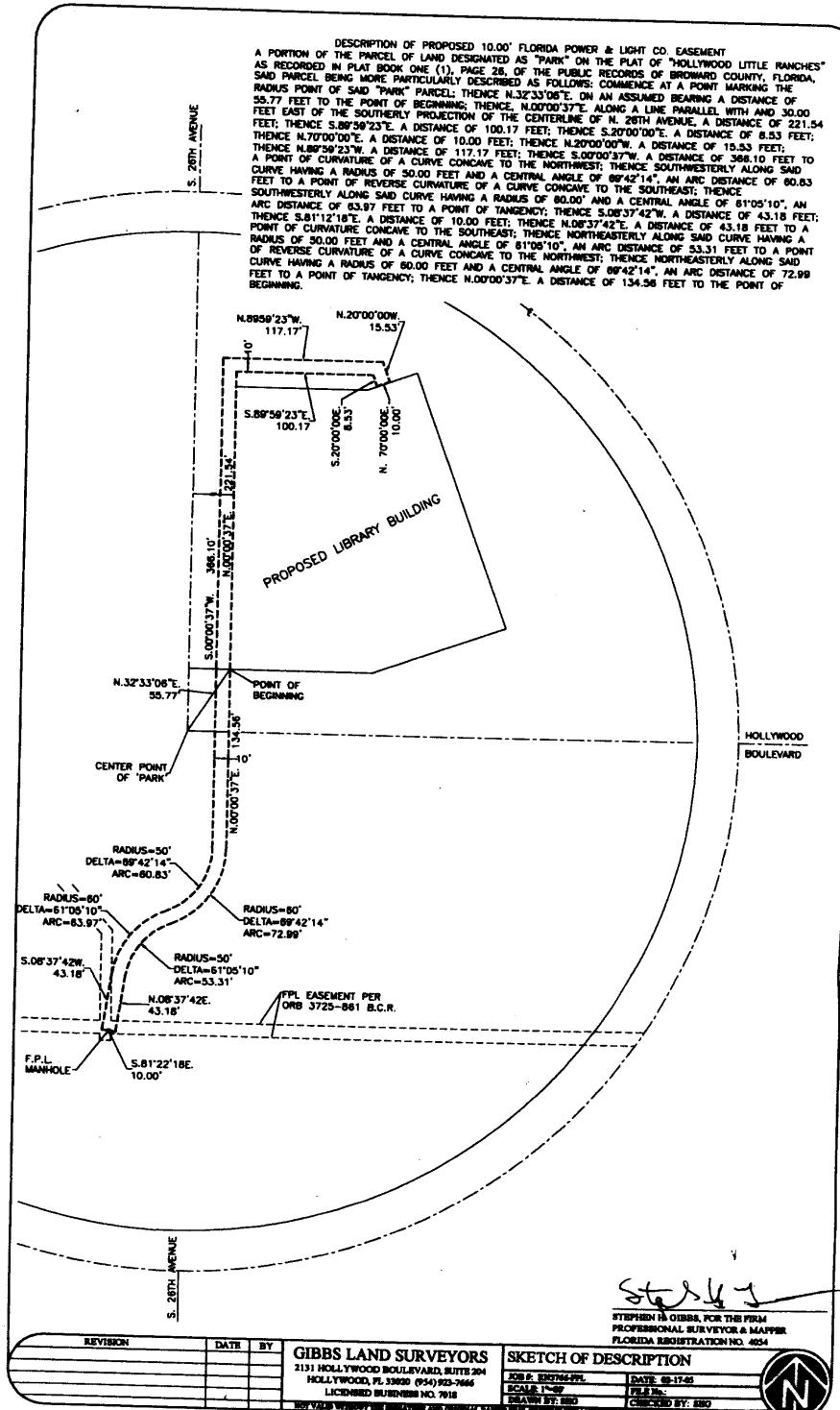


NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER

REVISION	DATE	BY



## EXHIBIT "A"



RESOLUTION NO. R-2005-240

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF HOLLYWOOD, FLORIDA, AUTHORIZING THE APPROPRIATE CITY OFFICIALS TO EXECUTE THE ATTACHED UTILITY EASEMENT IN FAVOR OF FLORIDA POWER AND LIGHT COMPANY ("FPL") FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF ELECTRICAL SERVICES WITHIN CITY HALL CIRCLE TO SERVE THE NEW BROWARD COUNTY PUBLIC LIBRARY.

WHEREAS, on March 6, 2002, the City Commission passed Resolution R-2002-58 authorizing the execution of an Interlocal Agreement and Ground Lease Agreement with Broward County for the construction of a community library facility; and

WHEREAS, construction of the library facilities requires new FPL utility services and appropriate conveyance easement documents to support this installation; and

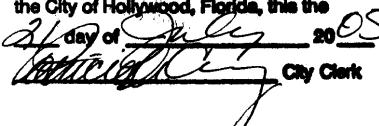
WHEREAS, the utility service easement, attached hereto as Exhibit "A", provides non-exclusive easement rights to FPL for underground utility services together with an above grade service connection adjacent to the new library building; and

WHEREAS, Florida Power and Light shall be responsible for repairs and restoration as appropriate for all areas affected by the utility installation;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF HOLLYWOOD, FLORIDA:

Section 1: That it hereby approves and authorizes the execution, by the appropriate City officials, of the Easement attached hereto as Exhibit "A", together with such nonmaterial changes as may be subsequently agreed to by the City Manager and approved as to form and legality by the City Attorney.

**CERTIFICATION**

I certify this to be a true and correct copy  
of the record in my office.  
WITNESSETH my hand and official seal of  
the City of Hollywood, Florida, this the  
31 day of July 2005  
  
City Clerk

EASEMENT CONVEYANCE FROM THE CITY TO FLORIDA POWER AND LIGHT  
LOCATED ON CITY HALL CIRCLE

**Section 2:** That this resolution shall be in full force and effect immediately upon its passage and adoption.

PASSED AND ADOPTED this 6 day of July, 2005.

  
MARA GIULANTI, MAYOR

ATTEST:

  
PATRICIA A. CERNY, MMC  
CITY CLERK

APPROVED AS TO FORM & LEGALITY  
for the use and reliance of the  
City of Hollywood, Florida only.

  
DANIEL L. ABBOTT, CITY ATTORNEY

Attorneys' Title Fund Services, LLC  
P.O. Box 628601  
Orlando, FL 32862-8601

# Invoice



Date: 01/23/2020  
Number: 770713384

Empire Title Services, LLC.  
20801 Biscayne Boulevard  
Suite 300  
Aventura, FL 33180

Customer Number: 2496001

Order Date: January 17, 2020  
Ordered By: Vanessa

For Product Questions: (800)929-5791  
Processing Branch: 110

File Number	Transactee	Client's File #	Class/Description	Amount
833272	EVIA PROPERTIES LLC	2302 Pierce St	Residential Title Search Report, Policy Intent: Yes (R07Y)	\$100.00
				<b>Total</b> <b>\$100.00</b>
				<b>Total Due</b> <b>\$100.00</b>

Address Searched: 2302 Pierce Street, Hollywood, FL 33020

Legal Searched: HOLLYWOOD LITTLE RANCHES 1-26 B LOT 16 E1/2  
BLK 10

Invoice is due and payable upon receipt. To ensure proper credit, please accompany payments with the invoice to the above address. A charge of \$20.00 or 5% of the check, whichever is greater, will be applied to all returned checks.

Thank you for your business! Visit our website at [www.thefund.com](http://www.thefund.com)

DB  
14

IN THE CIRCUIT COURT OF THE  
17TH JUDICIAL CIRCUIT, IN AND FOR  
BROWARD COUNTY, FLORIDA  
CIVIL DIVISION  
CASE NO.: 0604052 12

AAMES HOME LOAN,  
Plaintiff,

vs.

LUCINDA HASSELL; AAMES FUNDING  
CORPORATION D/B/A AAMES HOME LOAN;  
UNKNOWN SPOUSE OF LUCINDA HASSELL;  
JOHN DOE; JANE DOE AS UNKNOWN TENANT  
(S) IN POSSESSION OF THE SUBJECT  
PROPERTY,

Defendants.

7/06 MAY 31 AM 9:46  
CIRCUIT COURT  
CLERK OF CIRCUIT COURT  
BROWARD COUNTY, FLA.

CIRCUIT CIVIL

**FINAL JUDGMENT OF MORTGAGE FORECLOSURE  
AND TO RE-ESTABLISH LOST LOAN DOCUMENTS**

THIS ACTION was heard before the Court. On the evidence presented, IT IS ADJUDGED that:

1.	There is due and owing to Plaintiff from Defendant(s) obligated under the Note:	
A.	As unpaid principal of the indebtedness Agreed to be paid in the mortgage herein Foreclosed and the note secured thereby	\$ 228,750.00
B.	Interest through May 31, 2006	\$ 6,835.40
C.	Pre-Acceleration Late Charges	\$ 314.25
D.	Hazard Insurance	\$ 320.51
E.	Property Inspections	\$ 118.80
F.	Broker's Price Opinion	\$ 125.00
G.	Interest on Fees	\$ 10.75
H.	Western Union Fee	\$ 6.95
I.	Non Sufficient Funds Fee	\$ 70.60
<u>Advances by Plaintiff for Litigation Costs:</u>		
J.	Title Search & Examination	\$ 325.00
K.	Clerk's filing fee	\$ 256.00
L.	Service of process	\$ 342.00
M.	Skip Search for Locating Defendants	\$ 20.00
<b>Subtotal</b>		<b>\$ 237,495.26</b>
Plaintiff Attorney's fees:		<b>\$ 1,200.00</b>
<b>Total</b>		<b>\$ 238,695.26</b>

06-01848

14

that shall bear interest at the legal rate as prescribed by law. Plaintiff may also recover such further costs as may be incurred by the Plaintiff in this action, including, but not limited to, the sale fee and publication of the Notice of Sale, and any advances made by the Plaintiff subsequent to the date of the Affidavit of Indebtedness which cost or advances are proper under the terms of the note and mortgage foreclosed herein.

2. Plaintiff holds a lien for the total sum superior to any claim or estate of all the Defendants herein on the following property in Broward County, Florida:

**THE EAST 1/2 OF LOT 16, BLOCK 10, HOLLYWOOD LITTLE RANCHES AMENDED,  
ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 26,  
OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.**

3. If the total sum set forth in paragraph 1 with interest at the interest rate prescribed by law and all costs of this action and proper advances pursuant to paragraph 1 accruing subsequent to this judgment are not paid, the Clerk of this Court shall sell the property at public sale on the 28 day of June, 2006 at 11:00 a.m., to the highest bidder for cash, except as set forth hereinafter, Room 385 of the Broward County Courthouse, 201 S.E. Sixth Street, Ft. Lauderdale, Florida, of the Courthouse in Broward County, in Ft. Lauderdale, Florida, in accordance with Section 45.031, Florida Statutes; provided, however, that such sale shall not be held in the absence of plaintiff's attorney or other representative.

4. If Plaintiff is the purchaser, the Clerk shall credit Plaintiff's bid with the total sum plus interest and costs accruing subsequent to this judgment or such part of it as is necessary to pay the bid in full. If prior to the sale, Plaintiff shall be required to advance any monies pursuant to the provisions hereof, then Plaintiff or its attorneys shall so certify to the Clerk of this Court, and the amount due to Plaintiff as set forth in paragraph 1 hereof shall be increased by the amount of such advances without further order of the Court. If prior to sale, Defendant tenders payment pursuant to a bankruptcy plan or forbearance agreement, then Plaintiff or its Attorneys, shall so certify to the Clerk of this Court that the amount due to Plaintiff as set forth in Paragraph 1 hereof shall be credited by the amount of such tendered payments without further order of this Court. If Plaintiff is successful bidder at the sale, Plaintiff's rights as such may be assigned to a third party and, in that event, the Clerk of this Court is hereby ordered and directed to issue the Certificate of Title to Plaintiff's assignee upon application of Plaintiff and without further Order of this Court.

5. On filing the Certificate of Title the Clerk shall distribute the proceeds of the sale, so far as they are sufficient, by paying: first, all of Plaintiff's costs; second, documentary stamps affixed to the certificate unless Plaintiff is not successful bidder in which event the successful bidder shall pay the cost of said documentary stamps

in addition to the amount bid; third, Plaintiff's attorneys' fees; fourth, the total sum due to Plaintiff less the items paid plus interest at the rate set forth from this date to the date of the sale, said sum to be paid to the attorney of record for the Plaintiff; and by retaining any amount remaining pending the further order of this Court.

6. On the filing of the Certificate of Sale by the Clerk of the Court, the Defendants and all persons claiming under or against them since the filing of the Notice of Lis Pendens are foreclosed of all estate or claim in the property and the purchaser at the sale shall be let into possession of the property. If the United States of America is a Defendant herein, it shall have the right of redemption provided by 28 U.S.C. 2410(c) for the period provided therein, running from the date of Certificate of Sale.

7. If the Plaintiff is the purchaser at the sale, then, upon confirmation of the sale, whether by the Clerk filing the Certificate of Title herein or by order of the Court ruling upon objections to the sale, the said Plaintiff may permanently withdraw from the court file the original mortgage, the original promissory note and the original assignments of mortgage, and the photocopies of same attached to the complaint shall hereafter be and stand in lieu thereof. If Plaintiff is the purchaser at the sale, Plaintiff, their heirs, representatives, successors or assigns, shall be placed in immediate possession of the afore described premises. In the event the Defendants fail to vacate said premises within 10 days of the date of the foreclosure sale as provided above, upon *further order of the Court* the clerk of courts, *shall* issue a Writ of Possession for subject premises.

8. The Court finds, based upon the affidavits presented and upon inquiry of counsel for the Plaintiff, that 8 hours were reasonably expended by Plaintiff's counsel and that an hourly rate of \$150.00 per hour is appropriate. The Court finds that there are no reasons for either reduction or enhancement pursuant to Florida Patients' Compensation Funds v. Rowe, 472 So.2d 1145 (Fla. 1985), and the Court therefore has awarded reasonable attorney's fees of \$1,200.00.

9. Jurisdiction of this action is retained to enter further orders as are proper including, without limitation, deficiency judgments.

*May* 31, 2006.

*Dorian K. Damoorgian*  
Circuit Judge  
DORIAN K. DAMOORGIAN

CASE NO.: 0604052 12

Copies to:

Law Office of Marshall C. Watson  
1800 NW 49<sup>th</sup> Street, Suite 120  
Fort Lauderdale, Florida 33309  
Telephone: (954) 453-0365  
Facsimile: (954) 771-6052

LUCINDA HASSELL  
2302 PIERCE STREET  
HOLLYWOOD, FL 33020

AAMES FUNDING CORPORATION D/B/A AAMES HOME LOAN  
C/o SANDRA SOBERANIS, REGISTERED AGENT  
350 SOUTH GRAND AVENUE 42ND FLOOR  
LOS ANGELES, CA 90071

JOHN DOE AND JANE DOE AS UNKNOWN TENANTS  
IN POSSESSION OF THE SUBJECT PROPERTY  
2302 PIERCE STREET  
HOLLYWOOD, FL 33020

06-01848

IN THE CIRCUIT COURT OF THE  
17TH JUDICIAL CIRCUIT, AND FOR  
BROWARD COUNTY, FLORIDA  
CIVIL DIVISION  
CASE NO.:

**CACE**

**0604052**

**12**

AAMES HOME LOAN,  
Plaintiff,

vs.

LUCINDA HASSELL; UNKNOWN SPOUSE OF  
LUCINDA HASSELL; AAMES FUNDING  
CORPORATION D/B/A AAMES HOME LOAN;  
JOHN DOE; JANE DOE AS UNKNOWN  
TENANT (S) IN POSSESSION OF THE SUBJECT  
PROPERTY,

Defendants.

**NOTICE OF LIS PENDENS**

TO THE ABOVE STYLED DEFENDANTS AND ALL OTHERS WHOM IT MAY CONCERN:

YOU ARE HEREBY NOTIFIED of the institution of this action by Plaintiff against you seeking to  
foreclose a mortgage on the following property in Broward County, Florida:

**THE EAST 1/2 OF LOT 16, BLOCK 10, HOLLYWOOD LITTLE RANCHES AMENDED,  
ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 26,  
OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.**

including the buildings, appurtenances, and fixtures located thereon.

Law Offices of Marshall C. Watson, P.A.  
1800 N.W. 49<sup>TH</sup> Street, Suite 120  
Fort Lauderdale, FL 33309  
Telephone: (954) 453-0365/1-800-441-2438  
Facsimile: (954) 771-6052

By: *SM*  
Sean Moloney, Esq.  
Bar Number: 0638358

06-01848  
5461025

THIS INSTRUMENT PREPARED BY:  
Tyler A. Gold, Esq.  
Tyler A. Gold, P.A.  
Cornerstone 5  
1250 South Pine Island Road, Suite 450  
Plantation, FL 33324  
Record and Return To:  
**MATTHEW G. LERNER, P.A.**  
3335 N. UNIVERSITY DR., #12B  
FT. LAUDERDALE, FL 33020  
FILE NO.: 28-112

**MORTGAGE DEED**

**THIS IS A BALLOON MORTGAGE AND THE FINAL PRINCIPAL PAYMENT OF THE  
PRINCIPAL BALANCE DUE UPON MATURITY IS \$100,000.00 TOGETHER WITH  
ACCRUED INTEREST, IF ANY, AND ALL ADVANCEMENTS MADE BY THE  
MORTGAGEE UNDER THE TERMS OF THIS MORTGAGE AND THE NOTE SECURED  
HEREBY.**

THIS MORTGAGE DEED executed the 8th day of March, 2018, by ANAVIKA ESTATES LLC, a Florida limited liability company, hereinafter called the *Mortgagor*, whose mailing address is 2554 SW 157<sup>th</sup> Ave., Miramar, FL 33027, to JILL ANN JOHNS, AS TRUSTEE OF THE JILL ANN JOHNS REVOCABLE TRUST DATED 4/30/2003, hereinafter called the *Mortgagee*, whose mailing address is 2100 S. Ocean Dr., #12B, Ft. Lauderdale, FL 33316;

(Wherever used herein the terms "mortgagor" and "mortgagee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations, and the term "note" includes all the notes hereinafter described if more than one.)

WITNESSETH, that for good and valuable consideration, and also in consideration of the aggregate sum of ONE HUNDRED THOUSAND AND NO/100 DOLLARS, named in the promissory note of even date herewith, which provides for monthly payments with the full debt, if not paid earlier, due and payable on SEPTEMBER 8, 2018, the mortgagor hereby grants, bargains, sells, aliens, remises, conveys and confirms unto the mortgagee all the certain land of which the mortgagor is now seized and in possession situate in BROWARD County, Florida, viz:

***THE WEST ONE-HALF (1/2) OF LOT 16, BLOCK 10, HOLLYWOOD LITTLE RANCHES,  
ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 26, OF THE  
PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA;***

**THIS IS A FIRST MORTGAGE**

Any sale or transfer, or transfer by legal instrument, including a gift, or by operation of law, or transaction involving the execution of an agreement for deed, of the real property encumbered by this mortgage, shall immediately, at the mortgagee's option, accelerate the unpaid balance of the promissory note secured by this mortgage, and the mortgagee shall be entitled to foreclose this mortgage, without requiring the mortgagee to prove impairment of security.

The mortgagor, without the prior written consent of the mortgagee, shall not further encumber this property by way of mortgage, deed of trust, or any other such document in which mortgagor would further encumber this property as collateral for the payment of another debt.

This mortgage is made on the express condition that if mortgagee herein deems it advisable to make any payments to protect mortgagee's interest, and all sums so advanced or paid by the mortgagee plus costs, attorney's fees and interest at the highest rate permissible by law shall be charged into the mortgage account and become an integral part thereof, subject in all respects to the terms, conditions, and covenants of the aforesaid promissory note, and this Mortgage, as fully and to the same extent as though a part of the original indebtedness evidenced by said note and secured by this Mortgage, excepting, however, if any sums so expended are not paid to mortgagee within ten (10) days from the date of such payment, the mortgagee shall have the right to immediately accelerate the note and demand all sums due.

TO HAVE AND TO HOLD the same, together with the tenements, hereditaments and

appurtenances thereto belonging, and the rents, issues and profits thereof, unto the mortgagee, in fee simple.

AND the mortgagor covenants with the mortgagee that the mortgagor is indefeasibly seized of said land in fee simple; the mortgagor has good right and lawful authority to convey said land as aforesaid; that the mortgagor will make such further assurances to perfect the fee simple title to said land in the mortgagee as may reasonably be required; that the mortgagor 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 and clear of all encumbrances.

PROVIDED ALWAYS, that if said mortgagor shall pay unto said mortgagee the certain promissory note executed simultaneously with this mortgage deed and shall perform, comply with and abide by each and every the agreements, stipulations, conditions and covenants thereof, and of this mortgage, then this mortgage and the estate hereby created, shall cease, determine and be null and void.

AND the mortgagor hereby further covenants and agrees to pay promptly when due the principal and interest and other sums of money provided for in said note and this mortgage, or either; to pay all and singular the taxes, assessments, levies, liabilities, obligations and encumbrances of every nature on said property; to permit, commit or suffer no waste, impairment or deterioration of said land or the improvements thereon at any time; to keep the buildings now or hereafter on said land fully insured in a sum of not less than highest insurable value in a company or companies acceptable to the mortgagee, the policy or policies to be held by, and payable to, said mortgagee, and in the event any sum of money becomes payable by virtue of such insurance the mortgagee shall have the right to receive and apply the same to the indebtedness hereby secured, accounting to the mortgagor for any surplus; to pay all costs, charges and expenses, including lawyer's fees and title searches, reasonably incurred or paid by the mortgagee because of the failure of the mortgagor to promptly and fully comply with the agreements, stipulations, conditions and covenants of said note and this mortgage, or either; to perform, comply with and abide by each and every the agreements, stipulations, conditions and covenants set forth in said note and this mortgage or either. In the event the mortgagor fails to pay when due any tax, assessment, insurance premium or other sum of money payable by virtue of said note and this mortgage, or either, the mortgagee may pay the same, without waiving of affecting the option to foreclose or any other right hereunder, and all such payments shall bear interest from date thereof at the highest lawful rate then allowed by the laws of the State of Florida.

IF any sum of money herein referred to be not promptly paid within thirty (30) days next after the same becomes due, or if each and every the agreements, stipulations, conditions and covenants of said note and this mortgage, or either, are not fully performed, complied with and abided by, then the entire sum mentioned in said note, and this mortgage, or the entire balance unpaid thereon, shall forthwith or thereafter, at the option of the mortgagee, become and be due and payable, anything in said note or herein to the contrary notwithstanding. Failure by the mortgagee to exercise any of the rights or options herein provided shall not constitute a waiver of any rights or options under said note or this mortgage accrued or thereafter accruing.

IF this mortgage is on a condominium unit, mortgagor shall perform all of the mortgagor's obligations under the Declaration of Condominium, the By-laws, and regulations of the condominium project and constituent documents. Failure to comply with the Declaration of Condominium or failure to make any maintenance payments or special assessments shall be a default of this mortgage and the note secured hereby.

TO further secure payment of the indebtedness of the mortgagor and mortgagee, the mortgagor does hereby sell, assign, transfer and set over unto the mortgagee all of the rents, issues and profits of the mortgaged premises and this assignment shall become operative upon any default being made by the mortgagor under the terms of this mortgage or note secured hereby and shall remain in full force and effect so long as any default continues to exist in the making of any of the payments or to the performance of any of the covenants of the mortgage or the note secured hereby and the mortgagee shall have the right to enter upon the premises and collect same directly.

THIS mortgage is also given as security for all indebtedness that mortgagor may in the future incur to the mortgagee. All such future indebtedness shall be deemed a part of the indebtedness secured by this mortgage.

The mortgagor shall provide annual proof of payment of taxes and insurance to the mortgagee.

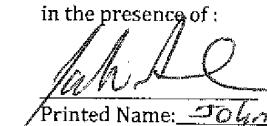
Any one of the following shall constitute an event of default hereunder: (1) the filing of an involuntary petition or other bankruptcy or insolvency petition against the mortgagor upon application of a creditor of mortgagor which is not dismissed with fifteen (15) days after the filing thereof; or (2) mortgagor's consent to the appointment of a receiver, trustee or liquidator of all or part of mortgagor's assets; or (3) the adjudication of mortgagor as a bankrupt or insolvent or mortgagor's filing of a voluntary petition in bankruptcy or mortgagor's admission in writing of its inability to pay its debts as they become due; or (4) mortgagor's making of a general assignment for the benefit of creditors; or (5) mortgagor's filing of a petition or answer seeking reorganization or arrangement with creditors; or (6) mortgagor's filing an answer admitting the material allegations of a petition filed against the mortgagor in any bankruptcy, reorganization or insolvency proceeding; or (7) mortgagor's commission of any act of bankruptcy or any other action taken by the mortgagor for the purpose of effecting any of the foregoing.

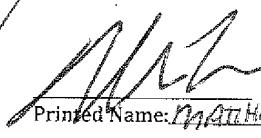
If any provision of this Mortgage or the Note secured hereby is held to be invalid or unenforceable by a court of competent jurisdiction, the other provisions of this Mortgage and the Note secured hereby shall remain in full force and effect and shall be liberally construed in favor of the Mortgagee in order to effect the provisions of this Mortgage and the Note secured hereby.

**THIS IS A BALLOON MORTGAGE AND THE FINAL PRINCIPAL PAYMENT OF THE PRINCIPAL BALANCE DUE UPON MATURITY IS \$100,000.00 TOGETHER WITH ACCRUED INTEREST, IF ANY, AND ALL ADVANCEMENTS MADE BY THE MORTGAGEE UNDER THE TERMS OF THIS MORTGAGE AND THE NOTE SECURED HEREBY.**

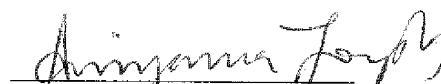
IN WITNESS WHEREOF, the said mortgagor has hereunto signed and sealed these presents the day and year first above written.

Signed, sealed and delivered  
in the presence of:

  
Printed Name: John S. Lerner

  
Printed Name: MATTHEW G. Lerner

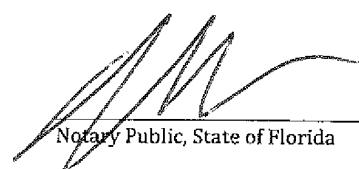
ANAVIKA ESTATES LLC

  
By: ANIYAMMA JOSEPH  
As: MANAGER

State of Florida  
County of Broward

This instrument was acknowledged before me by ANIYAMMA JOSEPH, who ( ) is personally known to me OR who  produced FL Drivers License as identification on this 8th day of March, 2018.

My commission expires:

  
Notary Public, State of Florida



MATTHEW G. LERNER  
MY COMMISSION # FF 988147  
EXPIRES: December 11, 2019  
Bonded Thru Budget Notary Services

THIS INSTRUMENT PREPARED BY:  
Tyler A. Gold, Esq.  
Tyler A. Gold, P.A.  
Cornerstone 5  
1250 South Pine Island Road, Suite 450  
Plantation, FL 33324  
Record and Return To:  
**INDEPENDENCE TITLE, INC.**  
**4700 W. PROSPECT RD.**  
**SUITE 115**  
**FT. LAUDERDALE, FL 33309**  
FILE NO.: 2018-645

**MORTGAGE DEED**

**THIS IS A BALLOON MORTGAGE AND THE FINAL PRINCIPAL PAYMENT OF THE  
PRINCIPAL BALANCE DUE UPON MATURITY IS \$150,000.00 TOGETHER WITH  
ACCRUED INTEREST, IF ANY, AND ALL ADVANCEMENTS MADE BY THE  
MORTGAGEE UNDER THE TERMS OF THIS MORTGAGE AND THE NOTE SECURED  
HEREBY.**

**THIS MORTGAGE DEED** executed the 28th day of June, 2018, by **ANAVIKA ESTATES LLC**, a Florida limited liability company, hereinafter called the *Mortgagor*, whose mailing address is 2554 SW 157<sup>th</sup> Ave., Miramar, FL 33027, to **EQUITY TRUST COMPANY CUSTODIAN FBO CHRISTINE CHANCEY LEE, IRA**, hereinafter called the *Mortgagee*, whose mailing address is c/o Capital Management & Servicing, Inc., PO Box 950, Ft. Lauderdale, FL 33302;

(Wherever used herein the terms "mortgagor" and "mortgagee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations; and the term "note" includes all the notes herein described if more than one.)

WITNESSETH, that for good and valuable consideration, and also in consideration of the aggregate sum of **ONE HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS**, named in the promissory note of even date herewith, which provides for monthly payments with the full debt, if not paid earlier, due and payable on **JUNE 28, 2020**, the mortgagor hereby grants, bargains, sells, aliens, remises, conveys and confirms unto the mortgagee all the certain land of which the mortgagor is now seized and in possession situate in **BROWARD County, Florida**, viz:

***THE EAST 1/2 OF LOT 16, BLOCK 10, HOLLYWOOD LITTLE RANCHES, AMENDED, A  
SUBDIVISION ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 26,  
OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA;***

**THIS IS A FIRST MORTGAGE**

Any sale or transfer, or transfer by legal instrument, including a gift, or by operation of law, or transaction involving the execution of an agreement for deed, of the real property encumbered by this mortgage, shall immediately, at the mortgagee's option, accelerate the unpaid balance of the promissory note secured by this mortgage, and the mortgagee shall be entitled to foreclose this mortgage, without requiring the mortgagee to prove impairment of security.

The mortgagor, without the prior written consent of the mortgagee, shall not further encumber this property by way of mortgage, deed of trust, or any other such document in which mortgagor would further encumber this property as collateral for the payment of another debt.

This mortgage is made on the express condition that if mortgagee herein deems it advisable to make any payments to protect mortgagee's interest, and all sums so advanced or paid by the mortgagee plus costs, attorney's fees and interest at the highest rate permissible by law shall be charged into the mortgage account and become an integral part thereof, subject in all respects to the terms, conditions, and covenants of the aforesaid promissory note, and this Mortgage, as fully and to the same extent as though a part of the original indebtedness evidenced by said note and secured by this Mortgage, excepting, however, if any sums so expended are not paid to mortgagee within ten (10) days from the date of such payment, the mortgagee shall have the right to immediately accelerate the note and demand all sums due.

**TO HAVE AND TO HOLD** the same, together with the tenements, hereditaments and appurtenances thereto belonging, and the rents, issues and profits thereof, unto the mortgagee, in fee simple.

**AND** the mortgagor covenants with the mortgagee that the mortgagor is indefeasibly seized of said land in fee simple; the mortgagor has good right and lawful authority to convey said land as aforesaid; that the mortgagor will make such further assurances to perfect the fee simple title to said land in the mortgagee as may reasonably be required; that the mortgagor 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 and clear of all encumbrances.

**PROVIDED ALWAYS**, that if said mortgagor shall pay unto said mortgagee the certain promissory note executed simultaneously with this mortgage deed and shall perform, comply with and abide by each and every the agreements, stipulations, conditions and covenants thereof, and of this mortgage, then this mortgage and the estate hereby created, shall cease, determine and be null and void.

**AND** the mortgagor hereby further covenants and agrees to pay promptly when due the principal and interest and other sums of money provided for in said note and this mortgage, or either; to pay all and singular the taxes, assessments, levies, liabilities, obligations and encumbrances of every nature on said property; to permit, commit or suffer no waste, impairment or deterioration of said land or the improvements thereon at any time; to keep the buildings now or hereafter on said land fully insured in a sum of not less than highest insurable value in a company or companies acceptable to the mortgagee, the policy or policies to be held by, and payable to, said mortgagee, and in the event any sum of money becomes payable by virtue of such insurance the mortgagee shall have the right to receive and apply the same to the indebtedness hereby secured, accounting to the mortgagor for any surplus; to pay all costs, charges and expenses, including lawyer's fees and title searches, reasonably incurred or paid by the mortgagee because of the failure of the mortgagor to promptly and fully comply with the agreements, stipulations, conditions and covenants of said note and this mortgage, or either; to perform, comply with and abide by each and every the agreements, stipulations, conditions and covenants set forth in said note and this mortgage or either. In the event the mortgagor fails to pay when due any tax, assessment, insurance premium or other sum of money payable by virtue of said note and this mortgage, or either, the mortgagee may pay the same, without waiving of affecting the option to foreclose or any other right hereunder, and all such payments shall bear interest from date thereof at the highest lawful rate then allowed by the laws of the State of Florida.

**IF** any sum of money herein referred to be not promptly paid within thirty (30) days next after the same becomes due, or if each and every the agreements, stipulations, conditions and covenants of said note and this mortgage, or either, are not fully performed, complied with and abided by, then the entire sum mentioned in said note, and this mortgage, or the entire balance unpaid thereon, shall forthwith or thereafter, at the option of the mortgagee, become and be due and payable, anything in said note or herein to the contrary notwithstanding. Failure by the mortgagee to exercise any of the rights or options herein provided shall not constitute a waiver of any rights or options under said note or this mortgage accrued or thereafter accruing.

**IF** this mortgage is on a condominium unit, mortgagor shall perform all of the mortgagor's obligations under the Declaration of Condominium, the By-laws, and regulations of the condominium project and constituent documents. Failure to comply with the Declaration of Condominium or failure to make any maintenance payments or special assessments shall be a default of this mortgage and the note secured hereby.

**TO** further secure payment of the indebtedness of the mortgagor and mortgagee, the mortgagor does hereby sell, assign, transfer and set over unto the mortgagee all of the rents, issues and profits of the mortgaged premises and this assignment shall become operative upon any default being made by the mortgagor under the terms of this mortgage or note secured hereby and shall remain in full force and effect so long as any default continues to exist in the making of any of the payments or to the performance of any of the covenants of the mortgage or the note secured hereby and the mortgagee shall have the right to enter upon the premises and collect same directly.

**THIS** mortgage is also given as security for all indebtedness that mortgagor may in the future incur to the mortgagee. All such future indebtedness shall be deemed a part of the indebtedness secured by this mortgage.

The mortgagor shall provide annual proof of payment of taxes and insurance to the mortgagee.

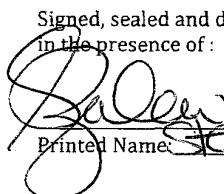
Any one of the following shall constitute an event of default hereunder: (1) the filing of an involuntary petition or other bankruptcy or insolvency petition against the mortgagor upon application of a creditor of mortgagor which is not dismissed with fifteen (15) days after the filing thereof; or (2) mortgagor's consent to the appointment of a receiver, trustee or liquidator of all or part of mortgagor's assets; or (3) the adjudication of mortgagor as a bankrupt or insolvent or mortgagor's filing of a voluntary petition in bankruptcy or mortgagor's admission in writing of its inability to pay its debts as they become due; or (4) mortgagor's making of a general assignment for the benefit of creditors; or (5) mortgagor's filing of a petition or answer seeking reorganization or arrangement with creditors; or (6) mortgagor's filing an answer admitting the material allegations of a petition filed against the mortgagor in any bankruptcy, reorganization or insolvency proceeding; or (7) mortgagor's commission of any act of bankruptcy or any other action taken by the mortgagor for the purpose of effecting any of the foregoing.

If any provision of this Mortgage or the Note secured hereby is held to be invalid or unenforceable by a court of competent jurisdiction, the other provisions of this Mortgage and the Note secured hereby shall remain in full force and effect and shall be liberally construed in favor of the Mortgagee in order to effect the provisions of this Mortgage and the Note secured hereby.

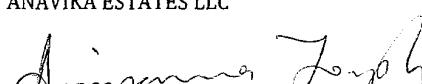
**THIS IS A BALLOON MORTGAGE AND THE FINAL PRINCIPAL PAYMENT OF THE PRINCIPAL BALANCE DUE UPON MATURITY IS \$150,000.00 TOGETHER WITH ACCRUED INTEREST, IF ANY, AND ALL ADVANCEMENTS MADE BY THE MORTGAGEE UNDER THE TERMS OF THIS MORTGAGE AND THE NOTE SECURED HEREBY.**

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

Signed, sealed and delivered  
in the presence of:

  
Printed Name: Stephanie Zalai

ANAVIKA ESTATES LLC

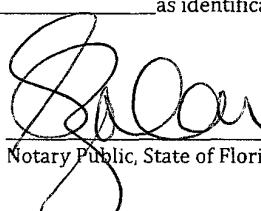
  
By: ANIYAMMA JOSEPH  
As: MANAGER

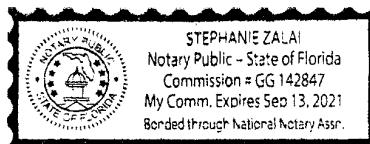
  
Printed Name: Mate Dore

State of Florida  
County of Broward

This instrument was acknowledged before me by ANIYAMMA JOSEPH, who ( ) is personally known to me OR who ( ) produced DL as identification on this 28th day of June, 2018.

My commission expires:

  
Notary Public, State of Florida



Return To:  
TransUnion Settlement Solutions, Inc.  
Attn: Recording Department  
8742 Lucent Blvd.  
Suite 500  
Littleton, CO 80129-2386

This document was prepared by:  
Ruth Naranjo  
3731 Wilshire Blvd.  
3rd Floor  
Los Angeles, CA 90010

23925-05

[Space Above This Line For Recording Data]

Patrick Nugent / Linda Rodriguez  
2740 E. Oakland Pk. Blvd. Ste. 101  
Fort Lauderdale, FL 33301  
Recording Dept.

## MORTGAGE

### DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined in Sections 3, 11, 13, 18, 20 and 21. Certain rules regarding the usage of words used in this document are also provided in Section 16.

(A) "Security Instrument" means this document, which is dated November 8, 2005, together with all Riders to this document.  
(B) "Borrower" is Lucinda Hassell

Borrower is the mortgagor under this Security Instrument.  
(C) "Lender" is Aames Funding Corporation DBA Aames Home Loan

Lender is a Corporation  
organized and existing under the laws of The State of California

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FLORIDA -Single Family- Fannie Mae/Freddie Mac UNIFORM INSTRUMENT

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Initials: 

VMP MORTGAGE FORMS - (800)521-7291



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Lender's address is 350 South Grand Avenue, 42nd Floor, Los Angeles, CA 90071

Lender is the mortgagee under this Security Instrument.

(D) "Note" means the promissory note signed by Borrower and dated November 8, 2005. The Note states that Borrower owes Lender Two Hundred Twenty Eight Thousand Seven Hundred Fifty and No/100 Dollars

(U.S. \$ 228,750.00) plus interest. Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than December 1, 2035.

(E) "Property" means the property that is described below under the heading "Transfer of Rights in the Property."

(F) "Loan" means the debt evidenced by the Note, plus interest, any prepayment charges and late charges due under the Note, and all sums due under this Security Instrument, plus interest.

(G) "Riders" means all Riders to this Security Instrument that are executed by Borrower. The following Riders are to be executed by Borrower [check box as applicable]:

<input checked="" type="checkbox"/> Adjustable Rate Rider	<input type="checkbox"/> Condominium Rider	<input type="checkbox"/> Second Home Rider
<input type="checkbox"/> Balloon Rider	<input type="checkbox"/> Planned Unit Development Rider	<input type="checkbox"/> 1-4 Family Rider
<input type="checkbox"/> VA Rider	<input type="checkbox"/> Biweekly Payment Rider	<input type="checkbox"/> Other(s) [specify]

(H) "Applicable Law" means all controlling applicable federal, state and local statutes, regulations, ordinances and administrative rules and orders (that have the effect of law) as well as all applicable final, non-appealable judicial opinions.

(I) "Community Association Dues, Fees, and Assessments" means all dues, fees, assessments and other charges that are imposed on Borrower or the Property by a condominium association, homeowners association or similar organization.

(J) "Electronic Funds Transfer" means any transfer of funds, other than a transaction originated by check, draft, or similar paper instrument, which is initiated through an electronic terminal, telephonic instrument, computer, or magnetic tape so as to order, instruct, or authorize a financial institution to debit or credit an account. Such term includes, but is not limited to, point-of-sale transfers, automated teller machine transactions, transfers initiated by telephone, wire transfers, and automated clearinghouse transfers.

(K) "Escrow Items" means those items that are described in Section 3.

(L) "Miscellaneous Proceeds" means any compensation, settlement, award of damages, or proceeds paid by any third party (other than insurance proceeds paid under the coverages described in Section 5) for: (i) damage to, or destruction of, the Property; (ii) condemnation or other taking of all or any part of the Property; (iii) conveyance in lieu of condemnation; or (iv) misrepresentations of, or omissions as to, the value and/or condition of the Property.

(M) "Mortgage Insurance" means insurance protecting Lender against the nonpayment of, or default on, the Loan.

(N) "Periodic Payment" means the regularly scheduled amount due for (i) principal and interest under the Note, plus (ii) any amounts under Section 3 of this Security Instrument.

(O) "RESPA" means the Real Estate Settlement Procedures Act (12 U.S.C. Section 2601 et seq.) and its implementing regulation, Regulation X (24 C.F.R. Part 3500), as they might be amended from time to time, or any additional or successor legislation or regulation that governs the same subject matter. As used in this Security Instrument, "RESPA" refers to all requirements and restrictions that are imposed in regard to a "federally related mortgage loan" even if the Loan does not qualify as a "federally related mortgage loan" under RESPA.

(P) "Successor in Interest of Borrower" means any party that has taken title to the Property, whether or not that party has assumed Borrower's obligations under the Note and/or this Security Instrument.

#### TRANSFER OF RIGHTS IN THE PROPERTY

This Security Instrument secures to Lender: (i) the repayment of the Loan, and all renewals, extensions and modifications of the Note; and (ii) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower does hereby mortgage, grant and convey to Lender, the following described property located in the County [Type of Recording Jurisdiction] of Broward [Name of Recording Jurisdiction] : THE EAST 1/2 OF LOT 16, BLOCK 10, HOLLYWOOD LITTLE RANCHES AMENDED, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 26, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

Parcel ID Number: 5142-16-01-4210

which currently has the address of

2302 Pierce Street

[Street]

Hollywood

[City], Florida 33020

[Zip Code]

("Property Address"):

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property."

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**BORROWER COVENANTS** that Borrower is lawfully seised of the estate hereby conveyed and has the right to mortgage, grant and convey the Property and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property.

**UNIFORM COVENANTS.** Borrower and Lender covenant and agree as follows:

**1. Payment of Principal, Interest, Escrow Items, Prepayment Charges, and Late Charges.** Borrower shall pay when due the principal of, and interest on, the debt evidenced by the Note and any prepayment charges and late charges due under the Note. Borrower shall also pay funds for Escrow Items pursuant to Section 3. Payments due under the Note and this Security Instrument shall be made in U.S. currency. However, if any check or other instrument received by Lender as payment under the Note or this Security Instrument is returned to Lender unpaid, Lender may require that any or all subsequent payments due under the Note and this Security Instrument be made in one or more of the following forms, as selected by Lender: (a) cash; (b) money order; (c) certified check, bank check, treasurer's check or cashier's check, provided any such check is drawn upon an institution whose deposits are insured by a federal agency, instrumentality, or entity; or (d) Electronic Funds Transfer.

Payments are deemed received by Lender when received at the location designated in the Note or at such other location as may be designated by Lender in accordance with the notice provisions in Section 15. Lender may return any payment or partial payment if the payment or partial payments are insufficient to bring the Loan current. Lender may accept any payment or partial payment insufficient to bring the Loan current, without waiver of any rights hereunder or prejudice to its rights to refuse such payment or partial payments in the future, but Lender is not obligated to apply such payments at the time such payments are accepted. If each Periodic Payment is applied as of its scheduled due date, then Lender need not pay interest on unapplied funds. Lender may hold such unapplied funds until Borrower makes payment to bring the Loan current. If Borrower does not do so within a reasonable period of time, Lender shall either apply such funds or return them to Borrower. If not applied earlier, such funds will be applied to the outstanding principal balance under the Note immediately prior to foreclosure. No offset or claim which Borrower might have now or in the future against Lender shall relieve Borrower from making payments due under the Note and this Security Instrument or performing the covenants and agreements secured by this Security Instrument.

**2. Application of Payments or Proceeds.** Except as otherwise described in this Section 2, all payments accepted and applied by Lender shall be applied in the following order of priority: (a) interest due under the Note; (b) principal due under the Note; (c) amounts due under Section 3. Such payments shall be applied to each Periodic Payment in the order in which it became due. Any remaining amounts shall be applied first to late charges, second to any other amounts due under this Security Instrument, and then to reduce the principal balance of the Note.

If Lender receives a payment from Borrower for a delinquent Periodic Payment which includes a sufficient amount to pay any late charge due, the payment may be applied to the delinquent payment and the late charge. If more than one Periodic Payment is outstanding, Lender may apply any payment received from Borrower to the repayment of the Periodic Payments if, and to the extent that, each payment can be paid in

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full. To the extent that any excess exists after the payment is applied to the full payment of one or more Periodic Payments, such excess may be applied to any late charges due. Voluntary prepayments shall be applied first to any prepayment charges and then as described in the Note.

Any application of payments, insurance proceeds, or Miscellaneous Proceeds to principal due under the Note shall not extend or postpone the due date, or change the amount, of the Periodic Payments.

**3. Funds for Escrow Items.** Borrower shall pay to Lender on the day Periodic Payments are due under the Note, until the Note is paid in full, a sum (the "Funds") to provide for payment of amounts due for: (a) taxes and assessments and other items which can attain priority over this Security Instrument as a lien or encumbrance on the Property; (b) leasehold payments or ground rents on the Property, if any; (c) premiums for any and all insurance required by Lender under Section 5; and (d) Mortgage Insurance premiums, if any, or any sums payable by Borrower to Lender in lieu of the payment of Mortgage Insurance premiums in accordance with the provisions of Section 10. These items are called "Escrow Items." At origination or at any time during the term of the Loan, Lender may require that Community Association Dues, Fees, and Assessments, if any, be escrowed by Borrower, and such dues, fees and assessments shall be an Escrow Item. Borrower shall promptly furnish to Lender all notices of amounts to be paid under this Section. Borrower shall pay Lender the Funds for Escrow Items unless Lender waives Borrower's obligation to pay the Funds for any or all Escrow Items. Lender may waive Borrower's obligation to pay to Lender Funds for any or all Escrow Items at any time. Any such waiver may only be in writing. In the event of such waiver, Borrower shall pay directly, when and where payable, the amounts due for any Escrow Items for which payment of Funds has been waived by Lender and, if Lender requires, shall furnish to Lender receipts evidencing such payment within such time period as Lender may require. Borrower's obligation to make such payments and to provide receipts shall for all purposes be deemed to be a covenant and agreement contained in this Security Instrument, as the phrase "covenant and agreement" is used in Section 9. If Borrower is obligated to pay Escrow Items directly, pursuant to a waiver, and Borrower fails to pay the amount due for an Escrow Item, Lender may exercise its rights under Section 9 and pay such amount and Borrower shall then be obligated under Section 9 to repay to Lender any such amount. Lender may revoke the waiver as to any or all Escrow Items at any time by a notice given in accordance with Section 15 and, upon such revocation, Borrower shall pay to Lender all Funds, and in such amounts, that are then required under this Section 3.

Lender may, at any time, collect and hold Funds in an amount (a) sufficient to permit Lender to apply the Funds at the time specified under RESPA, and (b) not to exceed the maximum amount a lender can require under RESPA. Lender shall estimate the amount of Funds due on the basis of current data and reasonable estimates of expenditures of future Escrow Items or otherwise in accordance with Applicable Law.

The Funds shall be held in an institution whose deposits are insured by a federal agency, instrumentality, or entity (including Lender, if Lender is an institution whose deposits are so insured) or in any Federal Home Loan Bank. Lender shall apply the Funds to pay the Escrow Items no later than the time specified under RESPA. Lender shall not charge Borrower for holding and applying the Funds, annually analyzing the escrow account, or verifying the Escrow Items, unless Lender pays Borrower interest on the Funds and Applicable Law permits Lender to make such a charge. Unless an agreement is made in writing or Applicable Law requires interest to be paid on the Funds, Lender shall not be required to pay Borrower any interest or earnings on the Funds. Borrower and Lender can agree in writing, however, that interest shall be paid on the Funds. Lender shall give to Borrower, without charge, an annual accounting of the Funds as required by RESPA.

If there is a surplus of Funds held in escrow, as defined under RESPA, Lender shall account to Borrower for the excess funds in accordance with RESPA. If there is a shortage of Funds held in escrow, as defined under RESPA, Lender shall notify Borrower as required by RESPA, and Borrower shall pay to Lender the amount necessary to make up the shortage in accordance with RESPA, but in no more than 12 monthly payments. If there is a deficiency of Funds held in escrow, as defined under RESPA, Lender shall notify Borrower as required by RESPA, and Borrower shall pay to Lender the amount necessary to make up the deficiency in accordance with RESPA, but in no more than 12 monthly payments.

Upon payment in full of all sums secured by this Security Instrument, Lender shall promptly refund to Borrower any Funds held by Lender.

**4. Charges; Liens.** Borrower shall pay all taxes, assessments, charges, fines, and impositions attributable to the Property which can attain priority over this Security Instrument, leasehold payments or ground rents on the Property, if any, and Community Association Dues, Fees, and Assessments, if any. To the extent that these items are Escrow Items, Borrower shall pay them in the manner provided in Section 3.

Borrower shall promptly discharge any lien which has priority over this Security Instrument unless Borrower: (a) agrees in writing to the payment of the obligation secured by the lien in a manner acceptable to Lender, but only so long as Borrower is performing such agreement; (b) contests the lien in good faith by, or defends against enforcement of the lien in, legal proceedings which in Lender's opinion operate to prevent the enforcement of the lien while those proceedings are pending, but only until such proceedings are concluded; or (c) secures from the holder of the lien an agreement satisfactory to Lender subordinating the lien to this Security Instrument. If Lender determines that any part of the Property is subject to a lien which can attain priority over this Security Instrument, Lender may give Borrower a notice identifying the lien. Within 10 days of the date on which that notice is given, Borrower shall satisfy the lien or take one or more of the actions set forth above in this Section 4.

Lender may require Borrower to pay a one-time charge for a real estate tax verification and/or reporting service used by Lender in connection with this Loan.

**5. Property Insurance.** Borrower shall keep the improvements now existing or hereafter erected on the Property insured against loss by fire, hazards included within the term "extended coverage," and any other hazards including, but not limited to, earthquakes and floods, for which Lender requires insurance. This insurance shall be maintained in the amounts (including deductible levels) and for the periods that Lender requires. What Lender requires pursuant to the preceding sentences can change during the term of the Loan. The insurance carrier providing the insurance shall be chosen by Borrower subject to Lender's right to disapprove Borrower's choice, which right shall not be exercised unreasonably. Lender may require Borrower to pay, in connection with this Loan, either: (a) a one-time charge for flood zone determination, certification and tracking services; or (b) a one-time charge for flood zone determination and certification services and subsequent charges each time remappings or similar changes occur which reasonably might affect such determination or certification. Borrower shall also be responsible for the payment of any fees imposed by the Federal Emergency Management Agency in connection with the review of any flood zone determination resulting from an objection by Borrower.

If Borrower fails to maintain any of the coverages described above, Lender may obtain insurance coverage, at Lender's option and Borrower's expense. Lender is under no obligation to purchase any particular type or amount of coverage. Therefore, such coverage shall cover Lender, but might or might not protect Borrower, Borrower's equity in the Property, or the contents of the Property, against any risk, hazard

or liability and might provide greater or lesser coverage than was previously in effect. Borrower acknowledges that the cost of the insurance coverage so obtained might significantly exceed the cost of insurance that Borrower could have obtained. Any amounts disbursed by Lender under this Section 5 shall become additional debt of Borrower secured by this Security Instrument. These amounts shall bear interest at the Note rate from the date of disbursement and shall be payable, with such interest, upon notice from Lender to Borrower requesting payment.

All insurance policies required by Lender and renewals of such policies shall be subject to Lender's right to disapprove such policies, shall include a standard mortgage clause, and shall name Lender as mortgagee and/or as an additional loss payee. Lender shall have the right to hold the policies and renewal certificates. If Lender requires, Borrower shall promptly give to Lender all receipts of paid premiums and renewal notices. If Borrower obtains any form of insurance coverage, not otherwise required by Lender, for damage to, or destruction of, the Property, such policy shall include a standard mortgage clause and shall name Lender as mortgagee and/or as an additional loss payee.

In the event of loss, Borrower shall give prompt notice to the insurance carrier and Lender. Lender may make proof of loss if not made promptly by Borrower. Unless Lender and Borrower otherwise agree in writing, any insurance proceeds, whether or not the underlying insurance was required by Lender, shall be applied to restoration or repair of the Property, if the restoration or repair is economically feasible and Lender's security is not lessened. During such repair and restoration period, Lender shall have the right to hold such insurance proceeds until Lender has had an opportunity to inspect such Property to ensure the work has been completed to Lender's satisfaction, provided that such inspection shall be undertaken promptly. Lender may disburse proceeds for the repairs and restoration in a single payment or in a series of progress payments as the work is completed. Unless an agreement is made in writing or Applicable Law requires interest to be paid on such insurance proceeds, Lender shall not be required to pay Borrower any interest or earnings on such proceeds. Fees for public adjusters, or other third parties, retained by Borrower shall not be paid out of the insurance proceeds and shall be the sole obligation of Borrower. If the restoration or repair is not economically feasible or Lender's security would be lessened, the insurance proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with the excess, if any, paid to Borrower. Such insurance proceeds shall be applied in the order provided for in Section 2.

If Borrower abandons the Property, Lender may file, negotiate and settle any available insurance claim and related matters. If Borrower does not respond within 30 days to a notice from Lender that the insurance carrier has offered to settle a claim, then Lender may negotiate and settle the claim. The 30-day period will begin when the notice is given. In either event, or if Lender acquires the Property under Section 22 or otherwise, Borrower hereby assigns to Lender (a) Borrower's rights to any insurance proceeds in an amount not to exceed the amounts unpaid under the Note or this Security Instrument, and (b) any other of Borrower's rights (other than the right to any refund of unearned premiums paid by Borrower) under all insurance policies covering the Property, insofar as such rights are applicable to the coverage of the Property. Lender may use the insurance proceeds either to repair or restore the Property or to pay amounts unpaid under the Note or this Security Instrument, whether or not then due.

**6. Occupancy.** Borrower shall occupy, establish, and use the Property as Borrower's principal residence within 60 days after the execution of this Security Instrument and shall continue to occupy the Property as Borrower's principal residence for at least one year after the date of occupancy, unless Lender otherwise

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agrees in writing, which consent shall not be unreasonably withheld, or unless extenuating circumstances exist which are beyond Borrower's control.

**7. Preservation, Maintenance and Protection of the Property; Inspections.** Borrower shall not destroy, damage or impair the Property, allow the Property to deteriorate or commit waste on the Property. Whether or not Borrower is residing in the Property, Borrower shall maintain the Property in order to prevent the Property from deteriorating or decreasing in value due to its condition. Unless it is determined pursuant to Section 5 that repair or restoration is not economically feasible, Borrower shall promptly repair the Property if damaged to avoid further deterioration or damage. If insurance or condemnation proceeds are paid in connection with damage to, or the taking of, the Property, Borrower shall be responsible for repairing or restoring the Property only if Lender has released proceeds for such purposes. Lender may disburse proceeds for the repairs and restoration in a single payment or in a series of progress payments as the work is completed. If the insurance or condemnation proceeds are not sufficient to repair or restore the Property, Borrower is not relieved of Borrower's obligation for the completion of such repair or restoration.

Lender or its agent may make reasonable entries upon and inspections of the Property. If it has reasonable cause, Lender may inspect the interior of the improvements on the Property. Lender shall give Borrower notice at the time of or prior to such an interior inspection specifying such reasonable cause.

**8. Borrower's Loan Application.** Borrower shall be in default if, during the Loan application process, Borrower or any persons or entities acting at the direction of Borrower or with Borrower's knowledge or consent gave materially false, misleading, or inaccurate information or statements to Lender (or failed to provide Lender with material information) in connection with the Loan. Material representations include, but are not limited to, representations concerning Borrower's occupancy of the Property as Borrower's principal residence.

**9. Protection of Lender's Interest in the Property and Rights Under this Security Instrument.** If (a) Borrower fails to perform the covenants and agreements contained in this Security Instrument, (b) there is a legal proceeding that might significantly affect Lender's interest in the Property and/or rights under this Security Instrument (such as a proceeding in bankruptcy, probate, for condemnation or forfeiture, for enforcement of a lien which may attain priority over this Security Instrument or to enforce laws or regulations), or (c) Borrower has abandoned the Property, then Lender may do and pay for whatever is reasonable or appropriate to protect Lender's interest in the Property and rights under this Security Instrument, including protecting and/or assessing the value of the Property, and securing and/or repairing the Property. Lender's actions can include, but are not limited to: (a) paying any sums secured by a lien which has priority over this Security Instrument; (b) appearing in court; and (c) paying reasonable attorneys' fees to protect its interest in the Property and/or rights under this Security Instrument, including its secured position in a bankruptcy proceeding. Securing the Property includes, but is not limited to, entering the Property to make repairs, change locks, replace or board up doors and windows, drain water from pipes, eliminate building or other code violations or dangerous conditions, and have utilities turned on or off. Although Lender may take action under this Section 9, Lender does not have to do so and is not under any duty or obligation to do so. It is agreed that Lender incurs no liability for not taking any or all actions authorized under this Section 9.

Any amounts disbursed by Lender under this Section 9 shall become additional debt of Borrower secured by this Security Instrument. These amounts shall bear interest at the Note rate from the date of

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disbursement and shall be payable, with such interest, upon notice from Lender to Borrower requesting payment.

If this Security Instrument is on a leasehold, Borrower shall comply with all the provisions of the lease. If Borrower acquires fee title to the Property, the leasehold and the fee title shall not merge unless Lender agrees to the merger in writing.

**10. Mortgage Insurance.** If Lender required Mortgage Insurance as a condition of making the Loan, Borrower shall pay the premiums required to maintain the Mortgage Insurance in effect. If, for any reason, the Mortgage Insurance coverage required by Lender ceases to be available from the mortgage insurer that previously provided such insurance and Borrower was required to make separately designated payments toward the premiums for Mortgage Insurance, Borrower shall pay the premiums required to obtain coverage substantially equivalent to the Mortgage Insurance previously in effect, at a cost substantially equivalent to the cost to Borrower of the Mortgage Insurance previously in effect, from an alternate mortgage insurer selected by Lender. If substantially equivalent Mortgage Insurance coverage is not available, Borrower shall continue to pay to Lender the amount of the separately designated payments that were due when the insurance coverage ceased to be in effect. Lender will accept, use and retain these payments as a non-refundable loss reserve in lieu of Mortgage Insurance. Such loss reserve shall be non-refundable, notwithstanding the fact that the Loan is ultimately paid in full, and Lender shall not be required to pay Borrower any interest or earnings on such loss reserve. Lender can no longer require loss reserve payments if Mortgage Insurance coverage (in the amount and for the period that Lender requires) provided by an insurer selected by Lender again becomes available, is obtained, and Lender requires separately designated payments toward the premiums for Mortgage Insurance. If Lender required Mortgage Insurance as a condition of making the Loan and Borrower was required to make separately designated payments toward the premiums for Mortgage Insurance, Borrower shall pay the premiums required to maintain Mortgage Insurance in effect, or to provide a non-refundable loss reserve, until Lender's requirement for Mortgage Insurance ends in accordance with any written agreement between Borrower and Lender providing for such termination or until termination is required by Applicable Law. Nothing in this Section 10 affects Borrower's obligation to pay interest at the rate provided in the Note.

Mortgage Insurance reimburses Lender (or any entity that purchases the Note) for certain losses it may incur if Borrower does not repay the Loan as agreed. Borrower is not a party to the Mortgage Insurance.

Mortgage insurers evaluate their total risk on all such insurance in force from time to time, and may enter into agreements with other parties that share or modify their risk, or reduce losses. These agreements are on terms and conditions that are satisfactory to the mortgage insurer and the other party (or parties) to these agreements. These agreements may require the mortgage insurer to make payments using any source of funds that the mortgage insurer may have available (which may include funds obtained from Mortgage Insurance premiums).

As a result of these agreements, Lender, any purchaser of the Note, another insurer, any reinsurer, any other entity, or any affiliate of any of the foregoing, may receive (directly or indirectly) amounts that derive from (or might be characterized as) a portion of Borrower's payments for Mortgage Insurance, in exchange for sharing or modifying the mortgage insurer's risk, or reducing losses. If such agreement provides that an affiliate of Lender takes a share of the insurer's risk in exchange for a share of the premiums paid to the insurer, the arrangement is often termed "captive reinsurance." Further:

(a) Any such agreements will not affect the amounts that Borrower has agreed to pay for Mortgage Insurance, or any other terms of the Loan. Such agreements will not increase the amount Borrower will owe for Mortgage Insurance, and they will not entitle Borrower to any refund.

(b) Any such agreements will not affect the rights Borrower has - if any - with respect to the Mortgage Insurance under the Homeowners Protection Act of 1998 or any other law. These rights may include the right to receive certain disclosures, to request and obtain cancellation of the Mortgage Insurance, to have the Mortgage Insurance terminated automatically, and/or to receive a refund of any Mortgage Insurance premiums that were unearned at the time of such cancellation or termination.

**11. Assignment of Miscellaneous Proceeds; Forfeiture.** All Miscellaneous Proceeds are hereby assigned to and shall be paid to Lender.

If the Property is damaged, such Miscellaneous Proceeds shall be applied to restoration or repair of the Property, if the restoration or repair is economically feasible and Lender's security is not lessened. During such repair and restoration period, Lender shall have the right to hold such Miscellaneous Proceeds until Lender has had an opportunity to inspect such Property to ensure the work has been completed to Lender's satisfaction, provided that such inspection shall be undertaken promptly. Lender may pay for the repairs and restoration in a single disbursement or in a series of progress payments as the work is completed. Unless an agreement is made in writing or Applicable Law requires interest to be paid on such Miscellaneous Proceeds, Lender shall not be required to pay Borrower any interest or earnings on such Miscellaneous Proceeds. If the restoration or repair is not economically feasible or Lender's security would be lessened, the Miscellaneous Proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with the excess, if any, paid to Borrower. Such Miscellaneous Proceeds shall be applied in the order provided for in Section 2.

In the event of a total taking, destruction, or loss in value of the Property, the Miscellaneous Proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with the excess, if any, paid to Borrower.

In the event of a partial taking, destruction, or loss in value of the Property in which the fair market value of the Property immediately before the partial taking, destruction, or loss in value is equal to or greater than the amount of the sums secured by this Security Instrument immediately before the partial taking, destruction, or loss in value, unless Borrower and Lender otherwise agree in writing, the sums secured by this Security Instrument shall be reduced by the amount of the Miscellaneous Proceeds multiplied by the following fraction: (a) the total amount of the sums secured immediately before the partial taking, destruction, or loss in value divided by (b) the fair market value of the Property immediately before the partial taking, destruction, or loss in value. Any balance shall be paid to Borrower.

In the event of a partial taking, destruction, or loss in value of the Property in which the fair market value of the Property immediately before the partial taking, destruction, or loss in value is less than the amount of the sums secured immediately before the partial taking, destruction, or loss in value, unless Borrower and Lender otherwise agree in writing, the Miscellaneous Proceeds shall be applied to the sums secured by this Security Instrument whether or not the sums are then due.

If the Property is abandoned by Borrower, or if, after notice by Lender to Borrower that the Opposing Party (as defined in the next sentence) offers to make an award to settle a claim for damages, Borrower fails to respond to Lender within 30 days after the date the notice is given, Lender is authorized to collect and apply the Miscellaneous Proceeds either to restoration or repair of the Property or to the sums secured by this Security Instrument, whether or not then due. "Opposing Party" means the third party that owes Borrower Miscellaneous Proceeds or the party against whom Borrower has a right of action in regard to Miscellaneous Proceeds.

Borrower shall be in default if any action or proceeding, whether civil or criminal, is begun that, in Lender's judgment, could result in forfeiture of the Property or other material impairment of Lender's interest in the Property or rights under this Security Instrument. Borrower can cure such a default and, if acceleration has occurred, reinstate as provided in Section 19, by causing the action or proceeding to be dismissed with a ruling that, in Lender's judgment, precludes forfeiture of the Property or other material impairment of Lender's interest in the Property or rights under this Security Instrument. The proceeds of any award or claim for damages that are attributable to the impairment of Lender's interest in the Property are hereby assigned and shall be paid to Lender.

All Miscellaneous Proceeds that are not applied to restoration or repair of the Property shall be applied in the order provided for in Section 2.

**12. Borrower Not Released; Forbearance By Lender Not a Waiver.** Extension of the time for payment or modification of amortization of the sums secured by this Security Instrument granted by Lender

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to Borrower or any Successor in Interest of Borrower shall not operate to release the liability of Borrower or any Successors in Interest of Borrower. Lender shall not be required to commence proceedings against any Successor in Interest of Borrower or to refuse to extend time for payment or otherwise modify amortization of the sums secured by this Security Instrument by reason of any demand made by the original Borrower or any Successors in Interest of Borrower. Any forbearance by Lender in exercising any right or remedy including, without limitation, Lender's acceptance of payments from third persons, entities or Successors in Interest of Borrower or in amounts less than the amount then due, shall not be a waiver of or preclude the exercise of any right or remedy.

**13. Joint and Several Liability; Co-signers; Successors and Assigns Bound.** Borrower covenants and agrees that Borrower's obligations and liability shall be joint and several. However, any Borrower who co-signs this Security Instrument but does not execute the Note (a "co-signer"): (a) is co-signing this Security Instrument only to mortgage, grant and convey the co-signer's interest in the Property under the terms of this Security Instrument; (b) is not personally obligated to pay the sums secured by this Security Instrument; and (c) agrees that Lender and any other Borrower can agree to extend, modify, forbear or make any accommodations with regard to the terms of this Security Instrument or the Note without the co-signer's consent.

Subject to the provisions of Section 18, any Successor in Interest of Borrower who assumes Borrower's obligations under this Security Instrument in writing, and is approved by Lender, shall obtain all of Borrower's rights and benefits under this Security Instrument. Borrower shall not be released from Borrower's obligations and liability under this Security Instrument unless Lender agrees to such release in writing. The covenants and agreements of this Security Instrument shall bind (except as provided in Section 20) and benefit the successors and assigns of Lender.

**14. Loan Charges.** Lender may charge Borrower fees for services performed in connection with Borrower's default, for the purpose of protecting Lender's interest in the Property and rights under this Security Instrument, including, but not limited to, attorneys' fees, property inspection and valuation fees. In regard to any other fees, the absence of express authority in this Security Instrument to charge a specific fee to Borrower shall not be construed as a prohibition on the charging of such fee. Lender may not charge fees that are expressly prohibited by this Security Instrument or by Applicable Law.

If the Loan is subject to a law which sets maximum loan charges, and that law is finally interpreted so that the interest or other loan charges collected or to be collected in connection with the Loan exceed the permitted limits, then: (a) any such loan charge shall be reduced by the amount necessary to reduce the charge to the permitted limit; and (b) any sums already collected from Borrower which exceeded permitted limits will be refunded to Borrower. Lender may choose to make this refund by reducing the principal owed under the Note or by making a direct payment to Borrower. If a refund reduces principal, the reduction will be treated as a partial prepayment without any prepayment charge (whether or not a prepayment charge is provided for under the Note). Borrower's acceptance of any such refund made by direct payment to Borrower will constitute a waiver of any right of action Borrower might have arising out of such overcharge.

**15. Notices.** All notices given by Borrower or Lender in connection with this Security Instrument must be in writing. Any notice to Borrower in connection with this Security Instrument shall be deemed to have been given to Borrower when mailed by first class mail or when actually delivered to Borrower's notice address if sent by other means. Notice to any one Borrower shall constitute notice to all Borrowers unless Applicable Law expressly requires otherwise. The notice address shall be the Property Address unless Borrower has designated a substitute notice address by notice to Lender. Borrower shall promptly notify Lender of Borrower's change of address. If Lender specifies a procedure for reporting Borrower's change of address, then Borrower shall only report a change of address through that specified procedure. There may be only one designated notice address under this Security Instrument at any one time. Any notice to Lender shall be given by delivering it or by mailing it by first class mail to Lender's address stated herein unless Lender has designated another address by notice to Borrower. Any notice in connection with this Security Instrument

shall not be deemed to have been given to Lender until actually received by Lender. If any notice required by this Security Instrument is also required under Applicable Law, the Applicable Law requirement will satisfy the corresponding requirement under this Security Instrument.

**16. Governing Law; Severability; Rules of Construction.** This Security Instrument shall be governed by federal law and the law of the jurisdiction in which the Property is located. All rights and obligations contained in this Security Instrument are subject to any requirements and limitations of Applicable Law. Applicable Law might explicitly or implicitly allow the parties to agree by contract or it might be silent, but such silence shall not be construed as a prohibition against agreement by contract. In the event that any provision or clause of this Security Instrument or the Note conflicts with Applicable Law, such conflict shall not affect other provisions of this Security Instrument or the Note which can be given effect without the conflicting provision.

As used in this Security Instrument: (a) words of the masculine gender shall mean and include corresponding neuter words or words of the feminine gender; (b) words in the singular shall mean and include the plural and vice versa; and (c) the word "may" gives sole discretion without any obligation to take any action.

**17. Borrower's Copy.** Borrower shall be given one copy of the Note and of this Security Instrument.

**18. Transfer of the Property or a Beneficial Interest in Borrower.** As used in this Section 18, "Interest in the Property" means any legal or beneficial interest in the Property, including, but not limited to, those beneficial interests transferred in a bond for deed, contract for deed, installment sales contract or escrow agreement, the intent of which is the transfer of title by Borrower at a future date to a purchaser.

If all or any part of the Property or any Interest in the Property is sold or transferred (or if Borrower is not a natural person and a beneficial interest in Borrower is sold or transferred) without Lender's prior written consent, Lender may require immediate payment in full of all sums secured by this Security Instrument. However, this option shall not be exercised by Lender if such exercise is prohibited by Applicable Law.

If Lender exercises this option, Lender shall give Borrower notice of acceleration. The notice shall provide a period of not less than 30 days from the date the notice is given in accordance with Section 15 within which Borrower must pay all sums secured by this Security Instrument. If Borrower fails to pay these sums prior to the expiration of this period, Lender may invoke any remedies permitted by this Security Instrument without further notice or demand on Borrower.

**19. Borrower's Right to Reinstate After Acceleration.** If Borrower meets certain conditions, Borrower shall have the right to have enforcement of this Security Instrument discontinued at any time prior to the earliest of: (a) five days before sale of the Property pursuant to any power of sale contained in this Security Instrument; (b) such other period as Applicable Law might specify for the termination of Borrower's right to reinstate; or (c) entry of a judgment enforcing this Security Instrument. Those conditions are that Borrower: (a) pays Lender all sums which then would be due under this Security Instrument and the Note as if no acceleration had occurred; (b) cures any default of any other covenants or agreements; (c) pays all expenses incurred in enforcing this Security Instrument, including, but not limited to, reasonable attorneys' fees, property inspection and valuation fees, and other fees incurred for the purpose of protecting Lender's interest in the Property and rights under this Security Instrument; and (d) takes such action as Lender may reasonably require to assure that Lender's interest in the Property and rights under this Security Instrument,

and Borrower's obligation to pay the sums secured by this Security Instrument, shall continue unchanged. Lender may require that Borrower pay such reinstatement sums and expenses in one or more of the following forms, as selected by Lender: (a) cash; (b) money order; (c) certified check, bank check, treasurer's check or cashier's check, provided any such check is drawn upon an institution whose deposits are insured by a federal agency, instrumentality or entity; or (d) Electronic Funds Transfer. Upon reinstatement by Borrower, this Security Instrument and obligations secured hereby shall remain fully effective as if no acceleration had occurred. However, this right to reinstate shall not apply in the case of acceleration under Section 18.

**20. Sale of Note; Change of Loan Servicer; Notice of Grievance.** The Note or a partial interest in the Note (together with this Security Instrument) can be sold one or more times without prior notice to Borrower. A sale might result in a change in the entity (known as the "Loan Servicer") that collects Periodic Payments due under the Note and this Security Instrument and performs other mortgage loan servicing obligations under the Note, this Security Instrument, and Applicable Law. There also might be one or more changes of the Loan Servicer unrelated to a sale of the Note. If there is a change of the Loan Servicer, Borrower will be given written notice of the change which will state the name and address of the new Loan Servicer, the address to which payments should be made and any other information RESPA requires in connection with a notice of transfer of servicing. If the Note is sold and thereafter the Loan is serviced by a Loan Servicer other than the purchaser of the Note, the mortgage loan servicing obligations to Borrower will remain with the Loan Servicer or be transferred to a successor Loan Servicer and are not assumed by the Note purchaser unless otherwise provided by the Note purchaser.

Neither Borrower nor Lender may commence, join, or be joined to any judicial action (as either an individual litigant or the member of a class) that arises from the other party's actions pursuant to this Security Instrument or that alleges that the other party has breached any provision of, or any duty owed by reason of, this Security Instrument, until such Borrower or Lender has notified the other party (with such notice given in compliance with the requirements of Section 15) of such alleged breach and afforded the other party hereto a reasonable period after the giving of such notice to take corrective action. If Applicable Law provides a time period which must elapse before certain action can be taken, that time period will be deemed to be reasonable for purposes of this paragraph. The notice of acceleration and opportunity to cure given to Borrower pursuant to Section 22 and the notice of acceleration given to Borrower pursuant to Section 18 shall be deemed to satisfy the notice and opportunity to take corrective action provisions of this Section 20.

**21. Hazardous Substances.** As used in this Section 21: (a) "Hazardous Substances" are those substances defined as toxic or hazardous substances, pollutants, or wastes by Environmental Law and the following substances: gasoline, kerosene, other flammable or toxic petroleum products, toxic pesticides and herbicides, volatile solvents, materials containing asbestos or formaldehyde, and radioactive materials; (b) "Environmental Law" means federal laws and laws of the jurisdiction where the Property is located that relate to health, safety or environmental protection; (c) "Environmental Cleanup" includes any response action, remedial action, or removal action, as defined in Environmental Law; and (d) an "Environmental Condition" means a condition that can cause, contribute to, or otherwise trigger an Environmental Cleanup.

Borrower shall not cause or permit the presence, use, disposal, storage, or release of any Hazardous Substances, or threaten to release any Hazardous Substances, on or in the Property. Borrower shall not do, nor allow anyone else to do, anything affecting the Property (a) that is in violation of any Environmental

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Law, (b) which creates an Environmental Condition, or (c) which, due to the presence, use, or release of a Hazardous Substance, creates a condition that adversely affects the value of the Property. The preceding two sentences shall not apply to the presence, use, or storage on the Property of small quantities of Hazardous Substances that are generally recognized to be appropriate to normal residential uses and to maintenance of the Property (including, but not limited to, hazardous substances in consumer products).

Borrower shall promptly give Lender written notice of (a) any investigation, claim, demand, lawsuit or other action by any governmental or regulatory agency or private party involving the Property and any Hazardous Substance or Environmental Law of which Borrower has actual knowledge, (b) any Environmental Condition, including but not limited to, any spilling, leaking, discharge, release or threat of release of any Hazardous Substance, and (c) any condition caused by the presence, use or release of a Hazardous Substance which adversely affects the value of the Property. If Borrower learns, or is notified by any governmental or regulatory authority, or any private party, that any removal or other remediation of any Hazardous Substance affecting the Property is necessary, Borrower shall promptly take all necessary remedial actions in accordance with Environmental Law. Nothing herein shall create any obligation on Lender for an Environmental Cleanup.

NON-UNIFORM COVENANTS. Borrower and Lender further covenant and agree as follows:

**22. Acceleration; Remedies.** Lender shall give notice to Borrower prior to acceleration following Borrower's breach of any covenant or agreement in this Security Instrument (but not prior to acceleration under Section 18 unless Applicable Law provides otherwise). The notice shall specify: (a) the default; (b) the action required to cure the default; (c) a date, not less than 30 days from the date the notice is given to Borrower, by which the default must be cured; and (d) that failure to cure the default on or before the date specified in the notice may result in acceleration of the sums secured by this Security Instrument, foreclosure by judicial proceeding and sale of the Property. The notice shall further inform Borrower of the right to reinstate after acceleration and the right to assert in the foreclosure proceeding the non-existence of a default or any other defense of Borrower to acceleration and foreclosure. If the default is not cured on or before the date specified in the notice, Lender at its option may require immediate payment in full of all sums secured by this Security Instrument without further demand and may foreclose this Security Instrument by judicial proceeding. Lender shall be entitled to collect all expenses incurred in pursuing the remedies provided in this Section 22, including, but not limited to, reasonable attorneys' fees and costs of title evidence.

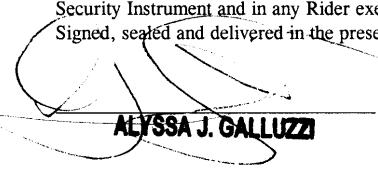
**23. Release.** Upon payment of all sums secured by this Security Instrument, Lender shall release this Security Instrument. Borrower shall pay any recordation costs. Lender may charge Borrower a fee for releasing this Security Instrument, but only if the fee is paid to a third party for services rendered and the charging of the fee is permitted under Applicable Law.

**24. Attorneys' Fees.** As used in this Security Instrument and the Note, attorneys' fees shall include those awarded by an appellate court and any attorneys' fees incurred in a bankruptcy proceeding.

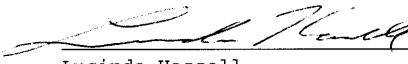
**25. Jury Trial Waiver.** The Borrower hereby waives any right to a trial by jury in any action, proceeding, claim, or counterclaim, whether in contract or tort, at law or in equity, arising out of or in any way related to this Security Instrument or the Note.

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument and in any Rider executed by Borrower and recorded with it.

Signed, sealed and delivered in the presence of:



ALYSSA J. GALLUZZI



Lucinda Hassell

(Seal)

-Borrower

(Address)

(Seal)

-Borrower

(Address)

(Seal)

-Borrower

(Seal)

-Borrower

(Address)

(Address)

(Seal)

-Borrower

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-Borrower

(Address)

(Address)

STATE OF FLORIDA,

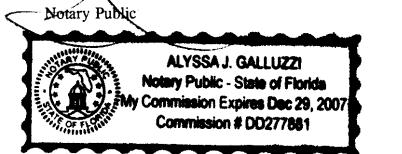
Broward

The foregoing instrument was acknowledged before me this  
Lucinda Hassell

County ss:  
November 8, 2005

by

who is personally known to me or who has produced *LICENSE* as identification.



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Escrow File No.: **23925-05**

**EXHIBIT "A"**

**The East 1/2 of Lot 16, Block 10, HOLLYWOOD LITTLE RANCHES AMENDED,  
according to the plat thereof, as recorded in Plat Book 1, Page 26, of the Public Records of  
Broward County, Florida.**

**A/K/A: 2302 Pierce Street, Hollywood, FL 33020**

## ADJUSTABLE RATE RIDER

(LIBOR 6 Month Index (As Published In The Wall Street Journal) - Rate Caps)

THIS ADJUSTABLE RATE RIDER is made this 8th day of November, 2005, and is incorporated into and shall be deemed to amend and supplement the Mortgage, Deed of Trust or Security Deed (the "Security Instrument") of the same date given by the undersigned (the "Borrower") to secure Borrower's Adjustable Rate Note (the "Note") to Aames Funding Corporation DBA Aames Home Loan

(the "Lender") of the same date and covering the Property described in the Security Instrument and located at:

2302 Pierce Street, Hollywood, FL 33020

[Property Address]

**THE NOTE CONTAINS PROVISIONS ALLOWING FOR CHANGES IN THE INTEREST RATE AND THE MONTHLY PAYMENT. THE NOTE LIMITS THE AMOUNT THE BORROWER'S INTEREST RATE CAN CHANGE AT ANY ONE TIME AND THE MAXIMUM RATE THE BORROWER MUST PAY.**

**ADDITIONAL COVENANTS.** In addition to the covenants and agreements made in the Security Instrument, Borrower and Lender further covenant and agree as follows:

**A. INTEREST RATE AND MONTHLY PAYMENT CHANGES**

The Note provides for an initial interest rate of 5.990 %. The Note provides for changes in the interest rate and the monthly payments, as follows:

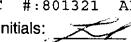
**4. INTEREST RATE AND MONTHLY PAYMENT CHANGES**

**(A) Change Dates**

The interest rate I will pay may change on the 1st day of December, 2007, and on that day every 6th month thereafter. Each date on which my interest rate could change is called a "Change Date."

**(B) The Index**

Beginning with the first Change Date, my interest rate will be based on an Index. The "Index" is the average of interbank offered rates for 6 month U.S. dollar-denominated deposits in the London market ("LIBOR"), as published in The Wall Street Journal. The most recent Index figure available as of the first

**MULTISTATE ADJUSTABLE RATE RIDER**  
**AS430U (0505)**    DOC #:801321 APPL #:0005461025  
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VMP Mortgage Solutions, Inc. (800)521-7291

business day of the month immediately preceding the month in which the Change Date occurs is called the "Current Index."

If the Index is no longer available, the Note Holder will choose a new Index that is based upon comparable information. The Note Holder will give me notice of this choice.

**(C) Calculation of Changes**

Before each Change Date, the Note Holder will calculate my new interest rate by adding **Five and One Half** percentage point(s) ( **5.500 %** ) to the Current Index. The Note Holder will then round the result of this addition to the nearest one-eighth of one percentage point (0.125%). Subject to the limits stated in Section 4(D) below, this rounded amount will be my new interest rate until the next Change Date.

The Note Holder will then determine the amount of the monthly payment that would be sufficient to repay the unpaid principal that I am expected to owe at the Change Date in full **480** months after the first payment date identified in Section 3 of the Note at my new interest rate in substantially equal payments. The result of this calculation will be the new amount of my monthly payments.

**(D) Limits on Interest Rate Changes**

The interest rate I am required to pay at the first Change Date will not be greater than **7.990 %** or less than **5.990 %**. Thereafter, my interest rate will never be increased or decreased on any single Change Date by more than **One** percentage point(s) ( **1.000 %** ) from the rate of interest I have been paying for the preceding **6** months. My interest rate will never be greater than **11.990 %** or less than **5.990 %**.

**(E) Effective Date of Changes**

My new interest rate will become effective on each Change Date. I will pay the amount of my new monthly payment beginning on the first monthly payment date after the Change Date until the amount of my monthly payment changes again.

**(F) Notice of Changes**

The Note Holder will deliver or mail to me a notice of any changes in my interest rate and the amount of my monthly payment before the effective date of any change. The notice will include information required by law to be given me and also the telephone number of a person who will answer any question I may have regarding the notice.

**B. TRANSFER OF THE PROPERTY OR A BENEFICIAL INTEREST IN BORROWER** Uniform Covenant 17 of the Security Instrument is amended to read as follows:

**Transfer of the Property or a Beneficial Interest in Borrower.** If all or any part of the Property or any interest in it is sold or transferred (or if a beneficial interest in Borrower is sold or transferred and Borrower is not a natural person) without Lender's prior written consent, Lender may, at its option, require immediate payment in full of all sums secured by this Security Instrument. However, this option shall not be exercised by Lender if exercise is prohibited by federal law as of the date of this Security Instrument. Lender also shall not exercise this option if: (a) Borrower causes to be submitted to Lender

information required by Lender to evaluate the intended transferee as if a new loan were being made to the transferee; and (b) Lender reasonably determines that Lender's security will not be impaired by the loan assumption and that the risk of a breach of any covenant or agreement in this Security Instrument is acceptable to Lender.

To the extent permitted by applicable law, Lender may charge a reasonable fee as a condition to Lender's consent to the loan assumption. Lender also may require the transferee to sign an assumption agreement that is acceptable to Lender and that obligates the transferee to keep all the promises and agreements made in the Note and in this Security Instrument. Borrower will continue to be obligated under the Note and this Security Instrument unless Lender releases Borrower in writing.

If Lender exercises the option to require immediate payment in full, Lender shall give Borrower notice of acceleration. The notice shall provide a period of not less than 30 days from the date the notice is delivered or mailed within which Borrower must pay all sums secured by this Security Instrument. If Borrower fails to pay these sums prior to the expiration of this period, Lender may invoke any remedies permitted by this Security Instrument without further notice or demand on Borrower.

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Adjustable Rate Rider.

 (Seal) \_\_\_\_\_ (Seal)  
Lucinda Hassell \_\_\_\_\_ -Borrower \_\_\_\_\_ -Borrower  
\_\_\_\_\_  
\_\_\_\_\_  
(Seal) (Seal)  
-Borrower -Borrower

*[Sign Original Only]*

Patrick Nugent / Linda Rodriguez  
2740 E. Oakland Pk. Blvd. Ste. 101  
Fort Lauderdale, FL 33301  
Recording Dept.

23925A-05

Return To:  
TransUnion Settlement Solutions, Inc.  
Attn: Recording Department  
8742 Lucent Blvd.  
Suite 500  
Littleton, CO 80129-2386

This instrument was prepared by:  
Ruth Naranjo  
3731 Wilshire Blvd.  
3rd Floor  
Los Angeles, CA 90010

## MORTGAGE

THIS MORTGAGE is made this 8th day of November 2005, between the Mortgagor,  
Lucinda Hassell

, whose address is

2302 Pierce Street, Hollywood, FL 33020

(herein "Borrower"), and the Mortgagee,

Aames Funding Corporation DBA Aames Home Loan  
existing under the laws of The State of California  
350 South Grand Avenue, 42nd Floor, Los Angeles, CA 90071

, a corporation organized and  
, whose address is

(herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of U.S. \$ 76,250.00 which indebtedness is evidenced by Borrower's note dated November 8, 2005 and extensions and renewals thereof (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on December 1, 2020

TO SECURE to Lender the repayment of the indebtedness evidenced by the Note, with interest thereon; the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage; and the performance of the covenants and agreements of Borrower herein contained, Borrower does hereby mortgage, grant and convey to Lender the following described property located in the County of Broward

,  
State of Florida:

THE EAST 1/2 OF LOT 16, BLOCK 10, HOLLYWOOD LITTLE RANCHES AMENDED, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 26, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

which has the address of 2302 Pierce Street [Street],  
Hollywood [City], Florida 33020 [ZIP Code] (herein "Property Address");

### FLORIDA - SECOND MORTGAGE - 1/80 - FNMA/FHLMC UNIFORM INSTRUMENT

100-76(FL) (0204)01

Page 1 of 5  
VMP MORTGAGE FORMS - (800)521-7291

Initials:

  
Form 3810  
Amended 5/93

10431 9507.05

DOC #: 021401  
APPL #: 0005548441



16

TOGETHER with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances and rents, all of which shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are hereinafter referred to as the "Property."

Borrower covenants that Borrower is lawfully seized of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, and that the Property is unencumbered, except for encumbrances of record. Borrower covenants that Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to encumbrances of record.

**UNIFORM COVENANTS.** Borrower and Lender covenant and agree as follows:

**1. Payment of Principal and Interest.** Borrower shall promptly pay when due the principal and interest indebtedness evidenced by the Note and late charges as provided in the Note.

**2. Funds for Taxes and Insurance.** Subject to applicable law or a written waiver by Lender, Borrower shall pay to Lender on the day monthly payments of principal and interest are payable under the Note, until the Note is paid in full, a sum (herein "Funds") equal to one-twelfth of the yearly taxes and assessments (including condominium and planned unit development assessments, if any) which may attain priority over this Mortgage and ground rents on the Property, if any, plus one-twelfth of yearly premium installments for hazard insurance, plus one-twelfth of yearly premium installments for mortgage insurance, if any, all as reasonably estimated initially and from time to time by Lender on the basis of assessments and bills and reasonable estimates thereof. Borrower shall not be obligated to make such payments of Funds to Lender to the extent that Borrower makes such payments to the holder of a prior mortgage or deed of trust if such holder is an institutional lender.

If Borrower pays Funds to Lender, the Funds shall be held in an institution the deposits or accounts of which are insured or guaranteed by a federal or state agency (including Lender if Lender is such an institution). Lender shall apply the Funds to pay said taxes, assessments, insurance premiums and ground rents. Lender may not charge for so holding and applying the Funds, analyzing said account or verifying and compiling said assessments and bills, unless Lender pays Borrower interest on the Funds and applicable law permits Lender to make such a charge. Borrower and Lender may agree in writing at the time of execution of this Mortgage that interest on the Funds shall be paid to Borrower, and unless such agreement is made or applicable law requires such interest to be paid, Lender shall not be required to pay Borrower any interest or earnings on the Funds. Lender shall give to Borrower, without charge, an annual accounting of the Funds showing credits and debits to the Funds and the purpose for which each debit to the Funds was made. The Funds are pledged as additional security for the sums secured by this Mortgage.

If the amount of the Funds held by Lender, together with the future monthly installments of Funds payable prior to the due dates of taxes, assessments, insurance premiums and ground rents, shall exceed the amount required to pay said taxes, assessments, insurance premiums and ground rents as they fall due, such excess shall be, at Borrower's option, either promptly repaid to Borrower or credited to Borrower on monthly installments of Funds. If the amount of the Funds held by Lender shall not be sufficient to pay taxes, assessments, insurance premiums and ground rents as they fall due, Borrower shall pay to Lender any amount necessary to make up the deficiency in one or more payments as Lender may require.

Upon payment in full of all sums secured by this Mortgage, Lender shall promptly refund to Borrower any Funds held by Lender. If under paragraph 17 hereof the Property is sold or the Property is otherwise acquired by Lender, Lender shall apply, no later than immediately prior to the sale of the Property or its acquisition by Lender, any Funds held by Lender at the time of application as a credit against the sums secured by this Mortgage.

**3. Application of Payments.** Unless applicable law provides otherwise, all payments received by Lender under the Note and paragraphs 1 and 2 hereof shall be applied by Lender first in payment of amounts payable to Lender by Borrower under paragraph 2 hereof, then to interest payable on the Note, and then to the principal of the Note.

**4. Prior Mortgages and Deeds of Trust; Charges; Liens.** Borrower shall perform all of Borrower's obligations under any mortgage, deed of trust or other security agreement with a lien which has priority over this Mortgage, including Borrower's covenants to make payments when due. Borrower shall pay or cause to be paid all taxes, assessments and other charges, fines and impositions attributable to the Property which may attain a priority over this Mortgage, and leasehold payments or ground rents, if any.

**5. Hazard Insurance.** Borrower shall keep the improvements now existing or hereafter erected on the Property insured against loss by fire, hazards included within the term "extended coverage," and such other hazards as Lender may require and in such amounts and for such periods as Lender may require.

The insurance carrier providing the insurance shall be chosen by Borrower subject to approval by Lender; provided, that such approval shall not be unreasonably withheld. All insurance policies and renewals thereof shall be in a form acceptable to Lender and shall include a standard mortgage clause in favor of and in a form acceptable to Lender. Lender shall have the right to hold the policies and renewals thereof, subject to the terms of any mortgage, deed of trust or other security agreement with a lien which has priority over this Mortgage.

In the event of loss, Borrower shall give prompt notice to the insurance carrier and Lender. Lender may make proof of loss if not made promptly by Borrower.

If the Property is abandoned by Borrower, or if Borrower fails to respond to Lender within 30 days from the date notice is mailed by Lender to Borrower that the insurance carrier offers to settle a claim for insurance benefits, Lender is authorized to collect and apply the insurance proceeds at Lender's option either to restoration or repair of the Property or to the sums secured by this Mortgage.

**6. Preservation and Maintenance of Property; Leaseholds; Condominiums; Planned Unit Developments.** Borrower shall keep the Property in good repair and shall not commit waste or permit impairment or deterioration of the Property and shall comply with the provisions of any lease if this Mortgage is on a leasehold. If this Mortgage is on a unit in a condominium or a planned unit development, Borrower shall perform all of Borrower's obligations under the declaration or covenants creating or governing the condominium or planned unit development, the by-laws and regulations of the condominium or planned unit development, and constituent documents.

**7. Protection of Lender's Security.** If Borrower fails to perform the covenants and agreements contained in this Mortgage, or if any action or proceeding is commenced which materially affects Lender's interest in the Property, then Lender, at Lender's option, upon notice to Borrower, may make such appearances, disburse such sums, including reasonable attorneys' fees, and take such action as is necessary to protect Lender's interest. If Lender required mortgage insurance as a condition of making the loan secured by this Mortgage, Borrower shall pay the premiums required to maintain such insurance in effect until such time as the requirement for such insurance terminates in accordance with Borrower's and Lender's written agreement or applicable law.

Any amounts disbursed by Lender pursuant to this paragraph 7, with interest thereon, at the Note rate, shall become additional indebtedness of Borrower secured by this Mortgage. Unless Borrower and Lender agree to other terms of payment, such amounts shall be payable upon notice from Lender to Borrower requesting payment thereof. Nothing contained in this paragraph 7 shall require Lender to incur any expense or take any action hereunder.

**8. Inspection.** Lender may make or cause to be made reasonable entries upon and inspections of the Property, provided that Lender shall give Borrower notice prior to any such inspection specifying reasonable cause therefor related to Lender's interest in the Property.

**9. Condemnation.** The proceeds of any award or claim for damages, direct or consequential, in connection with any condemnation or other taking of the Property, or part thereof, or for conveyance in lieu of condemnation, are hereby assigned and shall be paid to Lender, subject to the terms of any mortgage, deed of trust or other security agreement with a lien which has priority over this Mortgage.

**10. Borrower Not Released; Forbearance By Lender Not a Waiver.** Extension of the time for payment or modification of amortization of the sums secured by this Mortgage granted by Lender to any successor in interest of Borrower shall not operate to release, in any manner, the liability of the original Borrower and Borrower's successors in interest. Lender shall not be required to commence proceedings against such successor or refuse to extend time for payment or otherwise modify amortization of the sums secured by this Mortgage by reason of any demand made by the original Borrower and Borrower's successors in interest. Any forbearance by Lender in exercising any right or remedy hereunder, or otherwise afforded by applicable law, shall not be a waiver of or preclude the exercise of any such right or remedy.

**11. Successors and Assigns Bound; Joint and Several Liability; Co-signers.** The covenants and agreements herein contained shall bind, and the rights hereunder shall inure to, the respective successors and assigns of Lender and Borrower, subject to the provisions of paragraph 16 hereof. All covenants and agreements of Borrower shall be joint and several. Any Borrower who co-signs this Mortgage, but does not execute the Note, (a) is co-signing this Mortgage only to mortgage, grant and convey that Borrower's interest in the Property to Lender under the terms of this Mortgage, (b) is not personally liable on the Note or under this Mortgage, and (c) agrees that Lender and any other Borrower hereunder may agree to extend, modify, forbear, or make any other accommodations with regard to the terms of this Mortgage or the Note without that Borrower's consent and without releasing that Borrower or modifying this Mortgage as to that Borrower's interest in the Property.

**12. Notice.** Except for any notice required under applicable law to be given in another manner, (a) any notice to Borrower provided for in this Mortgage shall be given by delivering it or by mailing such notice by certified mail addressed to Borrower at the Property Address or at such other address as Borrower may designate by notice to Lender as provided herein, and (b) any notice to Lender shall be given by certified mail to Lender's address stated herein or to such other address as Lender may designate by notice to Borrower as provided herein. Any notice provided for in this Mortgage shall be deemed to have been given to Borrower or Lender when given in the manner designated herein.

**13. Governing Law; Severability.** The state and local laws applicable to this Mortgage shall be the laws of the jurisdiction in which the Property is located. The foregoing sentence shall not limit the applicability of federal law to this Mortgage. In the event that any provision or clause of this Mortgage or the Note conflicts with applicable law, such conflict shall not affect other provisions of this Mortgage or the Note which can be given effect without the conflicting provision, and to this end the provisions of this Mortgage and the Note are declared to be severable. As used herein, "costs," "expenses" and "attorneys' fees" include all sums to the extent not prohibited by applicable law or limited herein.

**14. Borrower's Copy.** Borrower shall be furnished a conformed copy of the Note and of this Mortgage at the time of execution or after recordation hereof.

**15. Rehabilitation Loan Agreement.** Borrower shall fulfill all of Borrower's obligations under any home rehabilitation, improvement, repair, or other loan agreement which Borrower enters into with Lender. Lender, at Lender's option, may require Borrower to execute and deliver to Lender, in a form acceptable to Lender, an assignment of any rights, claims or defenses which Borrower may have against parties who supply labor, materials or services in connection with improvements made to the Property.

**16. Transfer of the Property or a Beneficial Interest in Borrower.** If all or any part of the Property or any interest in it is sold or transferred (or if a beneficial interest in Borrower is sold or transferred and Borrower is not a natural person) without Lender's prior written consent, Lender may, at its option, require immediate payment in full of all sums secured by this Mortgage. However, this option shall not be exercised by Lender if exercise is prohibited by federal law as of the date of this Mortgage.

If Lender exercises this option, Lender shall give Borrower notice of acceleration. The notice shall provide a period of not less than 30 days from the date the notice is delivered or mailed within which Borrower must pay all sums secured by this Mortgage. If Borrower fails to pay these sums prior to the expiration of this period, Lender may invoke any remedies permitted by this Mortgage without further notice or demand on Borrower.

**NON-UNIFORM COVENANTS.** Borrower and Lender further covenant and agree as follows:

**17. Acceleration; Remedies.** Except as provided in paragraph 16 hereof, upon Borrower's breach of any covenant or agreement of Borrower in this Mortgage, including the covenants to pay when due any sums secured by this Mortgage, Lender prior to acceleration shall give notice to Borrower as provided in paragraph 12 hereof specifying: (1) the breach; (2) the action required to cure such breach; (3) a date, not less than 10 days from the date the notice is mailed to Borrower, by which such breach must be cured; and (4) that failure to cure such breach on or before the date specified in the notice may result in acceleration of the sums secured by this Mortgage, foreclosure by judicial proceeding, and sale of the Property. The notice shall further inform Borrower of the right to reinstate after acceleration and the right to assert in the foreclosure proceeding the nonexistence of a default or any other defense of Borrower to acceleration and foreclosure. If the breach is not cured on or before the date specified in the notice, Lender, at Lender's option, may declare all of the sums secured by this Mortgage to be immediately due and payable without further demand and may foreclose this Mortgage by judicial proceeding. Lender shall be entitled to collect in such proceeding all expenses of foreclosure, including, but not limited to, reasonable attorneys' fees, court costs, and costs of documentary evidence, abstracts and title reports.

**18. Borrower's Right to Reinstate.** Notwithstanding Lender's acceleration of the sums secured by this Mortgage due to Borrower's breach, Borrower shall have the right to have any proceedings begun by Lender to enforce this Mortgage discontinued at any time prior to entry of a judgment enforcing this Mortgage if: (a) Borrower pays Lender all sums which would be then due under this Mortgage and the Note had no acceleration occurred; (b) Borrower cures all breaches of any other covenants or agreements of Borrower contained in this Mortgage; (c) Borrower pays all reasonable expenses incurred by Lender in enforcing the covenants and agreements of Borrower contained in this Mortgage, and in enforcing Lender's remedies as provided in paragraph 17 hereof, including, but not limited to, reasonable attorneys' fees and court costs; and (d) Borrower takes such action as Lender may reasonably require to assure that the lien of this Mortgage, Lender's interest in the Property and Borrower's obligation to pay the sums secured by this Mortgage shall continue unimpaired. Upon such payment and cure by Borrower, this Mortgage and the obligations secured hereby shall remain in full force and effect as if no acceleration had occurred.

**19. Assignment of Rents; Appointment of Receiver.** As additional security hereunder, Borrower hereby assigns to Lender the rents of the Property, provided that Borrower shall, prior to acceleration under paragraph 17 hereof or abandonment of the Property, have the right to collect and retain such rents as they become due and payable.

Upon acceleration under paragraph 17 hereof or abandonment of the Property, Lender shall be entitled to have a receiver appointed by a court to enter upon, take possession of and manage the Property and to collect the rents of the Property including those past due. All rents collected by the receiver shall be applied first to payment of the costs of management of the Property and collection of rents, including, but not limited to, receiver's fees, premiums on receiver's bonds and reasonable attorneys' fees, and then to the sums secured by this Mortgage. The receiver shall be liable to account only for those rents actually received.

**20. Release.** Upon payment of all sums secured by this Mortgage, Lender shall release this Mortgage without charge to Borrower. Borrower shall pay all costs of recordation, if any.

**21. Attorneys' Fees.** As used in this Mortgage and in the Note, "attorneys' fees" shall include attorneys' fees, if any, which may be awarded by an appellate court.

**REQUEST FOR NOTICE OF DEFAULT  
AND FORECLOSURE UNDER SUPERIOR  
MORTGAGES OR DEEDS OF TRUST**

Borrower and Lender request the holder of any mortgage, deed of trust or other encumbrance with a lien which has priority over this Mortgage to give Notice to Lender, at Lender's address set forth on page one of this Mortgage, of any default under the superior encumbrance and of any sale or other foreclosure action.

IN WITNESS WHEREOF, Borrower has executed this Mortgage.

**NOTICE TO BORROWER**

Do not sign this Mortgage if it contains blank spaces. All spaces should be completed before you sign.

Signed, sealed and delivered in the presence of:

**ALYSSA J. GALLUZZI**

Lucinda Hassell

(Seal)

-Borrower

(Address)

(Seal)

-Borrower

(Address)

(Seal)  
-Borrower

(Seal)  
-Borrower

(Address)

(Address)

(Seal)  
-Borrower

(Seal)  
-Borrower

(Address)

(Address)

(Seal)  
-Borrower

(Seal)  
-Borrower

(Address)

(Address)  
(Sign Original Only)

**STATE OF FLORIDA, Broward**

The foregoing instrument was acknowledged before me this  
Lucinda Hassell

County ss:

*November 8, 2005*

by

who is personally known to me or who has produced

Notary Public

ALYSSA J. GALLUZZI  
Notary Public - State of Florida  
My Commission Expires Dec 29, 2007  
Commission # DD277881

Form 3810

Escrow File No.: 23925A-05

**EXHIBIT "A"**

**The East 1/2 of Lot 16, Block 10, HOLLYWOOD LITTLE RANCHES AMENDED,  
according to the plat thereof, as recorded in Plat Book 1, Page 26, of the Public Records of  
Broward County, Florida.**

**A/K/A: 2302 Pierce Street, Hollywood, FL 33020**

**This instrument prepared by:**

Matthew G. Lerner, Esq.  
Law Office of Matthew G. Lerner, P.A.  
3335 N. University Drive  
Hollywood, Florida 33024

**CERTIFICATE OF LIMITED LIABILITY**  
**RESOLUTION ANAVIKA ESTATES LLC,**  
**A FLORIDA LIMITED LIABILITY COMPANY**  
**AND ENCUMBRANCY CERTIFICATE**

The undersigned, Aniyamma Joseph, Manager of ANAVIKA ESTATES LLC, a Florida Limited Liability Company organized under the laws of the State of Florida, (the "Company"), hereby certifies that:

1. The Company is a duly formed, validly existing limited liability company in good standing under the laws of the State of Florida.
2. At a special meeting of the Members of the Company duly and regularly held in accordance with Florida Statutes on February 15, 2018, at which a quorum was present and voting, the following resolutions were adopted, and the same have not been revoked, canceled, annulled or amended in any manner and are in full force and effect on the date hereof.

**RESOLVED:** That the Company approves the sale of property located at 2306 Pierce Street, Hollywood, Florida, 33020 and legally described as (the "Property");

**The West One Half (1/2) of Lot 16, Block 10, Amended Plat Of Hollywood Little Ranches, according to the plat thereof as recorded in Plat Book 1, Page 26, Public Records of Broward County, Florida.**

**RESOLVED:** That Aniyamma Joseph, as the Manager of the Company, is authorized to make, execute and deliver any and all documents necessary to effectuate the closing of the purchase, all of which documents and instruments executed and delivered as aforesaid to be and constitute the acts and obligations of the Company, the Company hereby ratifying and confirming the acts of its Managing Members executing and delivering all of such documents and instruments, irrespective of whether such acts were performed before or subsequent to the date of the adoption hereof, and directing the Managing Member of the Company to perform all of the Company's obligations and undertakings under each and all such documents and instruments;

**RESOLVED:** That these resolutions shall continue in full force and effect and may be relied upon by any party associated with the transaction.

Anavika Estates, LLC  
a Florida Limited liability company

By: Aniyamma Joseph  
Aniyamma Joseph, Manager

STATE OF FLORIDA

)

:ss

COUNTY OF BROWARD

)

The foregoing instrument was acknowledged before me this 26<sup>th</sup> day of February, 2019, by Aniyamma Joseph, Manager of Anavika Estates LLC, a Florida Limited Liability Company. She is personally known to me or has produced FL Drivers License as identification



MATTHEW G. LERNER  
MY COMMISSION # FF 909147  
EXPIRES: December 11, 2019  
Bonded Thru Budget Notary Services

NOTARY PUBLIC

Print Name: \_\_\_\_\_

My Commission Expires:

**APPROVAL:**

The undersigned constitute all of the Members of Anavika Estates, LLC and hereby approve the foregoing Resolution.

Tomy Jacob  
Tomy Jacob, Authorized Member  
Signature

Aniyamma Joseph  
Aniyamma Joseph, Manager  
Signature

OPP: (2)  
AAMES HOME LOAN,  
Plaintiff,

vs.

LUCINDA HASSELL, et al,  
Defendants.

IN THE CIRCUIT COURT OF THE  
17TH JUDICIAL CIRCUIT, IN AND FOR  
BROWARD COUNTY, FLORIDA  
CIVIL DIVISION  
CASE NO.: 0604052 12

CIRCUIT CIVIL-1

106 MAY 22 PM 4:30

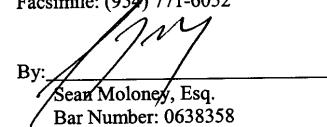
CLERK FOR THE CIRCUIT COURT  
BROWARD COUNTY, FLORIDA

**NOTICE OF DROPPING PARTY DEFENDANT**

COMES NOW, AAMES HOME LOAN the Plaintiff, by and through its undersigned counsel and gives notice that PLAINTIFF voluntarily dropped UNKNOWN SPOUSE OF LUCINDA HASSELL; JOHN DOE AND JANE DOE AS UNKNOWN TENANTS IN POSSESSION OF THE SUBJECT PROPERTY as defendant(s) to this action, pursuant to the Fla. R. Civ. P. 1.250(b) and 1.420 (a) (1), without prejudice.

I HEREBY CERTIFY that a true and correct copy of the foregoing Notice of Dropping Party was mailed this 18th day of May, 2006 to defendants on the attached service list.

Law Offices of Marshall C. Watson, P.A.  
1800 N.W. 49<sup>TH</sup> Street, Suite 120  
Fort Lauderdale, FL 33309  
Telephone: (954) 453-0365/1-800-441-2438  
Facsimile: (954) 771-6052

By:   
Sean Moloney, Esq.  
Bar Number: 0638358

---

MAILING LIST

Case No.: 0604052 12

LUCINDA HASSELL  
2302 PIERCE STREET  
HOLLYWOOD, FL 33020

AAMES FUNDING CORPORATION D/B/A AAMES HOME LOAN  
C/o SANDRA SOBERANIS, REGISTERED AGENT  
350 SOUTH GRAND AVENUE 42ND FLOOR  
LOS ANGELES, CA 90071

JOHN DOE AND JANE DOE AS UNKNOWN TENANTS  
IN POSSESSION OF THE SUBJECT PROPERTY  
2302 PIERCE STREET  
HOLLYWOOD, FL 33020

06-01848

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Case Number: PR-C-17-0004640 Division: 62J  
Filing # 62518555 E-Filed 10/06/2017 02:48:27 PM

IN THE CIRCUIT COURT FOR BROWARD COUNTY,  
FLORIDA PROBATE DIVISION

IN RE: ESTATE OF

ELEANOR ANN KEATTS

File No. \_\_\_\_\_

Division \_\_\_\_\_

Deceased.

**PETITION FOR ADMINISTRATION**  
(Testate Florida Resident – Multiple Petitioners and PRs)

Petitioners allege:

1. Petitioners have an interest in the above estate as BENEFICIARIES AND PERSONAL  
REPRESENTATIVES.

Petitioners' names and addresses are:

KATIE KEATTS GAUDINO  
211 E. 10TH AVE.  
ELLENSBURG, WA 98926

JUDY C. JOHNSON  
1005 SOUTH 17TH AVE.  
HOLLYWOOD, FL 33020

and the name and office address of petitioners' attorney are set forth at the end of this petition.

2. Decedent, ELEANOR ANN KEATTS, whose last known address was  
1859 WILEY STREET, HOLLYWOOD, FLORIDA 33020.

and, if known, whose age was 77 and the last four digits of whose social security number are 2809,  
died on AUGUST 17, 2017, at SEASONS HOSPICE, BROWARD COUNTY.

On the date of death, decedent was domiciled in BROWARD County, Florida.

3. So far as is known, the names of the beneficiaries of this estate and of the decedent's  
surviving spouse, if any, their addresses and relationships to decedent, and the years of birth of any who are  
minors, are:

NAME	ADDRESS	RELATIONSHIP	YEAR OF BIRTH [if Minor]
KATIE KEATTS GAUDINO	211 E. 10TH AVE. ELLENSBURG, WA 98926	SISTER	
JUDY C. JOHNSON	1005 SOUTH 17TH AVE. HOLLYWOOD, FL 33020	SISTER	

4. Venue of this proceeding is in this county because DECEDENT WAS DOMICILED IN BROWARD COUNTY AT THE TIME OF HER DEATH.

5. KATIE KEATTS GAUDINO, whose address is  
211 E. 10TH AVE., ELLENSBURG, WA 98926,  
and JUDY C. JOHNSON, whose address is  
1005 SOUTH 17TH AVE., HOLLYWOOD, FL 33020,

are qualified under the laws of the State of Florida to serve as personal representatives of the decedent's estate and are entitled to preference in appointment as personal representatives because THEY ARE NAMED AS PERSONAL REPRESENTATIVES IN DECEDENT'S WILL.

6. The nature and approximate value of the assets in this estate are  
**REAL PROPERTY APPROX. \$177,000**  
**BANK ACCOUNTS APPROX. \$8,000**  
**IRA'S APPROX. \$16,000**  
**AUTOMOBILES APPROX. \$10,000**

7. This estate will not be required to file a federal estate tax return.  
8. Domiciliary or principal proceedings are not known to be pending in another state or country. Letters have been issued by N/A,  
the address of which is N/A,  
to N/A, whose  
address is N/A.

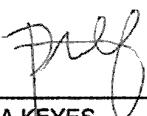
9. Strike each statement that is not applicable:  
a. The decedent's last will dated OCTOBER 13, 2011, and codicil(s),  
if any, date N/A is in the possession of  
the court or accompan  this petition.  
b. An authenticated copy of a will and/or codicil deposited with or probated in another jurisdiction accompan  this petition.  
c. An authenticated copy of a notarial will or codicil, the original of which is in the possession of a foreign notary, accompanies this petition.

10. Petitioners are unaware of any unrevoked will or codicil of decedent other than as set forth in paragraph 9.

Petitioners request that the decedent's will be admitted to probate and that KATIE KEATTS GAUDINO AND JUDY C. JOHNSON  
be appointed personal representatives of the estate of the decedent.

Under penalties of perjury, we declare that we have read the foregoing, and the facts alleged are true, to the best of our knowledge and belief.

Signed on this 26 day of September, 2017.



PATRICIA KEYES

Attorney for Petitioners

Email Addresses:

PATRICIA@PATRICIAKEYESLAW.COM

Florida Bar No. 61663

4179 DAVIE ROAD, SUITE 200

DAVIE, FLORIDA 33314

(address)

Telephone: (954) 233-0682

KATIE KEATTS GAUDINO



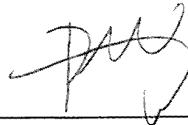
JUDY C. JOHNSON

Petitioners

[Print or Type Names Under All Signature Lines]

Under penalties of perjury, we declare that we have read the foregoing, and the facts alleged are true, to the best of our knowledge and belief.

Signed on this 22 day of September, 2017.



PATRICIA KEYES  
Attorney for Petitioners

Email Addresses:

PATRICIA@PATRICIAKEYESLAW.COM

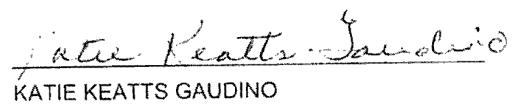
Florida Bar No. 61663

4179 DAVIE ROAD, SUITE 200

DAVIE, FLORIDA 33314

(address)

Telephone: (954) 233-0682



KATIE KEATTS GAUDINO

JUDY C. JOHNSON  
Petitioners

[Print or Type Names Under All Signature Lines]



\*\*\*\*\* FILED: BROWARD COUNTY, FL Brenda D. Forman, CLERK 3/5/2018 8:45:40 AM. \*\*\*\*\*

IN THE CIRCUIT COURT FOR BROWARD COUNTY COUNTY,  
FLORIDA PROBATE DIVISION

Filed in Open Court,  
**BRENDA D. FORMAN,**  
**CLERK**

ON 3-1-18  
BY BG

**ORDER ADMITTING WILL TO PROBATE  
AND APPOINTING PERSONAL REPRESENTATIVES  
(Self-Proved – Multiple)**

The instrument presented to this court as the last will of ELEANOR ANN KEATTS, deceased, having been executed in conformity with law, and made self-proved by the acknowledgment of the decedent and the affidavits of the witnesses, made before an officer authorized to administer oaths and evidenced by the officer's certificate attached to or following the will in the form required by law, and no objection having been made to its probate, and the court finding that the decedent died on AUGUST 17, 2017, and that KATIE KEATTS GAUDINO AND JUDY C. JOHNSON

are entitled and qualified to be personal representatives, it is

ADJUDGED that the will dated OCTOBER 13, 2011, and attested by  
KALISSA STERLING AND ALEXANDER E. DAVILA

subscribing and attesting witnesses, is admitted to probate according to law as the last will of the decedent, and it is further

ADJUDGED that KATIE KEATTS GAUDINO AND JUDY C. JOHNSON are appointed personal representatives of the estate of the decedent, and that upon taking the prescribed oaths, filing designations and acceptances of resident agent, and posting bond in the sum of 0, letters of administration shall be issued.

Bar Form No. P-3.0430  
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January 1, 2017

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\*\*\*\* FILED: BROWARD COUNTY, FL Brenda D. Forman, CLERK 3/5/2018 8:45:40 AM.\*\*\*\*

IN THE CIRCUIT COURT FOR BROWARD COUNTY,  
FLORIDA PROBATE DIVISION

IN RE: ESTATE OF  
ELEANOR ANN KEATTS File No. PR-C-17-4640

Deceased. Division \_\_\_\_\_

LETTERS OF ADMINISTRATION  
(Multiple Personal Representatives)

Filed in Open Court,  
**BRENDA D. FORMAN,**  
**CLERK**

ON 3-1-18  
BY BG

TO ALL WHOM IT MAY CONCERN

WHEREAS ELEANOR ANN KEATTS,  
a resident of BROWARD COUNTY, FLORIDA died  
on AUGUST 17 2017, owning assets in the State of Florida, and  
WHEREAS, KATIE KEATTS GAUDINO AND JUDY C. JOHNSON

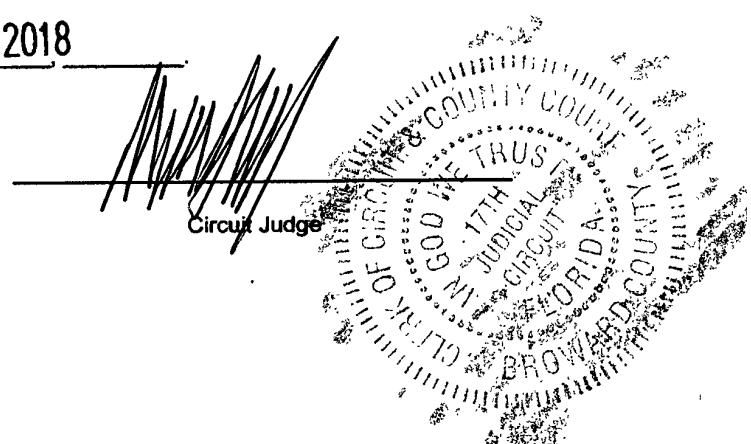
have been appointed personal representatives of the estate of the decedent and have performed all acts  
prerequisite to issuance of Letters of Administration in the estate,

NOW, THEREFORE, I, the undersigned circuit judge, declare KATIE KEATTS GAUDINO AND  
JUDY C. JOHNSON

duly qualified under the laws of the State of Florida to act as personal representatives of the estate of  
ELEANOR ANN KEATTS, deceased, with full  
power to administer the estate according to law; to ask, demand, sue for, recover and receive the property of  
the decedent; to pay the debts of the decedent as far as the assets of the estate will permit and the law directs;  
and to make distribution of the estate according to law.

ORDERED on MAR 01 2018

Circuit Judge



45-25  
95-270665 T#025  
06-26-95 11:30AM

IN THE CIRCUIT COURT FOR BROWARD COUNTY, FLORIDA

IN RE: ESTATE OF

PROBATE DIVISION

WILLIAM CARL RINDERER, JR.

File Number 95-2863

Division 4A LARRY SEIDLIN

Decedent.

ORDER OF SUMMARY ADMINISTRATION  
(testate)

On the petition of Bridgett Rinderer for Summary Administration on the estate of William Carl Rinderer, Jr. deceased, the court finding that the decedent died on the 19 day of April, 1995; that all interested persons have been served proper notice of this hearing, or have waived notice thereof; that the material allegations of the petition are true; that the will dated February 3, 1986, has been admitted to probate by order of this court as and for the last will of the decedent; and that the decedent's estate qualifies for summary administration and an Order of Summary Administration should be entered, it is

ADJUDGED as follows:

1. That there be immediate distribution of the assets of the decedent as follows:

Name	Address	Asset, Share or Amount
Bridgett Rinderer	2301 Pierce Street Hollywood, FL 33020	Proceeds of group policy # 02911 Prudential Insurance Company of America \$10,000.00

PK23607F50933

2. That those to whom specified parts of the decedent's estate are assigned by this order shall be entitled to receive and collect the same, and to maintain actions to enforce the right.

3. That debtors of the decedent, those holding property of the decedent, and those with whom securities or other property of decedent are registered, are authorized and empowered to comply with this order by paying, delivering, or transferring to those specified above the parts of the decedent's estate assigned to them by this order, and the persons so paying, delivering, or transferring shall not be accountable to anyone else for the property.

ORDERED this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

  
\_\_\_\_\_  
LARRY SEIDLIN  
Circuit Judge

FL23360760934

87005401

**This Quit-Claim Deed, Executed this 31st day of December, A.D. 1986, by**first party, to KRIS L. ANDERSON, a single woman  
ANN KEATTS, a single woman

whose postoffice address is P.O. BOX 2188 Hollywood, Florida 33022

second party:

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

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

The west 1/2 of Lot 16, Block 10, of HOLLYWOOD LITTLE RANCHES, according to the Plat thereof, recorded in Plat Book 1, Page 26, of the Public Records of Broward County, Florida.

SUBJECT TO reservations, restrictions, limitations, and easements of record

50  
An Broward County Deed Record  
Stamp Tax Paid - \$1.00  
Dated 12-31-86  
Deed Rec'd - 12-31-86**To Have and to Hold** the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.**In Witness Whereof,** The said first party has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:

Kris L. Anderson

Kris L. Anderson

L.S.

Jane Decker

L.S.

STATE OF FLORIDA, Broward

I HEREBY CERTIFY that on this day, before me, an

officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared

KRIS L. ANDERSON, a single woman

to me known to be the person described in and who executed the foregoing instrument and she acknowledged before me that she executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 31st December A.D. 1986.

RECORDED IN THE OFFICIAL RECORDS BOOK  
OF BROWARD COUNTY, FLORIDA  
F. T. JOHNSON  
COUNTY ADMINISTRATORNOTARY PUBLIC STATE OF FLORIDA  
MY COMMISSION EXPIRES MAY 14, 1987  
BONDED THRU GENERAL INSURANCE CO.WILL CALL 312-5000  
FILE NO. 87005401  
INTERSTATE TITLE CORPORATION  
1000 NW 62nd Street  
Fort Lauderdale, Fla. 33309  
MEMO: Record of witness  
Do not stamp or initial this document  
Do not stamp or initial this documentThis Instrument prepared by: Interstate Title Corporation  
Address: 800 NW 62nd Street  
Fort Lauderdale, Fla. 33309

37 JAN 7 A.G. 55

OFF REC 14058 PAGE 942

58

Return to: (enclose self-addressed stamp & envelope) 2706 Paris St

Name:

Ann Keatts  
PO Box 2188  
Hollywood, Fla 33022  
This instrument prepared by:

Address:

Brian Stuart PO Box 966 Sioux Falls SD

Property Appraiser's Parcel Identification (Foto Number(s)): 57101-9965  
11216-01-42200  
Grantee(s) S.S. #s: 412-64-2809

QUIT CLAIM DEED

95-322720 TH005  
07-28-95 03:49PM

\$ 0.70  
DOCU. STAMPS-DEED  
RECV'D. BROWARD CTY  
B. JACK OSTERHOLT  
COUNTY ADMIN.

Estimate Paper & Document Co., Inc. 1987

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This Quit Claim Deed, Executed the day of , 1995 , by  
Ann Keatts a single woman  
= Ann Keatts and Brian J. Stuart as trustee of the Keatts Family Trust  
first party, to [ ] dated the 13th day of July, 1994  
whose post office address is PO Box 2188, Hollywood, Fla 33022  
second party.

(Wherever used herein the terms "first party" and "second party" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

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

The west one half (1/2) of Lot 16, Block 10, of Hollywood Little Ranches,  
according to Plat Book 1, Page 26, of the Public records of Broward County, Florida  
Subject to reservations, restrictions, limitations, and easements of record.

RECORDED IN THE OFFICIAL RECORDS BY:  
OF BROWARD COUNTY, FLORIDA  
COUNTY ADMINISTRATOR

BK23731PGU079

To Have and to Hold, The same together with all and singular the appurtenances thereto belonging or  
in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first  
party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

In Witness Whereof, the said first party has signed and sealed these presents the day and year first above  
written.

Signed, sealed and delivered in the presence of:

Martha Elia Massey  
Witness Signature (as to first Grantor)

MARTHA ELIA MASSEY  
Printed Name

Stan Angelo  
Witness Signature (as to first Grantor)

SAM ANGELO  
Printed Name

Witness Signature (as to Co-Grantor, if any)

Printed Name

Witness Signature (as to Co-Grantor, if any)

Printed Name

STATE OF Florida  
Broward  
COUNTY OF \_\_\_\_\_

Ann Keatts

Known to me to be the person \_\_\_\_\_ described in and who executed the foregoing instrument, who acknowledged before me that  Said person(s) is/are personally known to me.  Said person(s) provided the  
executed the same, and no oath was not taken. (Check one:  Said person(s) is/are personally known to me.  Said person(s) provided the  
following type of identification: \_\_\_\_\_

NOTARY PUBLIC STAMP SEAL

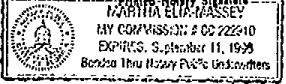
Witness my hand and official seal in the County and State last aforesaid this

28th day of July , A.D. 1995



Martha Elia Massey  
Notary Signature

MARTHA ELIA MASSEY



Tim A. Shane, PA  
621 NW 53<sup>rd</sup> Street  
Suite 420  
Boca Raton, FL 33487  
Parcel ID No. 5142 16 01 4210

## Quit Claim Deed

Made this 15 day of April 2010 A.D. by **DUNCANGE JEROME and HELENE JEROME, Husband and Wife**, First Party, Whose address is 2302 Pierce Street, Hollywood, FL 33020 hereby referred to as Grantor to **HELEN JEROME, A married woman**, Second Party, whose address is 2302 Pierce Street, Hollywood, FL 33020 hereinafter called the grantee:

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

**Witnesseth**, that the grantor, for and in consideration of the sum of \$ TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, does hereby remise, release, and quit claim unto the grantee forever, all the right, title, interest, claim and demand which the said grantor has in and to, all that certain land situate in Broward County, Florida, viz:

The East  $\frac{1}{2}$  of Lot 16, Block 10, HOLLYWOOD LITTLE RANCHES, AMENDED, a subdivision according to the plat thereof recorded at Plat Book 1, Page 26, in the Public Records of Broward County, Florida.

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

**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 grantee forever.

**In Witness Whereof**, the said grantor has signed and sealed these presents the day and year first above written.

*Signed, sealed and delivered in our presence:*

*Mindy Gumbs*

Witness Printed Name Mindy Gumbs

*Brenda Turnbull*

Witness Printed Name Brenda Turnbull

*DUNCANGE JEROME*

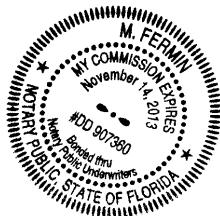
*Helene Jerome*

HELENE JEROME

State of Florida PALM BEACH  
County of PALM BEACH

The foregoing instrument was acknowledged before me this 15<sup>th</sup> day of April 2010, by **DUNCANGE JEROME and HELENE JEROME, Husband and Wife** who is personally known to me or who has produced Driver's license as identification.

M. Fermin  
Notary Public  
Print Name: M. Fermin  
My Commission Expires: 11/19/2013



(1)

3  
Return to:

Ann Keatts  
P.O. Box 222188  
Hollywood, Florida 33020

Property Appraiser's Parcel - 2306 Pierce Street  
I.D. # 5142 16 01 4220

**QUIT CLAIM DEED**

THIS QUIT CLAIM DEED, executed this 13<sup>th</sup> day of September, 2011, by Ann Keatts, a/k/a Eleanor Ann Keatts, Grantor and Trustee of the Keatts Family Trust dated July 13, 1994, to

Ann Keatts, a/k/a Eleanor Ann Keatts, a single woman, whose post office address is P. O. Box 222188, Hollywood, Florida, 33020.

WITNESSETH, that the Grantor, for and in consideration of the sum of \$10.00 in hand paid by Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto grantee, Ann Keatts, a/k/a Eleanor Ann Keatts, Hollywood, Florida, forever, all the right, title and interest, claim and demand which the said grantee has in and to the following described lot, piece, or parcel of land, situate, lying and being in the County of Broward, State of Florida, to-wit:

The west one half (½) of Lot 16, Block 10, of Hollywood Little Ranches, according to Plat Book 1, Page 26, of the public records of Broward County, Florida.

- This instrument is being prepared without benefit of title search, as requested by the Grantor.
- This is an intra-family conveyance and therefore minimum documentary stamps are required.

Subject to restrictions, reservations and easements of record, if any, and taxes subsequent to 2011.

TO HAVE AND TO HOLD the same together with any and all appurtenances belonging thereto or in anyway appertaining thereto, and all the estate, right, title, interest, lien, equity and claim whatsoever of the Grantor, either in law or equity, to the use, benefit, control and possession of the party of the second party, forever.

IN WITNESS WHEREOF, the said Grantor has signed and sealed

(2)

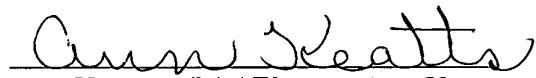
this Quit Claim Deed the day and year first written above.

Signed, sealed and Delivered  
In the presence of:



Witness Signature

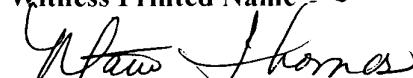
Executed by:



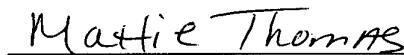
Ann Keatts, a/k/a/ Eleanor Ann Keatts,  
Grantor of the Keatts Family Trust



Witness Printed Name



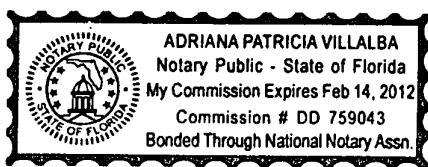
Witness Signature



Witness Printed Name

STATE OF FLORIDA  
COUNTY OF BROWARD

THE FOREGOING QUIT CLAIM DEED was acknowledged before me this  
13<sup>th</sup> day of September, 2011, by Ann Keatts, a/k/a Eleanor Ann  
Keatts, Grantor of the Keatts Family Trust, Hollywood, Broward County, Florida,  
who is personally known to me or who has produced Florida Driver's Lic.  
as identification.



MOTARY PUBLIC, STATE OF FLORIDA

Adriana Patricia Villalba.  
Typed/printed name of Notary

(N.P. Seal)

Return to:

Ann Keatts  
P.O. Box 222188  
Hollywood, Florida 33020

Property Appraiser's Parcel - 2306 Pierce Street  
I.D. # 5142 16 01 4220

**QUIT CLAIM DEED**

THIS QUIT CLAIM DEED, executed this 13<sup>th</sup> day of Oct, 2011, by ANN KEATTS, AKA ELEANOR ANN KEATTS, a single woman, Grantor, whose post office address is P. O. 222188, Hollywood, Florida, 33020 to ANN KEATTS, as trustee of the ANN KEATTS REVOCABLE TRUST dated Oct 13, 2011, such Trustee individually having the full power and authority to protect, conserve, sell, lease, encumber or otherwise manage and dispose of said property pursuant to F.S.A. 689.071, whose post office address is P.O. Box 222188, Hollywood, Florida 33020.

WITNESSETH, that the Grantor, for and in consideration of the sum of \$10.00 in hand paid by Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto grantee, ANN KEATTS REVOCABLE TRUST, Hollywood, Florida, forever, all the right, title and interest, claim and demand which the said grantee has in and to the following described lot, piece, or parcel of land, situate, lying and being in the County of Broward, State of Florida, to-wit:

**The west one half (½) of Lot 16, Block 10, of Hollywood Little Ranches, according to Plat Book 1, Page 26, of the public records of Broward County, Florida.**

- This instrument is being prepared without benefit of title search, as requested by the Grantor.
- This is an intra-family conveyance and therefore minimum documentary stamps are required.

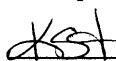
Subject to restrictions, reservations and easements of record, if any, and taxes subsequent to 2011.

**TO HAVE AND TO HOLD the same together with any and all appurtenances belonging thereto or in anyway appertaining thereto, and all the estate, right, title, interest, lien, equity and claim whatsoever of the Grantor, either in law or equity, to the use, benefit, control and possession of the party of the second party, forever.**

(2)

IN WITNESS WHEREOF, the said Grantor has signed and sealed this Quit Claim Deed the day and year first written above.

Signed, sealed and Delivered  
In the presence of:



Witness Signature

Executed by:



Ann Keatts, aka Eleanor Ann Keatts



Witness Printed Name



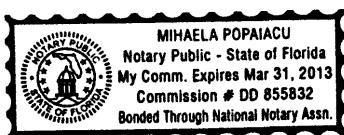
Witness Signature



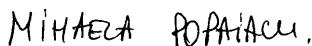
Witness Printed Name

STATE OF FLORIDA  
COUNTY OF BROWARD

THE FOREGOING QUIT CLAIM DEED was acknowledged before me this  
13 day of October, 2011, by Ann Keatts, a/k/a Eleanor Ann  
Keatts, Hollywood, Broward County, Florida, who is personally known to me or  
who has produced FLORIDA DRIVER LICENSE  
as identification.



MIHAELA POPAIAUC  
NOTARY PUBLIC, STATE OF FLORIDA



Typed/printed name of Notary

(N.P. Seal)

# HDEP

## Quality Control Checklist

File No.

Initial and date:

<input checked="" type="checkbox"/>	<b>Please "X" when complete</b>
<input checked="" type="checkbox"/>	Verify order to see that it matches customer's request
<input checked="" type="checkbox"/>	Review and verify legal on order, on property search results and caption legal
<input checked="" type="checkbox"/>	Verify proper base work (within Fund guidelines)
<input checked="" type="checkbox"/>	Verify property search results cover proper timeframe
<input checked="" type="checkbox"/>	Verify if all legals have been searched
	Check abstract/exam worksheet & notes
<input checked="" type="checkbox"/>	Verify the proper legal description clauses have been used
	Verify county certification date is within 2 weeks - if not, update search on WEB
	Verify proper exceptions have been used
<input checked="" type="checkbox"/>	Verify exceptions from the base policy(ies) have been added
<input checked="" type="checkbox"/>	Verify name search for proper county, spelling and time frame
	Run ATCN for commercial names and capture screen shot for archive
<input checked="" type="checkbox"/>	Verify tax information including legal description
<input checked="" type="checkbox"/>	Verify that water rights, access and plats/maps have been checked, if applicable.
<input checked="" type="checkbox"/>	Verify product contains no "typos"
	Verify copies in Propel and final product are in proper order
<input checked="" type="checkbox"/>	Verify all supporting documents are in the package to be sent to The Fund, including court docket if applicable
<input checked="" type="checkbox"/>	Verify that county specific requirements spelled out on the county specific geo sheet are reviewed and considered.
<input checked="" type="checkbox"/>	Verify County for possible alteration within the report
<input checked="" type="checkbox"/>	Check clause 220.
<input checked="" type="checkbox"/>	Spot checking of actual documents for name search.
<input checked="" type="checkbox"/>	Check report printout vs report uploaded in propel
	For Palm Beach - Check for Road Plats

ADDITIONAL NOTES:


State-Wide - (833272) - ATIDS XE

File Edit View Go Title Plant Tools Help

Customize...

Search: (16,10) PB 1/26 (Instrument Count: 131)

All Instruments - Basic (131) All Instruments - Custom (131) Conveyances (16) Encumbrances / Modifications (66) Other Instruments (49)

Sorted By: Date of File (Ascending), Legal Description (Ascending)

	Date of File	Instrument Reference	All Related References	TOI Code	Type of Instrument	First Party	Second Party	Legal Description
88	11/19/20...	OR 46678/384 - CN 2009-8985072		PA	Power Of Attorney	Ducange Jerome Helene Jerome	Jude Evans Francois	E/2 LT 16 BLK 10 PB 1/26
89	11/19/20...	OR 46678/386 - CN 2009-8985073		M	Mortgage	Helene Jerome Ducange Jerome H/W/J/T	Mers Nominee Bk Amer N A 101 S...	E/2 LT 16 BLK 10 PB 1/26
90	11/19/20...	OR 46678/392 - CN 2009-8985074	OR 44998/663	RNE	Release Of Agreement	Law Offices Oscar De La Guardia P A Tr U/T...	Warsowe Acquisition Corp	NONE
91	5/6/2010	OR 47067/852 - CN 2010-9316917	1216-01-4210	QCD	Quit Claim Deed	Ducange Jerome Helene Jerome H/W	Helen Jerome Marr 2302 Pierce St H...	HOLLYWOOD LITTLE RANCHES PB 1/26 LOT 16 E...
92	6/29/2010	OR 47180/474 - CN 2010-9414382		NC	Notice Of Commencement	Ann Keatts 2306 Pierce St Hollywood Fl 33...		LT 16 BLK 10 (PB 1/26)
93	9/13/2011	OR 48175/1857 - CN 2011-266792	1216-01-4220	QCD	Quit Claim Deed	Ann Keatts A/K/A Eleanor Ann Keatts Tr Ke...	Ann Keatts A/K/A Eleanor Ann Keatts	HOLLYWOOD LITTLE RANCHES PB 1/26 LOT 16...
94	9/13/2011	OR 48176/70 - CN 2011-266944		NC	Notice Of Commencement	Anne Keatts 2306 Pierce St Hlwd Fl		LT 16 BLK 10 HOLLYWOOD LITTLE RANCHES
95	10/13/20...	OR 48239/1122 - CN 2011-322290	1216-01-4220	QCD	Quit Claim Deed	Ann Keatts A/K/A Eleanor Ann Keatts Singl	Ann Keatts Tr Ann Keatts Revocabl...	W/2 LT 16 BLK 10 PB 1/26
96	3/29/2012	OR 48618/1672 - CN 2012-649582	OR 46678/386	AM	Assignment Of Mortgage	Mers Helene Jerome Ducange Jerome	Bank Of America N A Succ Bac Hom...	NONE
97	8/27/2012	OR 49028/1096 - CN 2012-966322		CTF	Certificate	Broward County	Hollywood Little Ranches	PB 1/26
98	9/6/2012	OR 49052/780 - CN 2012-983125		AFF	Affidavit	Broward County Board Of County Commissi...		HOLLYWOOD LITTLE RANCHES PB 1/26
99	1/23/2013	OR 49441/1516 - CN 2013-1274145	OR 46678/386	AM	Assignment Of Mortgage	Bank Of America Na Succ Bac Home Loans...	Nationstar Mortgage LLC	NONE
100	2/18/2013	OR 49517/1942 - CN 2013-1330709	OR 46678/386	AM	Assignment Of Mortgage	Bank Of America Succ Bac Home Loans Ser...	Nationstar Mortgage LLC	NONE
101	4/12/2013	OR 49691/776 - CN 2013-1458693	OR 46678/386	LP	Lis Pendens	Nationstar Mortgage LLC	Helen Jerome A/K/A Helene Jerome	E/2 LT 16 BLK 10 PB 1/26
102	2/26/2014	OR 50575/1879 - CN 2014-2124009	OR 14058/943	SM	Satisfaction Of Mortgage	City County Credit Union Fort Lauderdale	Ann Keatts Singl	
103	3/17/2014	OR 50622/787 - CN 2014-2161590		NC	Notice Of Commencement	Helen Jerome 2302 Pierce St Hollywood Fl...		LT 16 BLK 10 PB 1/26
104	3/28/2014	OR 50654/1253 - CN 2014-2188750	CO 2013-9115	DIS	Dismissal	Nationstar Mortgage L L C	Helen Jerome A/K/A Helene Jerome	E/2 LT 16 BLK 10 PB 1/26
105	7/18/2014	OR 50944/217 - CN 2014-2415985		CL	Claim Of Lien	J G A Beacon	Helen Jerome	LT 16 E/2 BLK 10 PB 1/26
106	9/9/2014	OR 51074/1569 - CN 2014-2514808	OR 46678/386	MMA	Mortgage Modification A	Helene Jerome Ducange Jerome	Mers Nominee Nationstar Mortgage...	E/2 LT 16 BLK 10 PB 1/26
107	9/9/2014	OR 51074/1578 - CN 2014-2514811	OR 46678/386	M	Mortgage	Helene Jerome Ducange Jerome	Housing & Urban Dev 451 Seventh...	E/2 LT 16 BLK 10 PB 1/26
108	9/9/2014	OR 51074/1576 - CN 2014-2514809		AFF	Affidavit	Ducange Jerome	Helene Jerome	NONE
109	9/9/2014	OR 51074/1577 - CN 2014-2514810		AFF	Affidavit	Helene Jerome	Ducange Jerome	NONE
110	8/17/2015	CN 2015-2176039		AFF	Affidavit	Clerk Circuit Court Broward Cty		PB 1/26
111	3/9/2018	CN 2018-4939142		WD	Warranty Deed	Katie Keatts Gaudino Marr Judy C Johnson...	Anavika Estates L L C 2554 Sw 157...	LT 16 W/2 BLK 10 HOLLYWOOD LITTLE RANCHE...
112	3/9/2018	CN 2018-4939143		AFF	Affidavit	Judy C Johnson Katie Keatts Gaudino Tr	Ann Keatts Rev Tr 10/13/2011	W/2 LT 16 BLK 10 PB 1/26
113	3/9/2018	CN 2018-4939144		M	Mortgage	Anavika Estates L L C	Jillann Johns Tr Jillann Johns Rev T...	W/2 LT 16 BLK 10 PB 1/26
114	3/9/2018	CN 2018-4939145	CN 2018-4939144	ALS	Assignment Of Lease	Anavika Estates L L C	Jillann Johns Tr Jillann Johns Rev T...	W/2 LT 16 BLK 10 PB 1/26
115	3/16/2018	CN 2018-4953064		CTF	Certificate	Broward County	Amended Plat Hollywood Little Ranc...	NONE
116	3/28/2018	CN 2018-4976151		CTF	Certificate	Broward County		AMENDED PLAT OF HOLLYWOOD LITTLE RANCH...
117	4/2/2018	CN 2018-4984727	OR 13945/73; OR 46729/1431	SL	Satisfaction Of Lien	Hollywood City	Castle Gardens Villas Fl L L P Delby...	
118	6/4/2018	CN 2018-5115180		NOT	Notice	Mbbw Property Investments	Helen Jerome	LT 16 E/2 BLK 10 PB 1/26
119	7/2/2018	CN 2018-5177034		M	Mortgage	Anavika Estates L L C	Equity Tr Company Cust F/B/O Chris...	E/2 LT 16 BLK 10 PB 1/26
120	7/2/2018	CN 2018-5177035		ALS	Assignment Of Lease	Anavika Estates L L C	Equity Tr Company Cust F/B/O Chris...	E/2 LT 16 BLK 10 PB 1/26
121	7/2/2018	CN 2018-5177033		WD	Warranty Deed	Helen Jerome Ducange Jerome H/W	Anavika Estates L L C 2554 Sw 157...	LT 16 E/2 BLK 10 HOLLYWOOD LITTLE RANCHE...
122	7/11/2018	CN 2018-5192585	OR 51074/1578	SM	Satisfaction Of Mortgage	Housing & Urban Dev	Helene Jerome Ducange Jerome	NONE
123	7/13/2018	CN 2018-5199881		NC	Notice Of Commencement	Anavika Estates L L C		LT 16 BLK 10 ( PB 1/26 )
124	7/19/2018	CN 2018-5209303	OR 46678/386	SM	Satisfaction Of Mortgage	Nationstar Mortgage L L C D/B/A Mr Cooper	Helene Jerome Ducange Jerome H...	NONE
125	2/26/2019	CN 2019-5636105	CN 2018-5115180	REL	Release	M B B W Prop Inv L L C		E/2 LT 16 BLK 10 HOLLYWOOD LITTLE RANCHES...
126	3/1/2019	CN 2019-5647950	CN 2018-5199881	NC	Notice Of Commencement	Anavika Est L L C		NONE
127	3/1/2019	CN 2019-5647947		WD	Warranty Deed	Anavika Est L L C	Evia Prop L L C 596 Revere Ave Lin...	W/2 LT 16 BLK 10 HOLLYWOOD LITTLE RANCHE...
128	3/1/2019	CN 2019-5647949		PA	Power Of Attorney	Anavika Est L L C	Aniyamma Joseph Manager	W/2 LT 16 BLK 10 HOLLYWOOD LITTLE RANCHE...
129	3/5/2019	CN 2019-5653857		WD	Warranty Deed	Anavika Est L L C	Evia Prop L L C 596 Revere Ave Lin...	E/2 LT 16 BLK 10 HOLLYWOOD LITTLE RANCHES...
130	3/5/2019	CN 2019-5653858		AFF	Affidavit	Aniyamma Joseph Manager Anavika Est L...		E/2 LT 16 BLK 10 HOLLYWOOD LITTLE RANCHES...
131	4/15/2019	CN 2019-5739040	CN 2018-4939144	SM	Satisfaction Of Mortgage	Jill A Johns Tr Jill Ann Johns Rev Tr 04/30/...	Anavika Est L L C	W/2 LT 16 BLK 10 PB 1/26

Prepared by/Return to:  
Jill Johns, Trustee  
2100 S. Ocean Drive 12B  
Fort Lauderdale FL 33316  
Phone: (954) 290-3433

## Satisfaction of Mortgage

***Know All Men By These Presents:*** That I, Jill Ann Johns, Trustee of the Jill Ann Johns Revocable Trust dated 4/30/2003 whose address is 2100 S. Ocean Drive, #12B, Fort Lauderdale, FL 33316, the owner and holder of a certain Mortgage executed on behalf of Anavika Estates LLC, a Florida limited liability company, and recorded on March 9, 2018, in Instrument #114939144 of the Public Records of Broward County, Florida ("Mortgage"), which secured that certain promissory note in the principal sum of One Hundred Thousand and 00/100 Dollars (\$100,000) ("Note") and certain promises and obligations set forth in the Mortgage, upon the property situated in said State and County described as follows, to-wit:

The West one-half (1/2) of Lot 16, Block 10, HOLLYWOOD LITTLE RANCHES, according to the plat thereof as recorded in Plat Book 1, Page 26, of the Public Records of Broward County, Florida

hereby acknowledges full payment and satisfaction of the Note and Mortgage, and surrenders the same as cancelled, and hereby directs the Clerk of the said Circuit Court to cancel the same of record.

*Signature on Following Page*

Witness my hand and seal, this 9th day of April, 2019.

Signed, Sealed and Delivered  
in the Presence of:

**LENDER:**

Chris Brusseau  
Printed Name: Cathie Brusseau  
Kathy  
Printed Name: Kathy Dietsch

Jill Ann Johns  
Jill Ann Johns, Trustee of the Jill Ann Johns  
Revocable Trust dated 4/30/2003

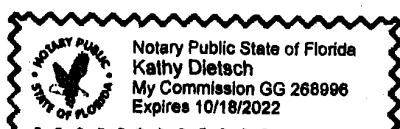
STATE OF FLORIDA )  
 )  
COUNTY OF Broward )

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, the foregoing instrument was acknowledged before me by Jill Ann Johns, Trustee of the Jill Ann Johns Revocable Trust dated 4/30/2003, and who is personally known to me or who has produced as identification.

WITNESS my hand and official seal in the County and State last aforesaid this 9<sup>th</sup> day  
of April 1, 2019.

## My Commission Expires

Notary Public



Expires: 10/18/22

## REVOCATION OF LIVING TRUST

On July 13, 1994, Ann Keatts, a/k/a Eleanor Ann Keatts, of Hollywood, Florida, created a revocable living trust, called the "KEATTS FAMILY TRUST" with Ann Keatts, a/k/a Eleanor Ann Keatts, of Hollywood, Florida, as grantor and trustee, and Brian J. Stuart of Sioux Falls, South Dakota, as trustee. Under the terms of the trust, the grantor reserved to herself the full power to revoke the trust.

According to the terms of the Declaration of Trust, and the laws of the State of Florida, the grantor hereby revokes the Declaration of Trust and states that the trust is completely revoked. All property of the KEATTS FAMILY TRUST shall be returned to the grantor and legally owned by Ann Keatts, a/k/a Eleanor Ann Keatts as defined in the Declaration of Trust.

Dated this 13<sup>th</sup> day of September, 2011.

Ann Keatts  
Ann Keatts a/k/a Eleanor Ann Keatts  
Grantor and Trustee, Keatts Family Trust

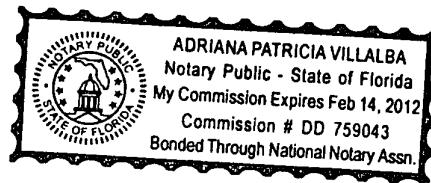
NOTARY'S ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF BROWARD

On 9-13, 2011, before me  
Adriana Patricia Villalba a notary public for  
the State of Florida, personally appeared Ann Keatts, a/k/a  
Eleanor Ann Keatts, of Hollywood, Broward County, Florida,  
known to me to be, or proved to me on the basis of Florida Driver's  
satisfactory evidence to be the person whose name is  
subscribed to the Revocation of Living Trust above.

IN WITNESS WHEREOF, I have set my hand and affixed my  
official seal the day and year first above written.

Adriana Patricia Villalba  
Notary Public



17014  
 WHEREAS, the title to the land hereinafter described became vested in the grantor under and by virtue of Section 63, Chapter 14717, Laws of Florida, Acts of 1931, as re-enacted by Section 8, Chapter 20658, Laws of Florida, Acts of 1941, or Section 15 (i), Chapter 20658, Laws of Florida, Acts of 1941, by virtue of the following described tax sale certificates or tax liens for Everglades Drainage District taxes,

See Below

and,

WHEREAS, the provisions of Section 67, Chapter 14717, Laws of Florida, Acts of 1931, as amended by Section 11, Chapter 20658, Laws of Florida, Acts of 1941, with reference to the manner of selling said land, have been complied with,

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS That the Board of Commissioners of Everglades Drainage District for and in consideration of the sum of Thirty Cents

Dollars to it in hand paid, the receipt whereof is hereby acknowledged, has granted, bargained and sold, and by these presents does grant, bargain, sell and convey unto Ripley Realty Corporation, c/o C. F. Brodbeck,  
of Hollywood, Broward County, Florida

the following described land, situate, lying and being in  
 County, Florida, to-wit:

8704 7-6-42 Lot 16 Block 10  
 Hollywood Little Ranches



Subject to Everglades Drainage District taxes for subsequent years.

TO HAVE AND TO HOLD the above granted and described premises unto the said grantee and his heirs, successors and assigns forever.

The grantor does not sell and convey but hereby expressly reserves for itself, its successors and assigns, fifty percent, of all of the oil, gas and other minerals and mineral rights, whether metallic or nonmetallic, which it now owns, in, on and under the surface of the lands described herein, with the perpetual right of ingress and egress to and from said land for the purpose of drilling, exploring and mining and in every way operating for such minerals and removing the same.

The following reservations shall not apply if the property hereinabove described is in area one acre or less.

Saving and reserving unto the said Board of Commissioners of Everglades Drainage District, and its successors, the right at any time to enter upon the said lands and make or cause to be made, or constructed thereon, such canals, sluice-ways, dikes and other works as may in the judgment of said Board, or its successors, be necessary and useful for the drainage or reclamation of any of the lands in the Everglades Drainage District, and to take from the said lands hereby conveyed and to use such gravel, stone or earth as may, in the judgment of the said Board, or its successors, be necessary to use in the making and construction of said canal, cut, sluice-ways, dikes and other works upon said lands for the purposes aforesaid.

And further saving and reserving unto the said Board, and its successors, the right to the exclusive occupation, use and enjoyment of a strip of land running across the above described premises, one hundred thirty feet (130') on each side of the center line of any canal, cut, sluice-way or dike to be made and constructed on said land by said Board of Commissioners of Everglades Drainage District, or its successors, for the purpose aforesaid, and the exclusive right to take, use, dispose and apply the earth, sand, stone, rock or gravel lying in bed upon said strip of land.

And further saving and reserving unto the State of Florida easement for State Road Right-of-Way across the above described premises, one hundred thirty feet (130') wide, lying equally on each side of the center line of any State Road crossing on said premises, and to have and to hold through so much of any parcel herein described as is within one hundred feet (100')

Rescinded

County assessment

for the right-of-way, one hundred feet (100') wide, lying equally on each side of the center line of any State Road crossing on said premises, and to have and to hold through so much of any parcel herein described as is within one hundred feet (100')

Rescinded

County assessment

for the right-of-way, one hundred feet (100') wide, lying equally on each side of the center line of any State Road crossing on said premises, and to have and to hold through so much of any parcel herein described as is within one hundred feet (100')

STATE OF FLORIDA,  
COUNTY OF PALM BEACH } ss.

I HEREBY CERTIFY, that on this, the 10th day of July, A.D. 1945,

before me, the undersigned authority, personally appeared Earl McDaniel and  
K. M. Throop

Vice Chairman and Secretary, respectively, of the Board of Commissioners of the Everglades Drainage District, a body corporate under the laws of the State of Florida, to me known to be the persons who signed the foregoing instrument as such officers and severally acknowledged the execution thereof to be their free act and deed as such officers for the purposes and uses therein mentioned, and that they affixed thereto the official seal of the said Everglades Drainage District, and that the said instrument is the act and deed of said Board.

WITNESS, my signature and official seal at West Palm Beach, said County and State, the day and year last aforesaid.



*L. M. Throop*  
NOTARY PUBLIC, State of Florida at large

My Commission expires:

Notary Public, State of Florida at large  
My Commission expires July 1, 1946

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
July 10, 1945  
This instrument is filed for record July 10, 1945  
and is so recorded in book 522  
page 45. RECORD VERIFIED.  
Circuit Clerk  
of the Circuit Court

*Elmera Throop*



6935

17014  
 WHEREAS, the title to the land hereinafter described became vested in the grantor under and by virtue of Section 63, Chapter 14717, Laws of Florida, Acts of 1931, as re-enacted by Section 8, Chapter 20658, Laws of Florida, Acts of 1941, or Section 15 (i), Chapter 20658, Laws of Florida, Acts of 1941, by virtue of the following described tax sale certificates or tax liens for Everglades Drainage District taxes,

See Below

and,

WHEREAS, the provisions of Section 67, Chapter 14717, Laws of Florida, Acts of 1931, as amended by Section 11, Chapter 20658, Laws of Florida, Acts of 1941, with reference to the manner of selling said land, have been complied with,

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS That the Board of Commissioners of Everglades Drainage District for and in consideration of the sum of Thirty Cents

Dollars to it in hand paid, the receipt whereof is hereby acknowledged, has granted, bargained and sold, and by these presents does grant, bargain, sell and convey unto Ripley Realty Corporation, c/o C. F. Brodbeck,  
of Hollywood, Broward County, Florida

the following described land, situate, lying and being in  
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8704 7-6-42 Lot 16 Block 10  
 Hollywood Little Ranches



Subject to Everglades Drainage District taxes for subsequent years.

TO HAVE AND TO HOLD the above granted and described premises unto the said grantee and his heirs, successors and assigns forever.

The grantor does not sell and convey but hereby expressly reserves for itself, its successors and assigns, fifty percent, of all of the oil, gas and other minerals and mineral rights, whether metallic or nonmetallic, which it now owns, in, on and under the surface of the lands described herein, with the perpetual right of ingress and egress to and from said land for the purpose of drilling, exploring and mining and in every way operating for such minerals and removing the same.

The following reservations shall not apply if the property hereinabove described is in area one acre or less.

Saving and reserving unto the said Board of Commissioners of Everglades Drainage District, and its successors, the right at any time to enter upon the said lands and make or cause to be made, or constructed thereon, such canals, sluice-ways, dikes and other works as may in the judgment of said Board, or its successors, be necessary and useful for the drainage or reclamation of any of the lands in the Everglades Drainage District, and to take from the said lands hereby conveyed and to use such gravel, stone or earth as may, in the judgment of the said Board, or its successors, be necessary to use in the making and construction of said canal, cut, sluice-ways, dikes and other works upon said lands for the purposes aforesaid.

And further saving and reserving unto the said Board, and its successors, the right to the exclusive occupation, use and enjoyment of a strip of land running across the above described premises, one hundred thirty feet (130') on each side of the center line of any canal, cut, sluice-way or dike to be made and constructed on said land by said Board of Commissioners of Everglades Drainage District, or its successors, for the purpose aforesaid, and the exclusive right to take, use, dispose and apply the earth, sand, stone, rock or gravel lying in bed upon said strip of land.

And further saving and reserving unto the State of Florida easement for State Road Right-of-Way across the above described premises, one hundred thirty feet (130') wide, lying equally on each side of the center line of any State Road crossing on said premises, and to have and to hold through so much of any parcel herein described as is within one hundred feet (100')

Rescinded

County assessment

and the right to have and to hold one hundred feet (100') wide, lying equally on each side of the center line of any State Road crossing on said premises, and to have and to hold through so much of any parcel herein described as is within one hundred feet (100')

Rescinded

County assessment

and the right to have and to hold one hundred feet (100') wide, lying equally on each side of the center line of any State Road crossing on said premises, and to have and to hold through so much of any parcel herein described as is within one hundred feet (100')

STATE OF FLORIDA,  
COUNTY OF PALM BEACH } ss.

I HEREBY CERTIFY, that on this, the 10th day of July, A.D. 1945,

before me, the undersigned authority, personally appeared Earl McDaniel and  
K. M. Throop

Vice Chairman and Secretary, respectively, of the Board of Commissioners of the Everglades Drainage District, a body corporate under the laws of the State of Florida, to me known to be the persons who signed the foregoing instrument as such officers and severally acknowledged the execution thereof to be their free act and deed as such officers for the purposes and uses therein mentioned, and that they affixed thereto the official seal of the said Everglades Drainage District, and that the said instrument is the act and deed of said Board.

WITNESS, my signature and official seal at West Palm Beach, said County and State, the day and year last aforesaid.



*L. L. L.*  
NOTARY PUBLIC, State of Florida at large

My Commission expires:

Notary Public, State of Florida at large  
My Commission expires July 1, 1948

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
July 10, 1945  
This instrument is filed for record July 10, 1945  
and is hereby recorded in book 522  
100 RECORD VERIFIED  
Circuit Clerk  
of the Circuit Court

*Elmera Throop*



R.W. O. No. 268  
E.R. No. 15-720  
Pole No.

## EASINGENT

**Section** \_\_\_\_\_

Township \_\_\_\_\_

**Range:**

July 1, 1968

Florida Power & Light Company  
Miami, Florida

OFF: 01/125 PAGE 861

R-68-100

### Generalities

In consideration of the payment to us by you of \$1.00 and other good and valuable consideration which we have received, we and those holding through us, grant and give to you and your successors the right to install and maintain underground wires, conduits and cables for electric distribution lines and the necessary appurtenances above and underground for such lines in and under our property described as follows:

That parcel of land known as "City Hall Circle" and shown as "Park" on the plat of "Hollywood Little Ranches Amended" as recorded in Plat Book 1, page 26 of the Public Records of Broward County, Florida.

Said easement is particularly shown and described on Florida Power & Light Company drawing dated June 24, 1968, marked "Exhibit A" attached hereto and made a part hereof.

together with the right and privilege to reconstruct, inspect after, improve, remove or relocate such facilities.

In the presence of:

**CITY OF HOLLYWOOD**

STATE OF FLORIDA AND COUNTY OF BROWARD

I, Edna M. Hall, a Notary Public in and for the County and State aforesaid do hereby certify that Maynard Abrams, Mayor and Jean M. Hall, City Clerk personally appeared before me and acknowledged the execution of the foregoing instrument for the uses and purposes therein expressed.

WITNESS my hand and official seal in said County and State this 10th day of July 1968.

PLEASE RETURN TO  
A. F. CROWLEY  
P.O. BOX 2248 (FBI OO)

Commission expires: 19

Notary Public, State of Florida at [redacted]  
My Commission Expires Nov. 26, 1973

State Public Safety

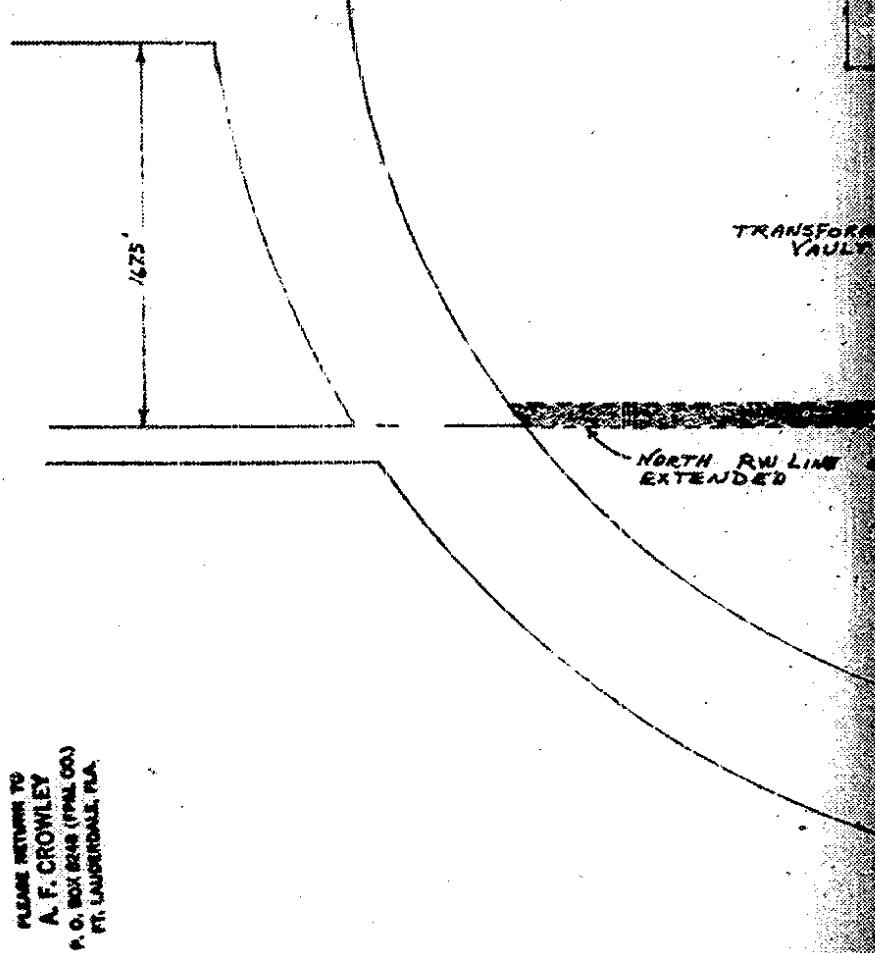
Rotary Public, State, National at Large

THIS STATEMENT WAS PREPARED BY  
FLORIDA POWER & LIGHT COMPANY  
P. O. BOX 8248, FT. LAUDERDALE, FLORIDA

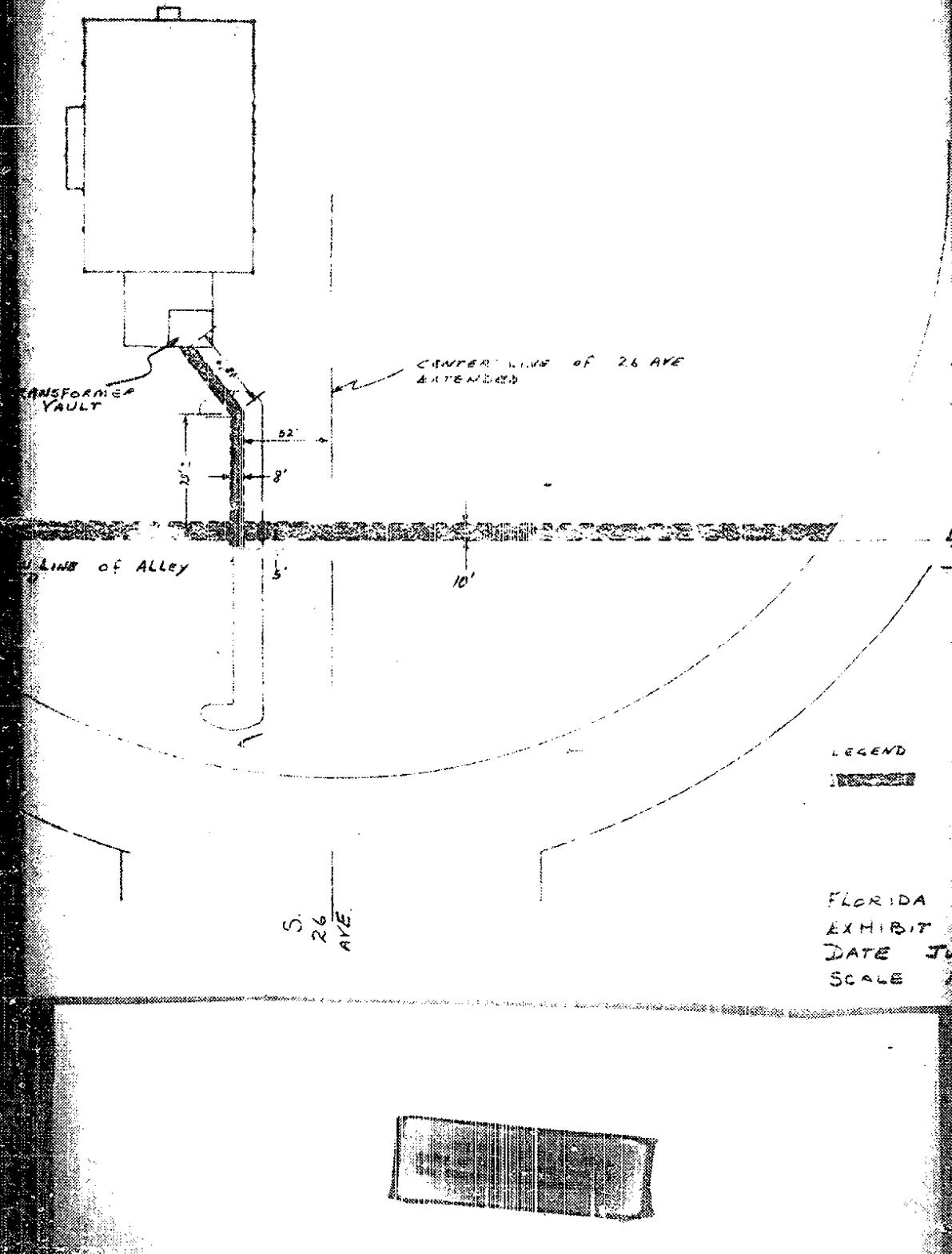
RWD 248-4-510

88-3725 000-0002

HOLLYWOOD  
BLVD



883715 863



REC 5725 NO 864

HOLLYWOOD

CITY HALL CIRCLE

26 ACRE

4675

LEGEND



UNDERGROUND UTILITY EASEMENT  
DIMENSION AS SHOWN

FLORIDA POWER & LIGHT COMPANY  
EXHIBIT A  
DAT. JUNE 24, 1968  
SCALE 1" = 60'

RECORDED IN OFFICIAL RECORDS SEC'D  
OF BROWARD COUNTY, FLORIDA  
JACK WHEELER  
CLERK OF CIRCUIT COURT

R.W. O. No. 268  
E.R. No. 15-720  
Pole No.

EAST HENRY

Section \_\_\_\_\_

Township \_\_\_\_\_

**Range:**

July 1, 1968

Florida Power & Light Company  
Miami, Florida

REC'D 11/25 PAGE 861

R-68-100

### Generalities

In consideration of the payment to us by you of \$1.00 and other good and valuable consideration which we have received, we and those holding through us, grant and give to you and your successors the right to install and maintain underground wires, conduits and cables for electric distribution lines and the necessary appurtenances above and underground for such lines in and under our property described as follows:

That parcel of land known as "City Hall Circle" and shown as "Park" on the plat of "Hollywood Little Ranches Amended" as recorded in Plat Book 1, page 26 of the Public Records of Broward County, Florida.

Said easement is particularly shown and described on Florida Power & Light Company drawing dated June 24, 1968, marked "Exhibit A" attached hereto and made a part hereof.

together with the right and privilege to reconstruct, inspect after, improve, remove or relocate such facilities.

In the presence of:

**CITY OF HOLLYWOOD**

STATE OF FLORIDA AND COUNTY OF BROWARD

I, Edna M. Hall, a Notary Public in and for the County and State aforesaid do hereby certify that Maynard Abrams, Mayor and Jean M. Hall, City Clerk personally appeared before me and acknowledged the execution of the foregoing instrument for the uses and purposes therein expressed.

WITNESS my hand and official seal in said County and State this 10th day of July 1968.

PLANE RETURN TO  
A. F. CROWLEY  
P. O. BOX 2248 (TMU 001)

Commission expires: 19

Notary Public, State of Florida at [redacted]  
My Commission Expires Nov. 26, 19[redacted]

State Public Safety

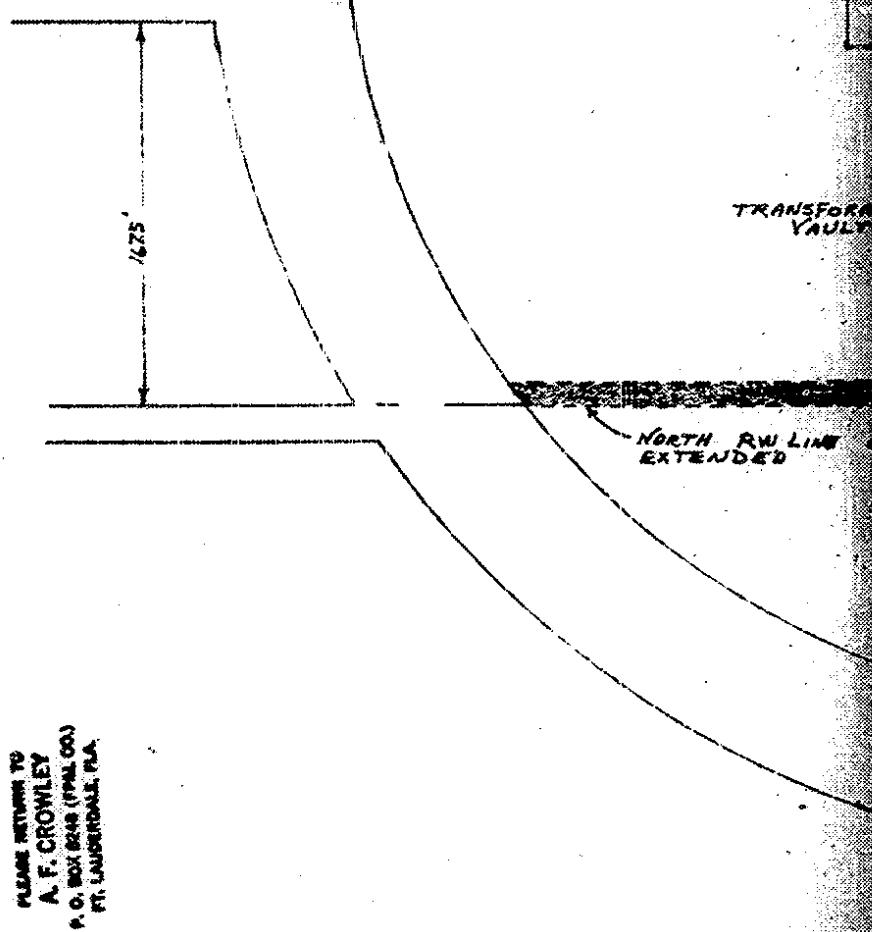
Rotary Public, State, National at Large

THIS INSTRUMENT WAS PREPARED BY  
FLORIDA POWER & LIGHT COMPANY  
P. O. BOX 8245, FT. LAUDERDALE, FLORIDA

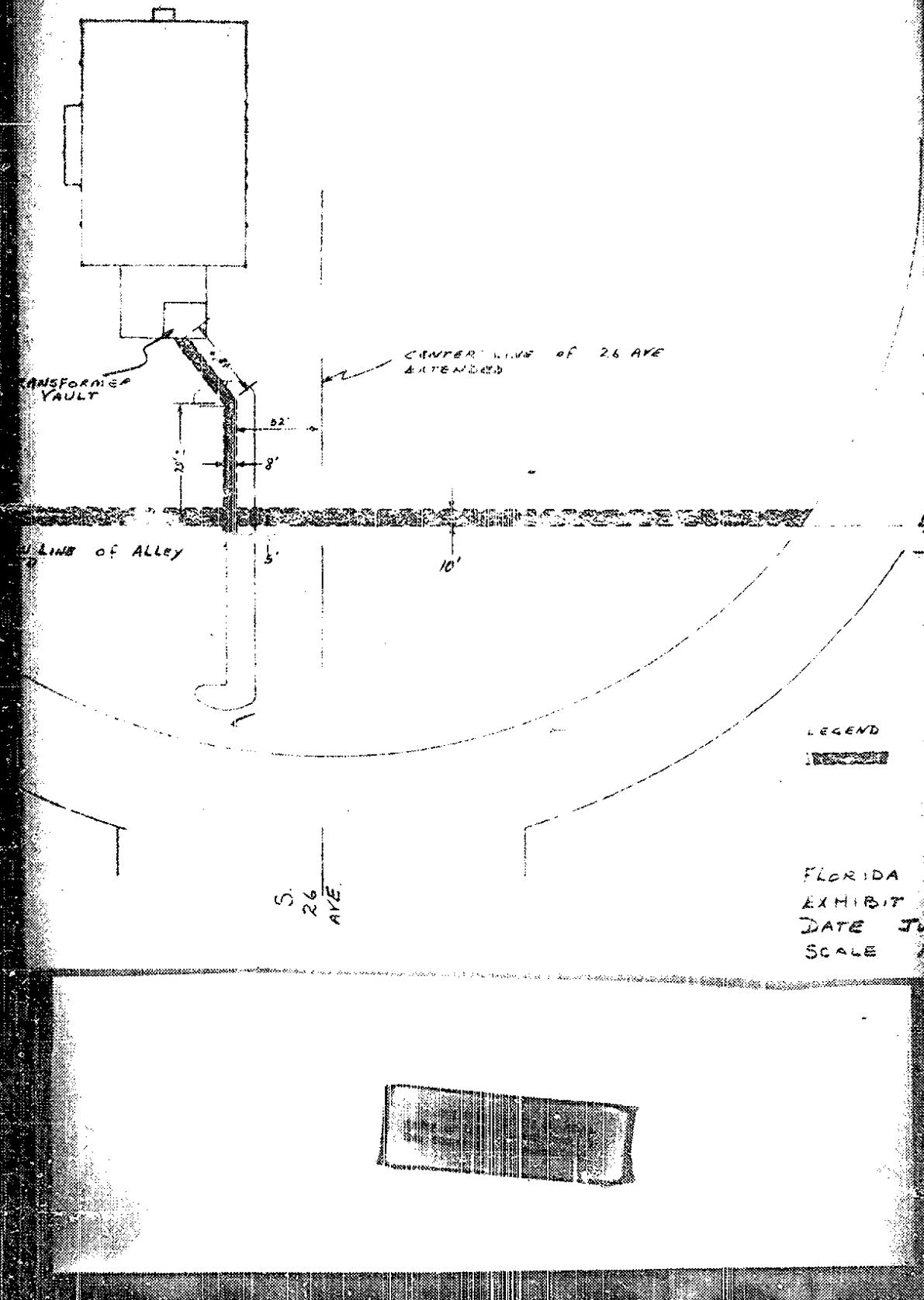
RWD 248-4-510

88-3725 000-0002

HOLLYWOOD  
BLVD



883715 863



REC 5725 NO 864

HOLLYWOOD

CITY HALL CIRCLE

26 ACRE

4675

LEGEND

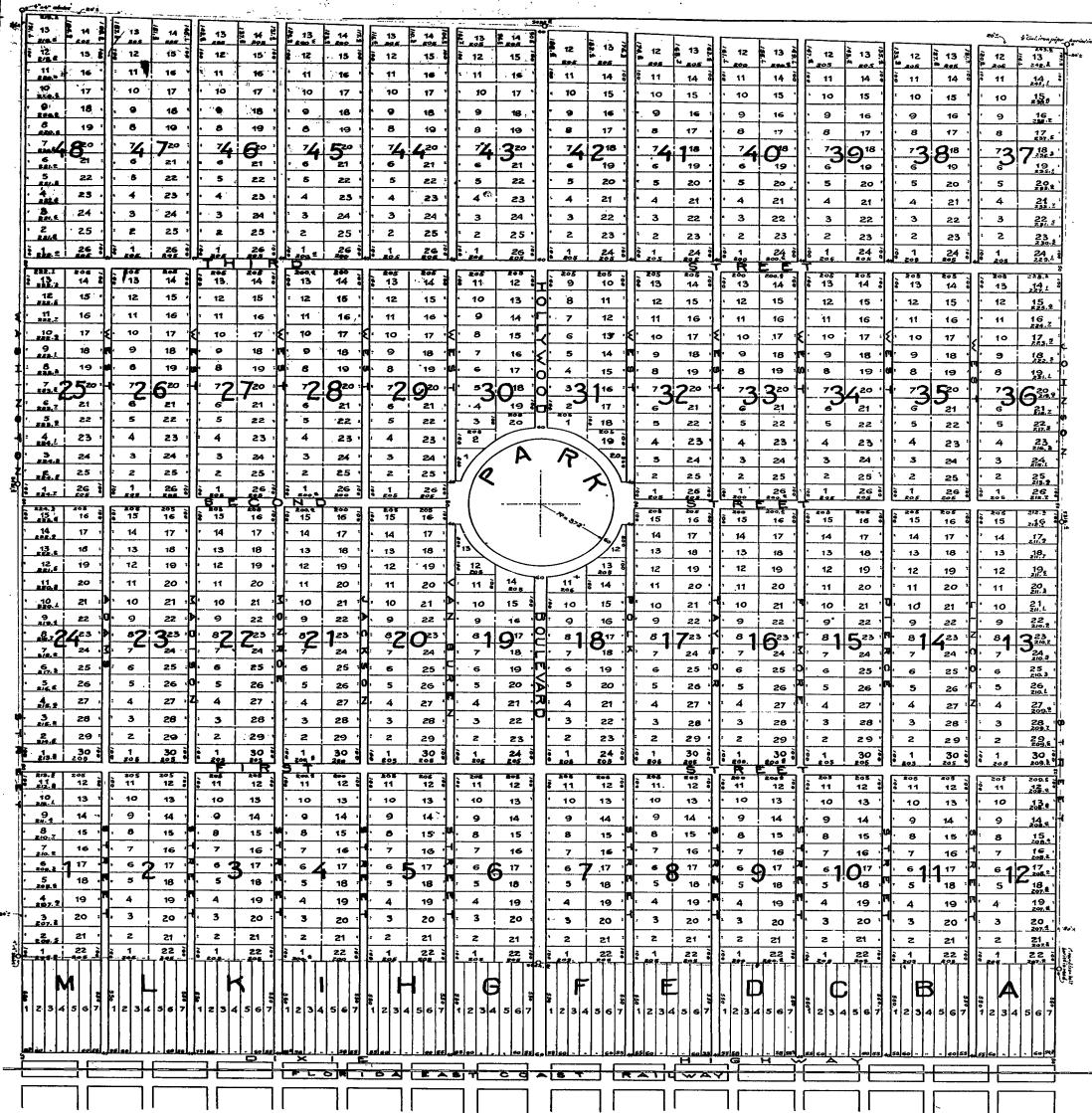


UNDERGROUND UTILITY EASEMENT  
DIMENSION AS SHOWN

FLORIDA POWER & LIGHT COMPANY  
EXHIBIT A  
DATE JUNE 24, 1968  
SCALE 1" = 60'

RECORDED IN OFFICIAL RECORDS SEC 2A  
OF BROWARD COUNTY, FLORIDA  
JACK WHEELER  
CLERK OF CIRCUIT COURT

MICROFILM DATA:  
REDUCTION 22X  
VOLTAGE 06



# HOLLYWOOD LITTLE HOLLYWOOD LAND & WATER COMPANY, RANCHES

SCALE: 1/3000

A SUBDIVISION OF SECTION SIXTEEN (16), in Township fifty-one (51) South, of Range forty-two (42) East, described as follows, to wit: Beginning at the northwest corner of said section, running thence south upon and along the west line of said section, fifty-four hundred fifty-two and eight tenths (5445.8) feet to the southwest corner of said section; thence east upon and along the south line of said section, fifty-four hundred twenty-one and eight tenths (5421.8) feet to the southeast corner of said section; thence north upon and along the east line of said section, fifty-four hundred four and eight tenths (5404.8) feet to the northeast corner of said section; thence west upon and along the north line of said section, fifty-three hundred sixteen and four tenths (5316.4) feet to the place of beginning, as shown by the within plots. AND A Subdivision of BLOCK Ninety-six (96) of the original plot of Hollywood as recorded in the files of Broward County, Florida, particularly described as follows:-to wit:- Beginning at the southwest corner of section fifteen (15), in the township fifty-one (51) South, of Range forty-two (42) East, run northerly upon and along the west boundary of said section, fifty-four hundred one hundred (5401.0) feet westerly from the Q of the Florida East Coast Railway, thence southerly parallel to the Florida East Coast Railway, fifty-three hundred ninety seven and four tenths (5397.4) feet to the southerly boundary of said section fifteen (15), thence westerly upon and along the southerly boundary of said section five hundred sixty-nine and one tenth (569.1) feet to the place of beginning.

State of Florida, ss.  
Broward County,

Know all men by these presents; that the Hollywood Land and Water Company, a corporation under the Laws of Florida, has caused to be made the above plot of "Hollywood Little Ranches" a subdivision of Section sixteen (16), in township fifty-one (51) south, Range forty-two (42) east, and Block ninety-six (96) of the original plot of Hollywood, and that the said corporation hereby specifically reserves to itself the title to all streets, avenues, drives, parks, boulevards, ways, and walks shown on said plot.



LILLIAN ALLEN, Notary Public for said County and state, do hereby certify that at the date hereof, there personally appeared before me, D.G. NEWTON, and W. H. McShaffery, to me well known to be, respectively, the President and Secretary of the Hollywood Land and Water Company, a corporation organized and existing under and by virtue of the laws of the State of Florida, and in person severally acknowledged that they executed the above and foregoing plot of "Hollywood Little Ranches" together with all descriptive matter and reservations therein set forth, as their free and voluntary act and as the free and voluntary act of the said Hollywood Land and Water Company, for the uses and purposes therein set forth.

Witness my hand and notarial seal at Miami, in the said County and State this 16 day of July, A.D. 1922.

My commission expires on the 15 day of May, 1926

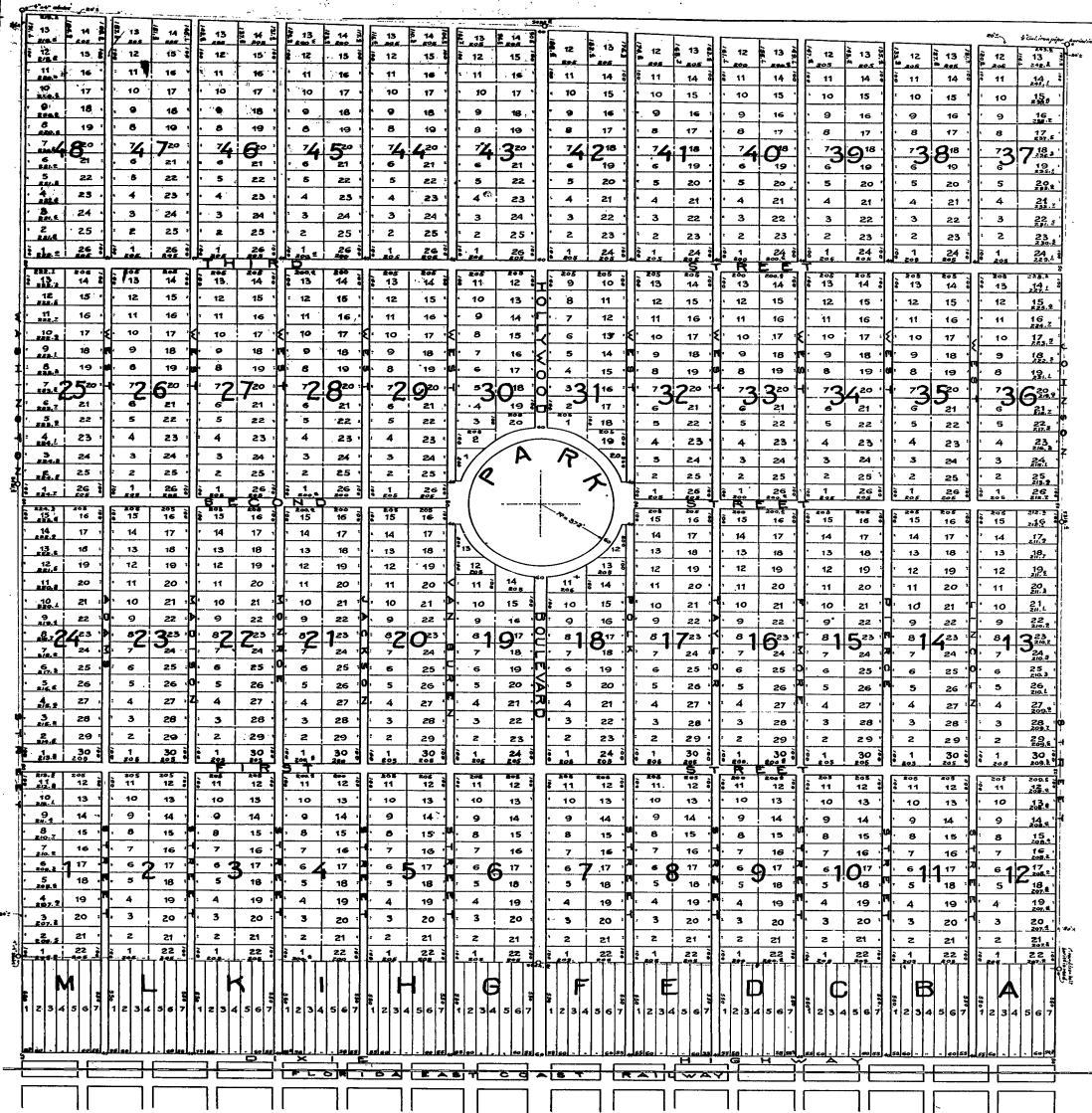
W.H. McShaffery Notary Public.

Hollywood Land and Water Company,  
By D.G. NEWTON, Vice-President.  
Attest: Lillian Allen, Secretary.

CHICAGO, ILLINOIS  
NOTARY PUBLIC  
CREATED  
OCT. 1, 1919  
1922  
7-8-22

1-26  
17-8-22  
7-8-22

MICROFILM DATA:  
REDUCTION 22X  
VOLTAGE 06



# HOLLYWOOD LITTLE HOLLYWOOD LAND & WATER COMPANY, RANCHES

SCALE: 1/3000

A SUBDIVISION OF SECTION SIXTEEN (16), in Township fifty-one (51) South, of Range forty-two (42) East, described as follows, to wit: Beginning at the northwest corner of said section, running thence south upon and along the west line of said section, fifty-four hundred fifty-two and eight tenths (5448.8) feet to the southwest corner of said section; thence east upon and along the south line of said section, fifty-four hundred twenty-one and eight tenths (5421.8) feet to the southeast corner of said section; thence north upon and along the east line of said section, fifty-four hundred four and eight tenths (5404.8) feet to the northeast corner of said section; thence west upon and along the north line of said section, fifty-three hundred sixteen and four tenths (5316.4) feet to the place of beginning, as shown by the within plots. AND A Subdivision of BLOCK Ninety-six (96) of the original plot of Hollywood as recorded in the files of Broward County, Florida, particularly described as follows:-to wit:- Beginning at the southwest corner of section fifteen (15), in the township fifty-one (51) South, of Range forty-two (42) East, run northerly upon and along the west boundary of said section, fifty-four hundred one hundred (5401.0) feet westerly from the Q of the Florida East Coast Railway, thence southerly parallel to the Florida East Coast Railway, fifty-three hundred ninety seven and four tenths (5397.4) feet to the southerly boundary of said section fifteen (15), thence westerly upon and along the southerly boundary of said section five hundred sixty-nine and one tenth (569.1) feet to the place of beginning.

State of Florida, ss.  
Broward County,

Know all men by these presents; that the Hollywood Land and Water Company, a corporation under the Laws of Florida, has cause to be made the above plot of "Hollywood Little Ranches" a subdivision of Section sixteen (16), in township fifty-one (51) south, Range forty-two (42) east, and Block ninety-six (96) of the original plot of Hollywood, and that the said corporation hereby specifically reserves to itself the title to all streets, avenues, drives, parks, boulevards, ways, and walks shown on said plot.



LILLIAN ALLEN, Notary Public for said County and state, do hereby certify that at the date hereof, there personally appeared before me, D.G. NEWTON, and D.G. NEWTON, President of the Hollywood Land and Water Company, a corporation organized and existing under the laws of the State of Florida, and in person severally acknowledged that they executed the above and foregoing plot of "Hollywood Little Ranches" together with all descriptive matter and reservations therein set forth, as their free and voluntary act and as the free and voluntary act of the said Hollywood Land and Water Company, for the uses and purposes therein set forth.

Witness my hand and notarial seal at Miami, in the said County and State this 14 day of July, A.D. 1922.

My commission expires on the 15<sup>th</sup> day of May, 1926

LILLIAN ALLEN, Notary Public.

CHICAGO, ILLINOIS  
NOTARY PUBLIC  
CREATED  
Oct. 1, 1919  
1901-1919  
1920-1930  
1931-1940  
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of such lands, that the dimensions shown are from measurements made on the ground and that they are correct to the best of my knowledge and belief.

By Lillian Allen  
Lillian Allen, Notary Public  
State of Florida, ss.  
County of Dade, ss.

Know all men by these presents; that the Hollywood Land and Water Company, a corporation under the Laws of Florida, has cause to be made the above plot of "Hollywood Little Ranches" a subdivision of Section sixteen (16), in township fifty-one (51) south, Range forty-two (42) east, and Block ninety-six (96) of the original plot of Hollywood, and that the said corporation hereby specifically reserves to itself the title to all streets, avenues, drives, parks, boulevards, ways, and walks shown on said plot.

Hollywood Land and Water Company,

By D.G. Newton, Vice-President.

Attest: Lillian Allen, Secretary.

CHICAGO, ILLINOIS  
NOTARY PUBLIC

CREATED  
1901-1910  
1911-1920  
1921-1930  
1931-1940  
1941-1950  
1951-1960  
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Prepared by:  
Radmila Abosch, Esq  
Abosch Law  
500 East Broward Boulevard  
Suite 1820  
Fort Lauderdale, FL 33394  
954-895-9324

File Number: 28-112

Return to: Law Office of Matthew G. Lerner, P.A.  
3335 North University Drive, Suite 1  
Hollywood, Florida 33024

Parcel Identification No.: 514216-01-4220

[Space Above This Line For Recording Data]

## Warranty Deed

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

This Indenture is made this 6<sup>th</sup> day of March, 2018 between Katie Keatts Gaudino, a married woman and Judy C. Johnson, a single woman, Individually and as Successor Co-Trustees of the Ann Keatts Revocable Trust dated October 13, 2011, whose post office address is 211 East 10th Avenue, Ellensburg, Washington 98926, grantor\*, and Anavika Estates LLC, a Florida Limited Liability Company, whose post office address is 2554 SW 157th Avenue, Miramar, Florida 33027, grantee.\*

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:

The West one half (1/2) of Lot 16, Block 10, Hollywood Little Ranches according to the plat thereof as recorded in Plat Book 1, Page 26, Public Records of Broward County, Florida.

\*\* The Property herein conveyed DOES NOT constitute the HOMESTEAD property of the GRANTOR Katie Keatts Gaudino, grantor resides at 211 East 10<sup>th</sup> Avenue, Ellensburg, Washington 98926. \*\*

This conveyance is subject to the following:

1. Taxes for the year 2018 and subsequent years, which are not yet due and payable.
2. Covenants, conditions, restrictions, easements, reservations and limitations of record, if any without reimposing same.

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

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

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

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

**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:

Dalya Sanchez  
Witness #1 Signature

Print Name: Dalya Sanchez

Patricia Austin  
Witness #2 Signature

Print Name: Patricia Austin

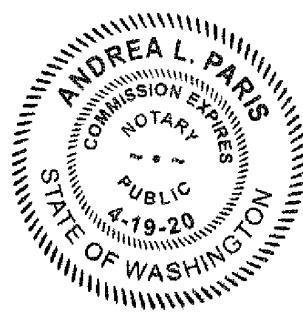
Katie Keatts Gaudino  
Katie Keatts Gaudino, a married  
woman, Individually and as Successor  
Co-Trustee of the Ann Keatts Revocable  
Trust dated October 13, 2011

STATE OF WASHINGTON

COUNTY OF King

The foregoing instrument was acknowledged before me this 6 day of March, 2018 by Katie Keatts Gaudino, a married woman, Individually and as Successor Co-Trustee of the Ann Keatts Revocable Trust dated October 13, 2011, who    is personally known or    has produced a driver's license as identification.

[Notary Seal]



Andrea L. Paris  
Notary Public

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

Signed, sealed and delivered in our presence:

Witness #1 Signature

Print Name: Maria Lender

Witness #2 Signature

Print Name: Cynthia Barnhart

Judy C. Johnson, a single woman,  
Individually and as Successor Co-  
Trustee of the Ann Keatts Revocable  
Trust dated October 13, 2011

STATE OF FLORIDA

COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 5 day of March, 2018 by Judy C. Johnson, a single woman, Individually and as Successor Co-Trustee of the Ann Keatts Revocable Trust dated October 13, 2011, who [ ] is personally known or [ ] has produced a driver's license as identification.

[Notary Seal]



CYNTHIA BARNHART  
MY COMMISSION # FF 114635  
EXPIRES: April 28, 2018  
Bonded Thru Budget Notary Services

Cynthia Barnhart  
Notary Public

THIS INSTRUMENT PREPARED BY AND RETURN TO:

**Independence Title, Inc.**

4700 W Prospect Road

Suite 115

Fort Lauderdale, FL 33309

Our File No.: **2018-645**

Property Appraisers Parcel Identification (Folio) Number: **5142 16 01 4210**

The actual purchase price or other valuable consideration paid for the real property or interest conveyed by this instrument is **\$222,500.00**. Florida Documentary Stamps in the amount of **\$ 1,557.50** have been paid hereon.

SPACE ABOVE THIS LINE FOR RECORDING DATA

## **WARRANTY DEED**

**THIS WARRANTY DEED**, made the **28th day of June, 2018** by **Helen Jerome, a Married Woman, joined by her spouse Ducange Jerome**, whose post office address is **1300 NW 113Ter Miami FL 33167** herein called the Grantor(s), to **Anavika Estates LLC, a Florida Limited Liability Company**, whose post office address is **2554 SW 157th Avenue, Miramar, FL 33027**, hereinafter called the Grantee(s):

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

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

**The East 1/2 of Lot 16, Block 10, Hollywood Little Ranches, Amended, a subdivision according to the Plat thereof, recorded at Plat Book 1, Page 26, in the Public Records of Broward County, Florida.**

**SUBJECT TO: Conditions, restrictions, reservations, limitations, easements and dedications and taxes for this tax year and subsequent years**

**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.

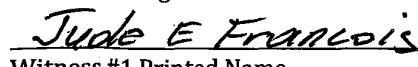
**AND**, the Grantor(s) hereby covenant(s) with said Grantee(s) that the Grantor(s) is lawfully seized of said land in fee simple; that the Grantor(s) has/have good right and lawful authority to sell and convey said land, and hereby warrant(s) the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing for the current calendar year and all subsequent years.

**IN WITNESS WHEREOF**, the said Grantor(s) has/have signed and sealed these presents the day and year first above written.

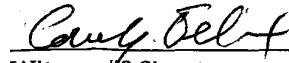
Signed, sealed and delivered in the presence of:



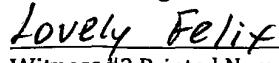
Witness #1 Signature



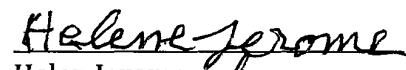
Witness #1 Printed Name



Witness #2 Signature



Witness #2 Printed Name



Helen Jerome



Ducange Jerome

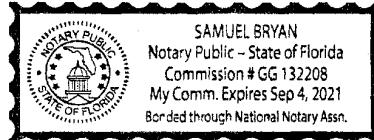
**STATE OF FLORIDA  
COUNTY OF MIAMI-DADE**

The foregoing instrument was acknowledged before me this 26<sup>th</sup> day of June 2018 by Helen Jerome and Ducange Jerome who is/are personally known to me or has/have produced

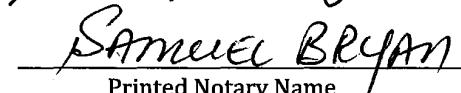
FLIDCL J650-160-47-001-0 as identification and  did  did not take an oath.

FLIDCL J650-320-44-803-0

**SEAL**



Notary Public



Printed Notary Name

My Commission Expires: 09-04-2021

Prepared by:

Matthew G. Lerner, Esq.  
Law Office of Matthew G. Lerner, P.A.  
3335 North University Drive Suite 1  
Hollywood, FL 33024  
954-628-5014  
File Number: E19-0070

Return to:

Empire Title Services, Inc.  
20801 Biscayne Blvd. Ste. 300  
Aventura, FL 33180

Parcel Identification No. **5142 16 01 4220**

[Space Above This Line For Recording Data]

## **Warranty Deed**

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

This Indenture made this 26<sup>th</sup> day of February, 2019 between Anavika Estates, LLC, a Florida Limited Liability Company whose post office address is 2554 SW 157th Avenue, Miramar, FL 33027 of the County of Broward, State of Florida, grantor\*, and Evia Properties LLC, a New Jersey Limited Liability Company whose post office address is 596 Revere Avenue, Linwood, NJ 08221 of the County of Atlantic, State of New Jersey, grantees\*,

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 grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantees, and grantees' heirs and assigns forever, the following described land, situate, lying and being in Broward County, Florida, to-wit:

**The West One Half (1/2) of Lot 16, Block 10, Amended Plat Of Hollywood Little Ranches, according to the plat thereof as recorded in Plat Book 1, Page 26, Public Records of Broward County, Florida.**

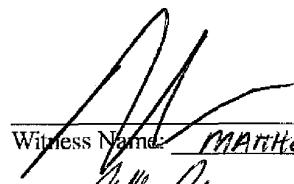
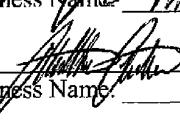
**Property Address: 2306 Pierce Street, Hollywood, Florida 33020**

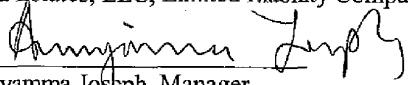
and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

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

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

Signed, sealed and delivered in our presence:

  
Witness Name: MATTHEW G. LERNER  
  
Witness Name: Matthew Abate

Anavika Estates, LLC, Limited Liability Company  
By:   
Aniyamma Joseph, Manager

(Corporate Seal)

State of Florida  
County of Broward

The foregoing instrument was acknowledged before me this 26<sup>th</sup> day of February, 2019 by Aniyamma Joseph, Manager of Anavika Estates, LLC, Limited Liability Company, on behalf of the corporation. He/she    is personally known to me or [X] has produced a driver's license as identification.

[Notary Seal]



Notary Public

Printed Name: Matthew G. Lerner, Esq.

My Commission  
Expires:

12-11-2019

Prepared by:

Matthew G. Lerner, Esq.  
Law Office of Matthew G. Lerner, P.A.  
3335 North University Drive Suite 1  
Hollywood, FL 33024  
954-628-5014  
File Number: E19-0071

Return to:

Empire Title Services, Inc.  
20801 Biscayne Blvd. Ste. 300  
Aventura, FL 33180

Parcel Identification No. **5142 16 01 4210**

[Space Above This Line For Recording Data]

## **Warranty Deed**

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

This Indenture made this 26<sup>th</sup> day of February, 2019 between **Anavika Estates, LLC, Limited Liability Company** whose post office address is **2554 SW 157th Avenue, Miramar, FL 33027** of the County of **Broward**, State of **Florida**, grantor\*, and **Evia Properties LLC, a New Jersey Limited Liability Company** whose post office address is **596 Revere Avenue, Linwood, NJ 08221** of the County of **Atlantic**, State of **New Jersey**, grantee\*,

**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:

**The East 1/2 of Lot 16, Block 10, Hollywood Little Ranches according to the plat thereof as recorded in Plat Book 1, Page 26, Public Records of Broward County, Florida.**

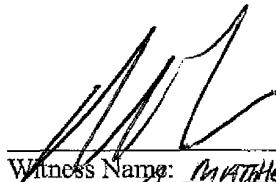
**Property Address: 2302 Pierce Street, Hollywood, Florida 33020**

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

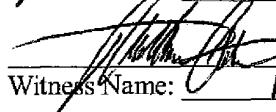
\* "Grantor" and "Grantee" are used for singular or plural, as context requires.

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

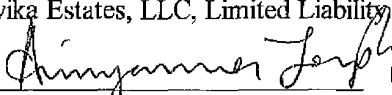
Signed, sealed and delivered in our presence:



Witness Name: MATTHEW G. LERNER



Witness Name: Matthew Abate

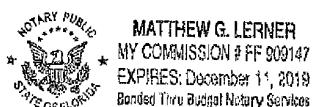
Anavika Estates, LLC, Limited Liability Company  
By:   
Aniyamma Joseph, Manager

(Corporate Seal)

State of Florida  
County of Broward

The foregoing instrument was acknowledged before me this 26<sup>th</sup> day of February, 2019 by Aniyamma Joseph, Manager of Anavika Estates, LLC, Limited Liability Company, on behalf of the corporation. He/she  is personally known to me or  has produced a driver's license as identification.

[Notary Seal]



Notary Public

Printed Name: Matthew G. Lerner, Esq.

My Commission  
Expires:

12-11-19

WARRANTY DEED 83-077382

INDIVID. TO INDIVID.

THIS INSTRUMENT PREPARED BY  
DANIEL L. G. L., INC., P.A.  
c/o LOVETT, FISHER & LANE, P.A.  
801 L. DALLAS, TEXAS 75201  
HALLANDALE, FLORIDA 33020

RAMCO FORM 01

**This Warranty Deed** Made the 12th day of March, A. D. 1983 by  
ELIZABETH G. MORIN, formerly known as ELIZABETH G. POLIN, joined  
by her husband, ANDRE MORIN,  
hereinafter called the grantor, to

WILLIAM C. RINDERER and BRIDGETT M. RINDERER, his wife,

whose postoffice address is 2302 Pierce Street, Hollywood, Florida 33020  
hereinafter called the grantee:

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

**Witnesseth:** That the grantor, for and in consideration of the sum of \$ 10.00---- and other  
valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, alienes, re-  
mises, releases, conveys and confirms unto the grantee, all that certain land situate in BROWARD  
County, Florida, viz.

The East Half (E 1/2) of Lot Sixteen (16), Block  
Ten (10), of HOLLYWOOD LITTLE RANCHES AMENDED,  
according to the plat thereof recorded in Plat  
Book 1, page 26, of the Public Records of Broward  
County, Florida; said lands situate, lying and  
being in Broward County, Florida.

SUBJECT TO: Restrictions of record, zoning ordinances, and public  
utility easements of record and taxes for the year  
1983; and also subject to purchase money first mortgage  
recorded simultaneously herewith.

292.50 has been paid  
In Broward County for the year  
Stamp Tax as required by law  
Anne M. Johnson, Deputy

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any-  
wise appertaining.

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

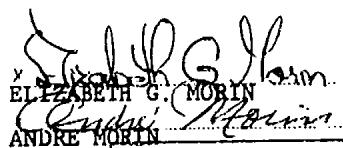
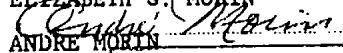
And the grantor covenants with said grantee that the grantor is lawfully seized of said land  
in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the  
grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of  
all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent  
to December 31, 1982.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year  
first above written.

Signed, sealed and delivered in our presence:

  
X 

STATE OF FLORIDA  
COUNTY OF BROWARD

  
X   
ELIZABETH G. MORIN  
ANDRE MORIN

OFF REC 10729 PG 395  
SPACE BELOW FOR RECORDER'S USE

NOTED IN THE OFFICIAL RECORDS BOOK  
OF BROWARD COUNTY, FLORIDA  
T. JOHNSON  
COUNTY ADMINISTRATOR

I HEREBY CERTIFY that on this day, before me, an officer duly  
authorized in the State aforesaid and in the County aforesaid to take  
acknowledgments, personally appeared ELIZABETH G. MORIN,  
formerly known as ELIZABETH G. POLIN, joined  
by her husband, ANDRE MORIN,

to me known to be the persons described in and who executed the  
foresaid instrument and they acknowledged before me that they  
executed the same.

WITNESS my hand and official seal in the County and  
State aforesaid this day of

March 12 A. D. 1983

  
NOTARY PUBLIC, State of Florida

This instrument prepared by: My commission expires:

NOTARY PUBLIC STATE OF FLORIDA AT Large  
My Commission Expires June 17 1983  
NOTARIZED THIS DAY OF MARCH 1983  
NOTARIZED THIS DAY OF MARCH 1983

275

RECORD & RETURN TO: HOLLANDER & ASSOCIATES, PA  
1940 Harrison Street,  
Hollywood, Florida 33020.

# This Indenture,

84-416063

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

Made this 20th day of November A.D. 1984,

BETWEEN ETHEL HARMOS, an unmarried widow,

of the County of Cook in the State of Illinois party of the first part, and

ANN KEATTS and KRIS L. ANDERSON

of the County of Broward in the State of Florida whose post office address is

2306 Pierce Street, Hollywood, Florida,

parties of the second part.

**Witnesseth.** That the said party of the first part for and in consideration of the sum of TEN AND NO/100-----(\$10.00)-----Dollars, to her in hand paid by the said parties of the second part, the receipt whereof is hereby acknowledged to be granted, bargained, and sold to the said parties of the second part, their heirs and assigns forever the following described land, situate and being in the County of Broward State of Florida to wit:

The West 1/2 of Lot 16, Block 10, of HOLLYWOOD LITTLE RANCHES, according to the amended plat thereof, recorded in Plat Book 1, at Page 26 of the Public Records of Broward County, Florida

SUBJECT TO: Conditions, restrictions, reservations, limitations, and easements of record, if any; zoning ordinances affecting said property; and taxes for 19 and subsequent years.

SUBJECT TO: Purchase Money Mortgage between the parties hereto.

REC'D DEPT. 7 AM 11-10-03

173.50  
In Broward County for Documentary  
Stamp Tax At Required Rate  
A. K. J.

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

**In Witness Whereof,** The said party of the first part has hereunto set her hand and seal the day and year first above written.

Signed, sealed and delivered in the presence of

- Ethel Harmos  
- Davis Hodder

173.50  
In Broward County for Documentary  
Stamp Tax At Required Rate  
A. K. J.

ETHEL HARMOS  
F. T. JOHNSON  
COUNTY CLERK/RECORDS BLD  
1940 HARRISON STREET, HOLLYWOOD, FLORIDA  
E. T. JOHNSON  
COUNTY CLERK/RECORDS BLD  
1940 HARRISON STREET, HOLLYWOOD, FLORIDA

L.S.  
L.S.  
L.S.  
L.S.

VOL 12181 PG 315

STATE OF ILLINOIS  
COUNTY OF COOK

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared ETHEL HARMOS, an unmarried widow,

to me known to be the person described in and who executed the foregoing instrument and she acknowledged before me that she executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 20th day of November A.D. 1984.

My commission expires April 29, 1986.

Daniel W. Finkel, Esq.  
Notary Public, State of Illinois

This Instrument prepared by: DANIEL W. CAVE, ESQ.

Address  
Long, Finkel & Cave, P. A.  
801 E. Hallandale Bch. Blvd.  
Hallandale, Florida, 33009

5/80  
2

INSTR # 99376232  
OR BK 29617 PG 1365  
RECORDED 07/01/99 02:23 PM  
COMMISSION  
BROWARD COUNTY  
DOC STMP-D 616.00  
DEPUTY CLERK 1923

This instrument was prepared by:  
**DONNA SZCZEBAK O'NEIL, ESQ.**  
301 East Commercial Boulevard  
Fort Lauderdale, Florida 33334

Tax Folio #: 05-1216-01-4210

### WARRANTY DEED

THIS INDENTURE, made this 25<sup>th</sup> day of June, 1999, between, **BRIDGETT M. RINDERER**, an unremarried widow, hereinafter called grantor\*, to **LUCINDA HASSELL**, whose post office address is 2302 Pierce Street, Hollywood, FL 33020, the County of Broward, State of Florida, grantee\*,

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, lying and being in Broward County, Florida, to-wit:

The East Half (E 1/2) of Lot Sixteen (16), Block Ten (10) of HOLLYWOOD LITTLE RANCHES AMENDED, according to the plat thereof, recorded in Plat Book 1, Page 26, of the Public Records of Broward County, Florida; said lands situate, lying and being in Broward County, Florida.

Subject to taxes for the year 1999 and all subsequent years.

Subject to conditions, restrictions, reservations and easements of record.

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

This property is not the homestead property and is not contiguous to the homestead property of **BRIDGETT M. RINDERER**.

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

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:

Donna O'Neil  
Witness #1

Donna O'Neil  
Print Name of Witness #1

Kristin Torres  
Witness #2

Kristin Torres  
Print Name of Witness #2

BrIDGETT M. RINDERER  
BRIDGETT M. RINDERER  
2201 Pierce Street, Unit 1  
Hollywood, FL 33020

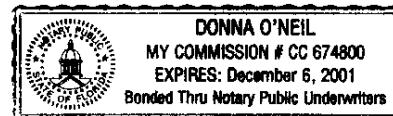
STATE OF FLORIDA  
COUNTY OF BROWARD

I HEREBY CERTIFY that on this day before me, an ~~other~~ ~~State~~ ~~County~~ ~~161~~ ~~make~~ acknowledgements, personally appeared BRIDGETT M. RINDERER, to ~~me personally known~~ to be the person described in or produced NIA and who executed the foregoing instrument and acknowledged before me that she executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 25 day of June, 1999.

Don O'Neil  
Notary Public

My Commission expires:



3  
Prepared by and Return to:  
Robert H. Lurer  
Warsow Acquisition Corporation  
10167 W. Sunrise Boulevard  
Third Floor  
Plantation, Florida 33322

## WARRANTY DEED

**This Warranty Deed**, made this 31st, day of December, 2007, between **Warsow Properties, LLC**, located at 10167 W. Sunrise Boulevard 3<sup>rd</sup> Floor, Plantation, Florida 33322 of the County of Broward, in the State of Florida, ("Grantor"), and **Pierce Street Ventures, LLC, a Florida Limited Liability Company**, located at 10167 West Sunrise Boulevard, 3<sup>rd</sup> Floor, Plantation, Florida 33322 of the county of Broward County, in the State of Florida, Grantee, witnesseth:

**Witnesseth**, that Grantor, for and in consideration of the sum of TEN Dollars (\$10.00), and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt and sufficiency whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, lying and being in Broward County, Florida, to wit:

The E 1/2 of Lot 16, Block 10, Hollywood Little Ranches, PB 1/ 26B.  
Parcel #: 51-42-16-01-4210

**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 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, 2007.

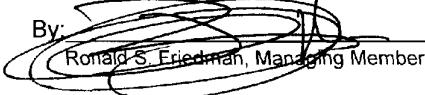
(2)

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the date first above written

  
Witness  
  
Witness

**WARSOWE PROPERTIES, LLC**

By:

  
Ronald S. Friedman, Managing Member

The foregoing instrument was acknowledged before me this 31st day of December, 2007 by Ronald S. Friedman, as Managing Member of Warsowe Properties, LLC personally known to me and who acknowledged executing the foregoing document for the purpose intended, and who did not take an oath.



ROBERT H. LURIE  
MY COMMISSION # DD 259789  
EXPIRES: February 18, 2008  
Bonded Thru Budget Notary Services

  
NOTARY PUBLIC

THIS INSTRUMENT PREPARED BY - RECORD AND RETURN TO:

JEROME L. TEPPS, ESQ.  
10167 W. Sunrise Blvd.; 3<sup>rd</sup> Floor  
Plantation, Florida 33322

Tax Folio No:

## WARRANTY DEED

THIS WARRANTY DEED made this 17 day of November, 2009, by Pierce Street Ventures, LLC, a Florida limited liability company, having a post office address of 10167 W. Sunrise Blvd.; 3<sup>rd</sup> Floor, Plantation, Florida 33322, hereinafter called Grantor, to ~~DUCANGE JEROME and HELENE JEROME~~ Husband and Wife, whose post office address is 2302 Pierce Street, Hollywood, Florida 33020 hereinafter called the Grantee: \*Ducange Jerome and Helene Jerome

WITNESSETH: That the Grantor, for and in consideration of the sum of TEN AND NO/100 dollars (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in Broward County, Florida, to wit:

The East 1/2 of Lot 16, Block 10, HOLLYWOOD LITTLE RANCHES, AMENDED, a subdivision according to the plat thereof recorded at Plat Book 1, Page 26, in the Public Records of Broward County, Florida.

**SUBJECT TO:** Conditions, restrictions, easements, limitations and zoning ordinances of record, if any, and taxes for the year 2009, and all subsequent years.

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.

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

Signed, sealed and delivered in our presence:

Witness Sign Here ↑

Witness Print Here ↑

Witness Sign Here

Witness Print Here↑

PIERCE STREET VENTURES, LLC  
a Florida LLC

By: WARSOWE ACQUISITION CORPORATION  
as Manager-Member

By: Ronald S. Friedman, as President

STATE OF FLORIDA  
COUNTY OF BROWARD

THE FOREGOING instrument was acknowledged before me this 17 day of November, 2009, by RONALD S. FRIEDMAN, in his capacity as President of Warsowe Acquisition Corporation, a Florida corporation, which is the Manager Member of Pierce Street Ventures, LLC, a Florida limited liability company, who produced a Florida driver's License as identification and who did not take an oath, and he acknowledged before me that he executed the foregoing for the purposes intended therein.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal in the State and County above mentioned, this day of November, 2009.

BY: 

NOTARY PUBLIC/STATE



PHYLLIS SHECHTMAN  
Commission DD 646215  
Expires June 14, 2011  
Bonded Thru Troy Fall Insurance 2011

\*\*\*\* FILED: BROWARD COUNTY, FL Brenda D. Forman, CLERK 11/2/2017 9:59:45 AM.\*\*\*\*

LAST WILL AND TESTAMENT  
OF  
ANN KEATTS

17 - - 4640

(025)

I, ANN KEATTS ALSO KNOWN AS ELEANOR ANN KEATTS of Hollywood, Florida, County of Broward, do hereby declare this as my Will. I revoke all prior wills and codicils

ARTICLE ONE  
DECLARATIONS CONCERNING FAMILY AND PROPERTY

1.1 Family.

I have no children

I intentionally leave nothing to anyone claiming to be a child of mine regardless of the validity of their claim.

1.2 Personal Wishes. It is my desire that my executor follow any written directions left with this will regarding memorial services. My remains shall be cremated.

ARTICLE TWO  
GIFTS OF PROPERTY

2.1 Tangible Personal Property

I direct my Co-executors to distribute my tangible personal property to: KATIE KEATTS GAUDINO, 211 EAST 10<sup>TH</sup> AVENUE, ELLensburg, WASHINGTON 98926; and JUDY C. JOHNSON, 1005 SOUTH 17<sup>TH</sup> AVENUE, HOLLYWOOD, FLORIDA 33020.

Although such letter shall not be interpreted as a testamentary writing, I request that my beneficiaries and executor carry out the requests made in the letter. If a minor child is to receive tangible personal property, it may be delivered to the child or their guardian or parent as the executor sees fit.

2.2 Cash Gifts.

There are no cash gifts.

2017 NOV -2 PM 4:34  
BROWARD COUNTY, FLORIDA  
CLERK'S OFFICE  
ON RECORD  
PROBATE

(5)

### 2.3 Residue of Estate.

I leave the residue of my estate to the Trustee(s) of the ANN KEATTS REVOCABLE TRUST dated Oct 13 2011, to be added to the trust and to be held, administered and distributed according to the terms of that trust and any amendments properly made to it.

### ARTICLE THREE APPOINTMENT OF FIDUCIARIES

**3.1 Executor.** I nominate KATIE KEATTS GAUDINO AND JUDY C. JOHNSON to serve as Co-Executors of my will. If either KATIE KEATTS GAUDINO OR JUDY C. JOHNSON cannot serve, then I nominate Christine L. Mills, 2727 NE 18<sup>th</sup> Street, Fort Lauderdale, Florida, to serve as a Co-Executor.

No Bond shall be required of any executor under this will.

**3.2 Executor's Authority.** In addition to any powers and elective rights conferred by statute or federal law or by other provisions of this will, I grant my co-executors the authority to administer my estate under any procedure for informal or unsupervised administration, or any other available procedure for avoidance of administration or reduction of its burdens.

On Oct 13, 2011, at Fort Lauderdale, Florida, County of Broward, I hereby sign this document and declare it to be my Will.

Ann Keatts  
ANN KEATTS AKA ELEANOR ANN KEATTS

This document, consisting of 3 pages including this one, was signed and declared to be her will by ANN KEATTS also known as ELEANOR ANN KEATTS in our joint presence. At her request, in her presence, and in the presence of each other, we hereby sign as witnesses to the execution of this will, believing that she is of sound mind and under no undue influence. Each of us observed the signing of this will by ANN KEATTS and each under subscribing witness and knows that each signature is the true signature of the person whose name was signed. Each of us is now more than eighteen years of age and a competent witness and resides at the address set forth after our name.

We declare under penalty of perjury that the foregoing is true and correct and that this declaration was executed on October 13, 2011, at Hollywood, Florida, Broward County.

AS residing at 634 NE 3<sup>rd</sup> Ave Ft.Laud, Fl. 33304  
Witness signature Address

Alexander C. Don A. residing at 634 NE 3<sup>rd</sup> Ave Ft.Laud, Fl. 33304  
Witness Signature Address

**WILL AFFIDAVIT  
FOR THE WILL OF ANN KEATTS**

STATE OF FLORIDA  
COUNTY OF BROWARD

I, the undersigned, an officer authorized to administer oaths, certify that ANN KEATTS, Malissa Sterling AND Alexander E. Davila (Witnesses), whose names are signed to the attached or foregoing instrument and whose signatures appear below, having appeared together before me and having been first duly sworn, each then declared to me that:

1. The attached or foregoing instrument is the Last Will of the Testatrix.
2. The testatrix willingly and voluntarily declared, signed and executed the will in the presence of the witnesses;
3. The witnesses signed the will upon request by the testatrix, in the presence and hearing of the testatrix, and in the presence of each other;
4. To the best knowledge of each witness the testatrix was, at the time of the signing, of the age of majority (or otherwise legally competent to make a will), of sound mind, and under no constraint or undue influence; and
5. Each witness was and is competent, and of the proper age to witness a will.

Testatrix: Ann Keatts  
ANN KEATTS

Witness: D.S.  
(Witness signature)

Witness: Alexander E. Davila  
(Witness signature)

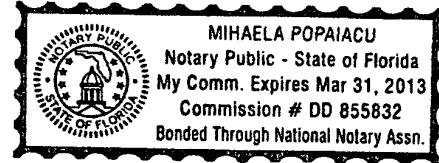
SUBSCRIBED AND SWORN TO before me by ANN KEATTS, the

Testatrix and by KARISSA STERLING, and  
ALEXANDER DAVILA, the witnesses, on this 13  
Day of October, 2011.

MIHAELA POPAIACU

Notary Public  
State of Florida

My Commission expires: March 13, 2013



# Last Will and Testament

OF

WILLIAM CARL RINDERER, JR.

95-2862

I, WILLIAM CARL RINDERER, JR., of Broward County, Florida, which I declare to be my domicile, being of sound mind and memory, hereby revoke all prior Wills and Codicils and publish the following as my Last Will and Testament.

**FIRST:** I direct that my body be cremated and my ashes disposed of as my Personal Representative sees fit.

**SECOND:** I direct that my legally enforceable debts (except debts secured in whole or in part by mortgages on real estate), funeral expenses and administration expenses be paid as soon as practicable after my death, in the order and in the manner prescribed by law.

**THIRD:** I direct that all estate, inheritance, transfer, legacy or succession taxes, or death duties which may be assessed or imposed with respect to my estate, or any part thereof, together with any interest and penalties assessed in connection therewith shall be paid from my residuary estate, without apportionment.

**FOURTH:** I willfully and voluntarily make known my desire that my dying not be artificially prolonged under the circumstances set forth herein, and I do hereby declare that, if at any time I should have a terminal condition and if my attending physician has determined that there can be no recovery from such condition and that my death is imminent, I direct that life-prolonging procedures be withheld or withdrawn when the application of such procedures would serve only to prolong artificially the process of dying. It is my desire that I be permitted to die naturally

LAST WILL AND TESTAMENT

OF

William Carl Rinderer Jr.  
WILLIAM CARL RINDERER, JR.

with only the administration of medication or the performance of any medical procedure deemed necessary to provide me with comfort, care or to alleviate pain.

In absence of my ability to give direction regarding the use of such life-prolonging procedures, it is my intention that this declaration in my Last Will and Testament be honored by my family and physician as the final expression of my legal right to refuse medical or surgical treatment and to accept the consequences for such refusal.

I understand the full import of this declaration, and am emotionally and mentally competent to make this declaration and direction.

**FIFTH:** I give and bequeath any and all tangible personal property, including clothing, automobiles, trucks, jewelry, books, pictures, household goods, silver, furniture and furnishings owned by me at the time of my death to my beloved wife, **BRIDGETT RINDERER**, if she survives me.

**SIXTH:** All the rest of my estate, of whatever nature and wherever situated, including, without limitation, all property acquired by me after the execution of this Will, all property over which I may have a power of appointment, and all lapsed legacies and bequests, I give, bequeath, devise and appoint to my beloved wife, **BRIDGETT RINDERER**, if she survives me.

**SEVENTH:** If my beloved wife, **BRIDGETT RINDERER**, does not survive me, I give, devise and bequeath my entire estate, in trust, for the following uses and purposes:

(A) My Trustee shall hold, manage, invest and reinvest the principal, collect the income therefrom, and pay in her sole discretion, any part or all of the income to or to accumulate any part or all of the income for the benefit of my son, **WILLIAM CARL RINDERER, III**, until he graduates from high school. Any payments

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**LAST WILL AND TESTAMENT**  
**OF**

*William Carl Rinderer, Jr.*  
**WILLIAM CARL RINDERER, JR.**

shall be made to my son's guardian appointed in this my Last Will and Testament.

(B) My Trustee shall pay to the guardian of my son, **WILLIAM CARL RINDERER, III**, for his benefit, at any time and from time to time such sums from or such part of the principal of the trust, including the whole thereof, as my Trustee may, in her sole discretion, to be necessary or desirable to permit my son, **WILLIAM CARL RINDERER, III**, to meet any financial emergency which may effect him as result of accident or illness until he graduates from high school.

(C) Upon my beloved son, **WILLIAM CARL RINDERER, III**, graduating from High School, the principal and accumulated interest, if any, remaining in this Trust shall be divided into four equal shares and distributed, one equal share each, to the following beneficiaries:

- (1) My beloved daughter, **JILL RINDERER**, if she survives me.
- (2) My beloved step-daughter, **ROSEMARIE LEONIDIS**, if she survives me.
- (3) My beloved step-son, **PATRICK LEONIDIS**, if he survives me.
- (4) My beloved son, **WILLIAM CARL RINDERER, III**, if he survives me.

If any of the above beneficiaries does not survive me, I direct that his or her share shall pass to his or her issue, in equal shares, if any, if not, his or her share shall pass to the surviving beneficiaries in equal shares.

**EIGHTH:** I appoint the law office of **DONNA SZCZEBAK O'NEIL, P.A.**, Suite 205, 2800 West Oakland Park Boulevard, Fort Lauderdale, Florida, 33311, to act as attorney for my estate and handle its probate.

**NINTH:** No person, including my beloved wife, **BRIDGETT RINDERER**, shall be deemed to have survived me who shall have died at the same time as I, or in a common disaster with me, or in circumstances which make it difficult or impossible to determine who died first, and I direct that all the provisions of this Will shall be construed in accordance with that assumption and upon that basis.

JK23468PC0572

**LAST WILL AND TESTAMENT**

**OF**

*William Carl Rinderer, Jr.*  
**WILLIAM CARL RINDERER, JR.**

TENTH: I hereby nominate, constitute, and appoint my beloved wife, **BRIDGETT RINDERER**, as Personal Representative of this my Last Will and Testament. In the event that she shall predecease me or fails to qualify, or having qualified, should die, resign, or become incapacitated, I appoint my beloved step-daughter, **ROSEMARIE LEONIDIS**, as her successor. Neither shall be required to furnish any bond or other security for the faithful performance of their duties, either in the State of Florida or elsewhere. If my successor or substitute Personal Representative should qualify, she shall have all the rights and powers, discretionary and otherwise, given a Personal Representative.

If my beloved wife, **BRIDGETT RINDERER**, should predecease me, I appoint **PATRICK LEONIDIS**, as Guardian of my son, **WILLIAM CARL RINDERER, III**.

I hereby nominate, constitute and appoint **ROSEMARIE LEONIDIS**, as Trustee of the Trust established by this my Last Will and Testament.

ELEVENTH: I hereby grant to my Personal Representative and Trustee fullest power and authority in all matters and questions concerning my property and estate, including but not limited to the power and authority to sell, lease, rent, pledge, mortgage, transfer, exchange, convert, partition, and otherwise dispose of, and grant options with respect to, any and all property at any time forming a part of my estate, or any interest therein, and any sale may be a public or private sale for cash or for credit, with or without security; and any lease may extend beyond the period fixed by any statute for leases by fiduciaries and beyond the probable duration of the administration of my estate; all for such purposes, at such times, and upon such terms as my Personal Representative may determine, without court order. No transferee, lender, or other person shall be bound to see to or be liable for the application of the proceeds of any transaction with my Personal Representative or Trustee. My Personal Representative and Trustee may sell or otherwise convert into cash or security all or any part of my estate for the purposes of distribution, and may distribute my estate in

**LAST WILL AND TESTAMENT**

**OF**

*William Carl Rinderer, Jr.*  
**WILLIAM CARL RINDERER, JR.**

kind and cause any share to be composed of cash, property, or undivided fractional interests in property, different in kind from other shares. My Personal Representative and Trustee may borrow money for the payment of debts, administration expenses, and estate taxes, and as security therefore may mortgage, pledge, or encumber all or any part of my estate. The power and authority granted herein shall extend to my Personal Representative, administrator with will annexed, ancillary Personal Representative, and any substitute or successor Personal Representative appointed by a court of competent jurisdiction in respect of this Will, my Trustee or the successors. The powers otherwise conferred upon Personal Representatives and Trustee by law.

IN WITNESS WHEREOF, I have hereunto set my hand and seal at Fort Lauderdale, Florida, this 3 day of Feb, 1986.

William Carl Rinderer, Jr.  
WILLIAM CARL RINDERER, JR.

The foregoing instrument was signed, sealed, published and declared by the above-named Testator as and for his Last Will and Testament, in the presence of us and each of us, and we, at his request, in his presence and in the presence of each other, have hereunto subscribed our names as attesting witnesses, this 7 day of Feb, 1986.

NAME

ADDRESS

Robert R. Keltner 4271 NW 5 St #19  
Plantation Fl

Cynthia Ann Higuchi 1521 NW 80 Ave #H  
Margate, Fl

EX-23468 PG 0574

**LAST WILL AND TESTAMENT**

OF

William Carl Rinderer, Jr.  
WILLIAM CARL RINDERER, JR.

STATE OF FLORIDA )

ss:

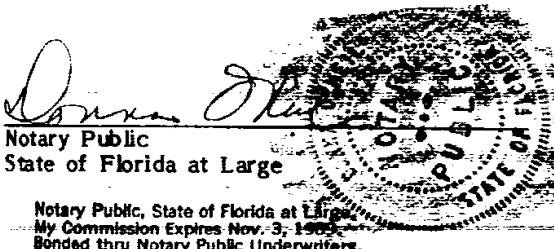
COUNTY OF BROWARD )

We, WILLIAM CARL RINDERER, JR., Robert R. Kelton and  
Cynthia Ann Higuchi, the Testator and the witnesses respectively, whose  
names are signed to the attached or foregoing instrument, were sworn and declared to  
the undersigned officer that the Testator signed the instrument as his Last Will, that  
he 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.

William Carl Rinderer, Jr.  
WILLIAM CARL RINDERER, JR.  
Robert R. Kelton

Cynthia Ann Higuchi

Subscribed and sworn to before me by WILLIAM CARL RINDERER, JR.,  
the Testator and by Robert R. Kelton and Cynthia Ann Higuchi, the  
witnesses, on the 3 day of February, 1986.



BK23468P0575

RECORDED IN THE OFFICIAL RECORDS BOOK  
OF BROWARD COUNTY, FLORIDA  
COUNTY ADMINISTRATOR