

CITY OF
Hollywood
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.

[CLICK HERE FOR FORMS, CHECKLISTS, & MEETING DATES](#)

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 multifamiliar 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, Dana Beach FL 33004
Telephone: 305-988-1450 **Email Address:** worldglassusa@gmail.com

Applicant Joseph B. Kaller Consultant Representative Tenant
Address: 2417 Hollywood Blvd, Hollywood FL 33020 **Telephone:** 954 920 5746
Email Address: Joseph@KallerArchitects.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

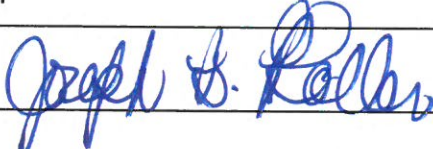
CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

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. 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

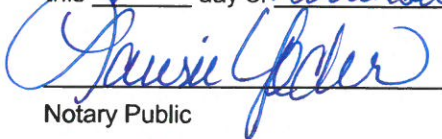
Signature of Tenant: _____ Date: _____

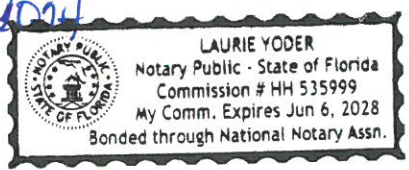
PRINT NAME: _____ Date: _____

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

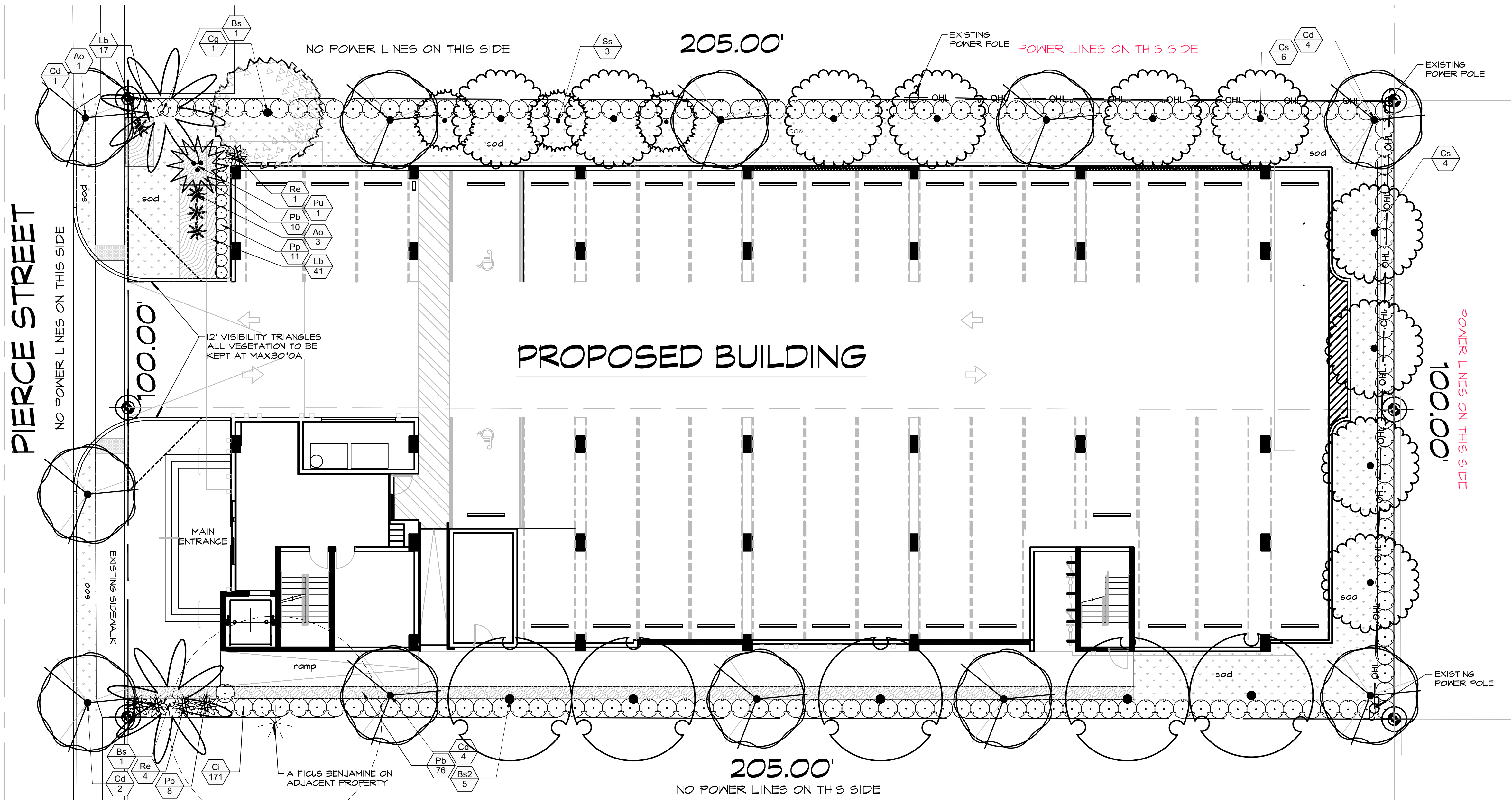

 Notary Public
 State of Florida



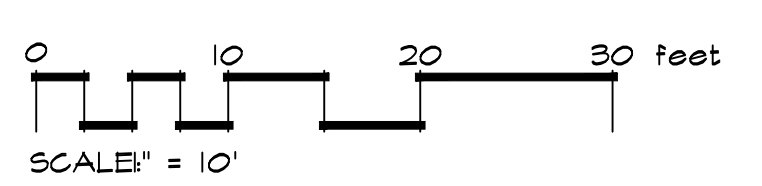

 Signature of Current Owner

Yaakov Elkarif
 Print Name

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



A GENERAL LAYOUT
scale 1"=10'-0"



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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.

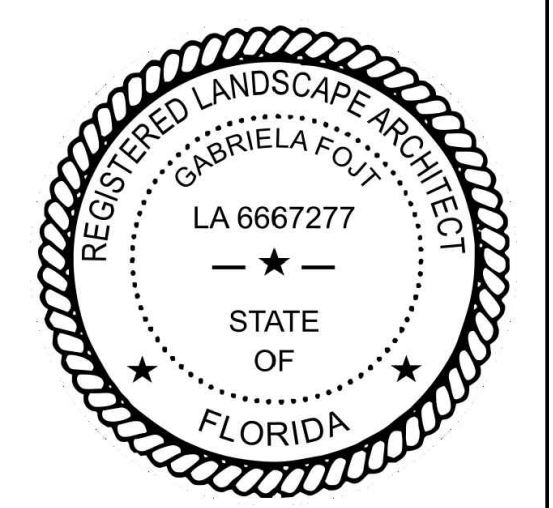
CODE REQUIREMENT DH-2 RAC

Code requirement	Required	Proposed	Provided
Perimeter landscape Street tree - one 12'oa tree/each 30 lf of street frontage (100'/30=3.3)	4 trees	3 Pigeon plum, 1 Royal palm	4 provided
Residential buffer - one tree/each 20 lf of perimeter (205x2+100=510/20=26)	26 trees	10 Silver Buttonwood, 5 Gumbo, 1 Royal palm, 1 Bridalveil, 8 Pigeon plum, 3 Sabals (=1 tree)	26 provided
Open space 1 tree per 1000sf of pervious site area (4,695 sf/1,000=4.6) 20% minimum lot space as open/landscape	5 trees 4,100 sf	0 4,695 sf	non provided (*) (+20% provided)
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	35x.6=21 native trees (=60%) max. 18 trees substituted by palms	30 native trees 3 palms counted 3:1 and 2 counted 1:1 irrigation system	85% provided 3 trees as palms provided provided

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

PLANT SCHEDULE

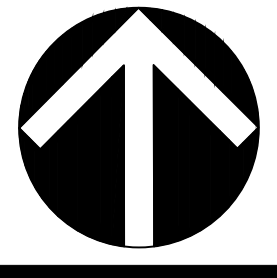
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	NATIVE	DROUGHT RESIST.
TREES								
	Bs2	5	Bursera simaruba	Gumbo Limbo	12-14OA, 3"dbh	AS SHOWN	YES	HIGH
	Cg	1	Caesalpinia granadillo	Bridal Veil Tree	12' OA, 2"dbh	AS SHOWN	NO	HIGH
	Cd	11	Coccoloba diversifolia	Pigeon Plum	12' OA 2" DBH	AS SHOWN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



The Mirror of Paradise

Gabriela Fojt
LA 6667277
LC 26000628

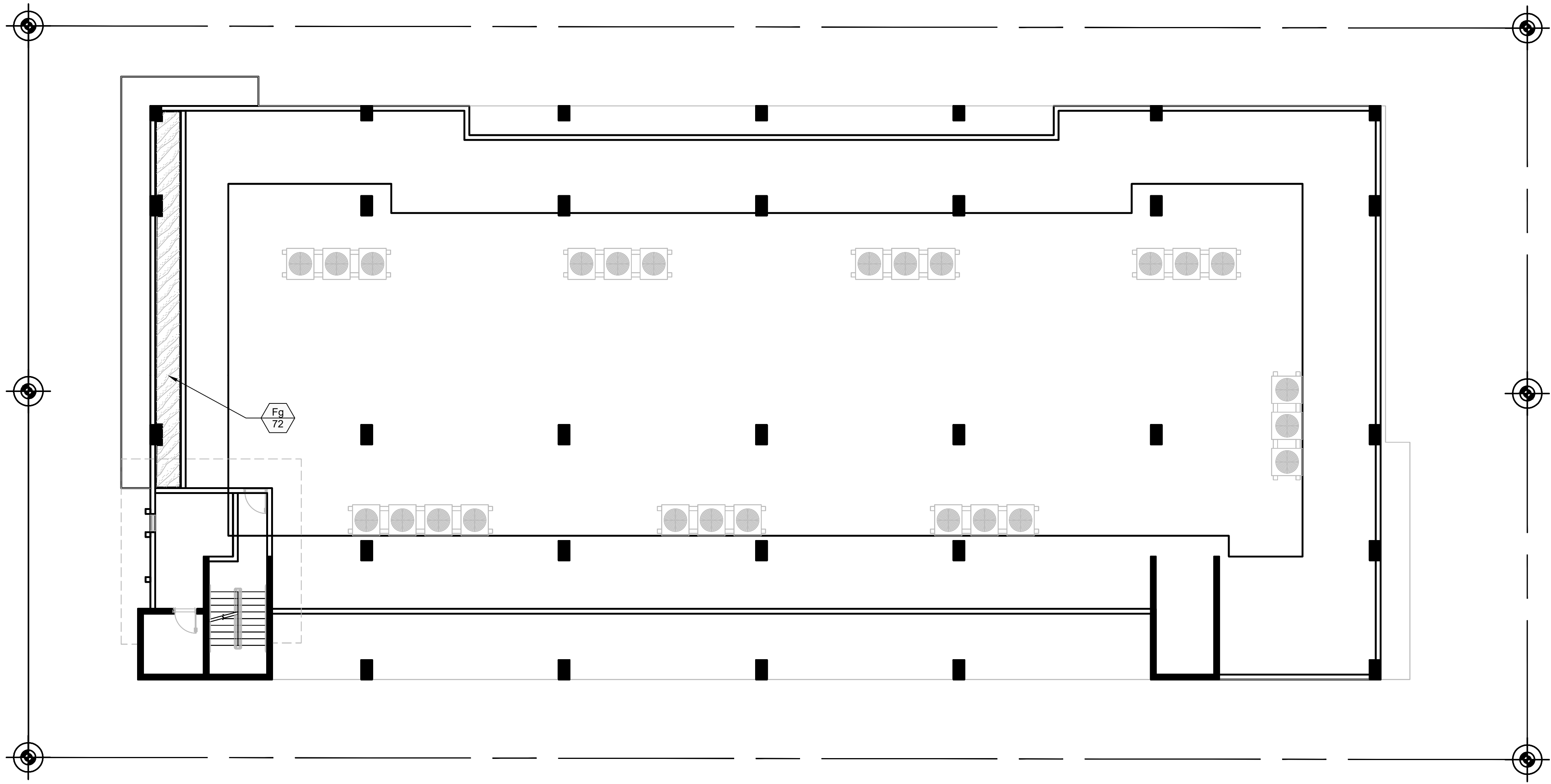
2700 E Oakland Park Blvd
Suite C
Fort Lauderdale
FL 33306
c (954) 478 3064
www.florida-landscape.com
gabriela@themirrorofparadise.com



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

2302-2306 PIERCE STREET
HOLLYWOOD
FLORIDA

LANDSCAPE PLAN - GROUND LEVEL, CODE CHART

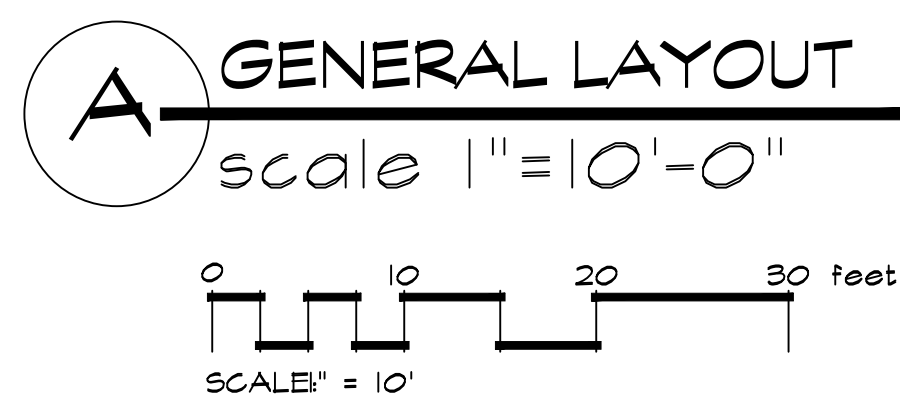


NO PLANTING ALLOWED UNTIL SUB-PERMITS ARE FULLY APPROVED BY CITY.

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

NO CYPRESS MULCH ALLOWED

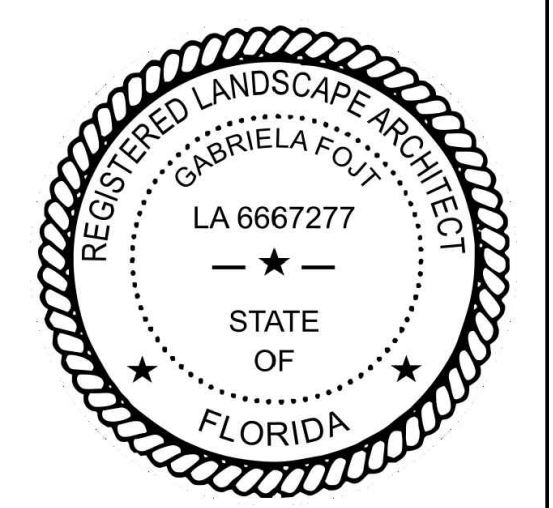
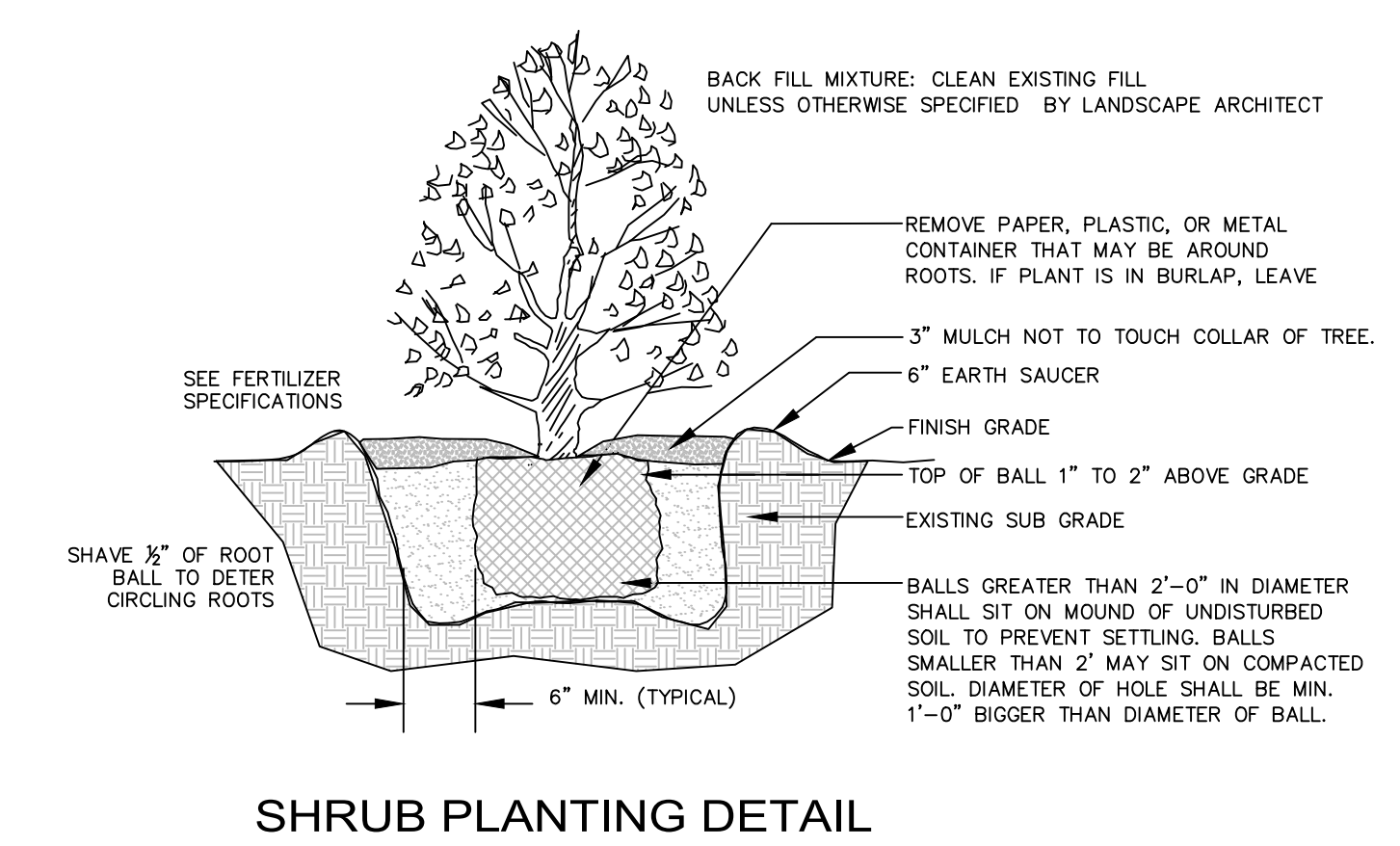
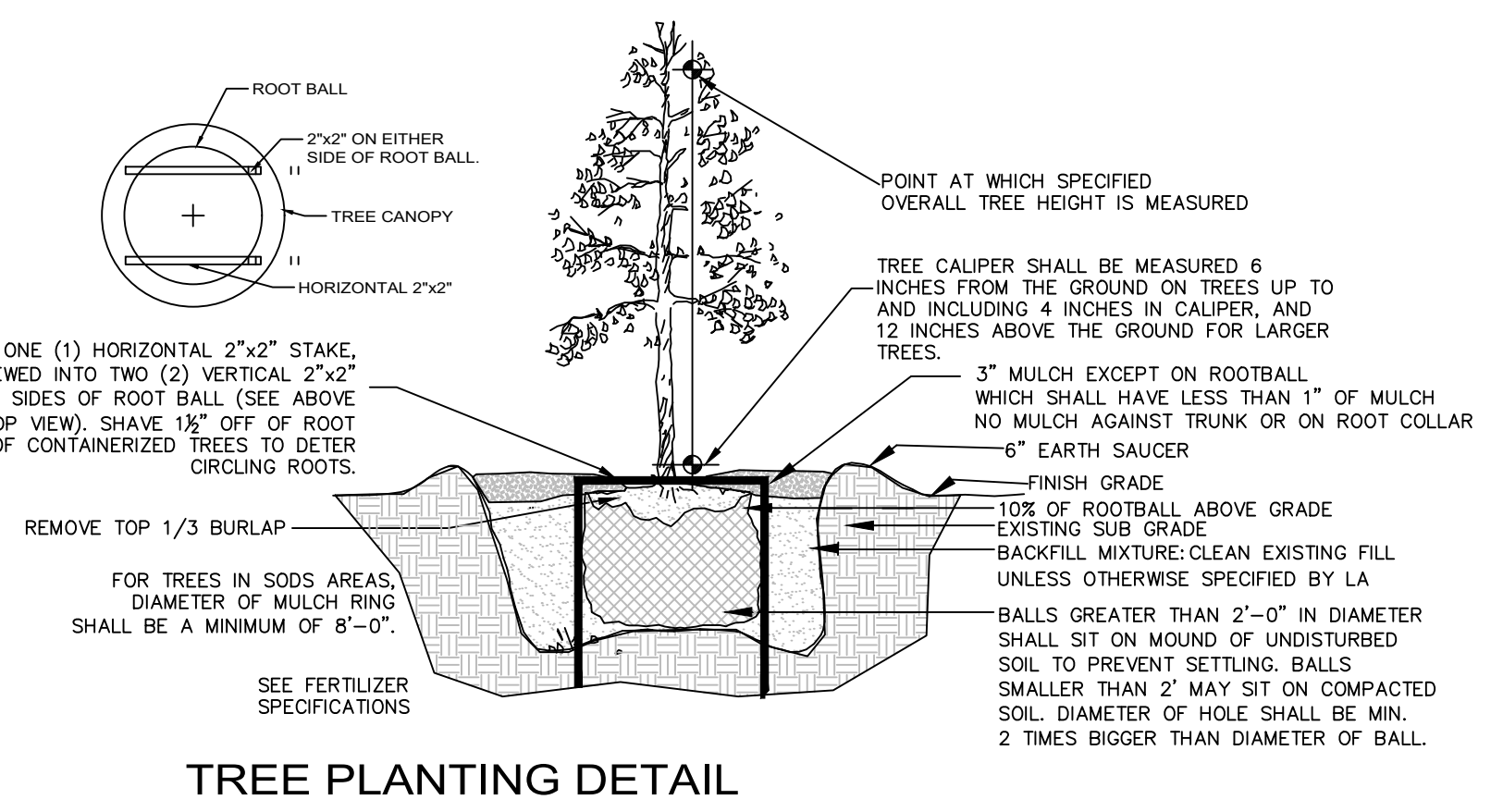
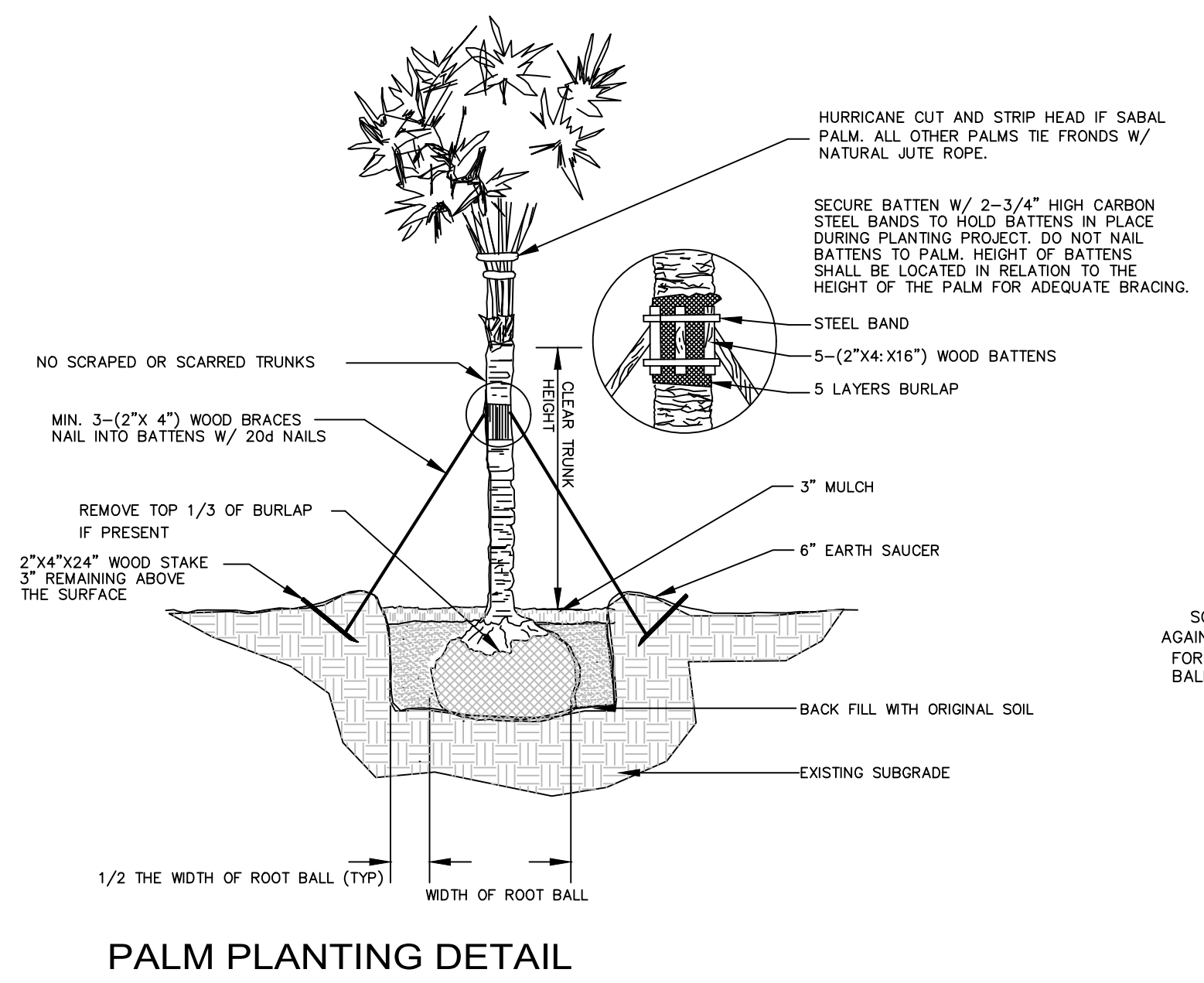
- GENERAL LANDSCAPE NOTES**
- CONTRACTOR IS RESPONSIBLE FOR REPAIRING FACILITIES HE DAMAGES AND IS TO COORDINATE WITH OTHER CONTRACTORS ON SITE.
 - CONTRACTOR IS RESPONSIBLE FOR FINISH GRADES- ROUGH GRADES BY GENERAL CONTRACTOR.
 - ALL PLANT MATERIALS TO BE FLORIDA NO. 1 OR BETTER AS PER FLORIDA DEPT. OF AGRICULTURE GRADES & STANDARDS, MARCH 1998
 - PLANTING SOIL TO BE A WEED FREE MIXTURE OF MUCK & SAND (50/50) WITH 50 LBS OF MILORGANITE PER 6 CU. YDS.
 - TREES & PALMS GUARANTEED TO BE IN HEALTHY THRIVING CONDITION FOR ONE YEAR FROM PROJECT COMPLETION.
 - APPLY 3" MELALEUCAEUCALYPTUS MULCH AROUND ALL PLANTS WITHIN 2 DAYS.
 - CONTRACTOR TO COMPLY WITH ALL CITY LANDSCAPE ORDINANCE REQUIREMENTS.
 - 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.
 - 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
 - ALL LANDSCAPED AREAS INSIDE PROPERTY AND ADJACENT RDW AREAS TO BE 100% COVERED WITH AUTOMATIC SPRINKLER SYSTEM WITH APPROXIMATELY 50% OVERLAP USING RUST FREE WATER AND A RAIN CHECK DEVICE.
 - TREES & PALMS TO BE STAKED AS NECESSARY IN A GOOD WORKMANLIKE MANNER WITH NO NAIL STAKING PERMITTED.
 - ROOT FLARES TO BE SET ABOVE GRADE AND VISIBLE WITH ROOT SYSTEMS 10% ABOVE FINAL GRADE AT TIME OF PLANTING.
 - LANDSCAPING SHALL COMPLY WITH ALL ZONING AND LAND DEVELOPMENT REGULATIONS.
- HOLLYWOOD LANDSCAPE NOTES**
- PLANT MATERIAL WILL NOT BE PLANTED INTO ROOT BALLS OF TREES AND PALMS.
 - THERE WILL BE NO SUBSTITUTIONS WITHOUT THE APPROVAL OF HOLLYWOOD'S LANDSCAPE PLAN REVIEWER.



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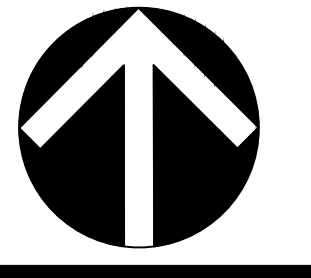
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PLANT SCHEDULE ROOF								
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	NATIVE	DROUGHT RESIST.
SHRUB AREAS								
	Fg	72	Ficus microcarpa 'Green Island'	Green Island Fig	3 gal	18" O.C.	NO	HIGH



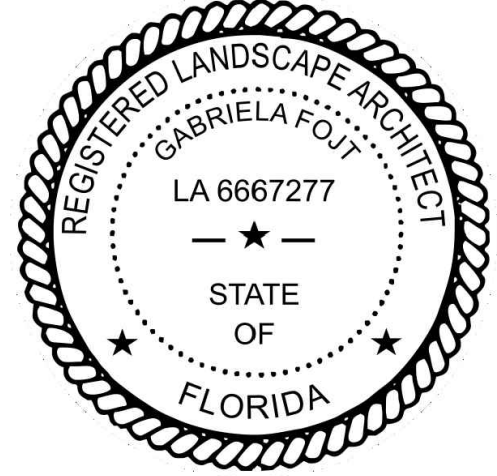
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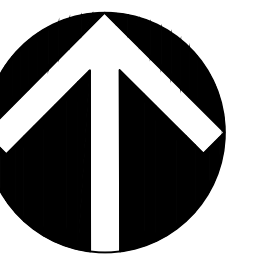
2302-2306 PIERCE STREET
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FLORIDA
LANDSCAPE PLAN - ROOF LEVEL & DETAILS



The Mirror of Paradise

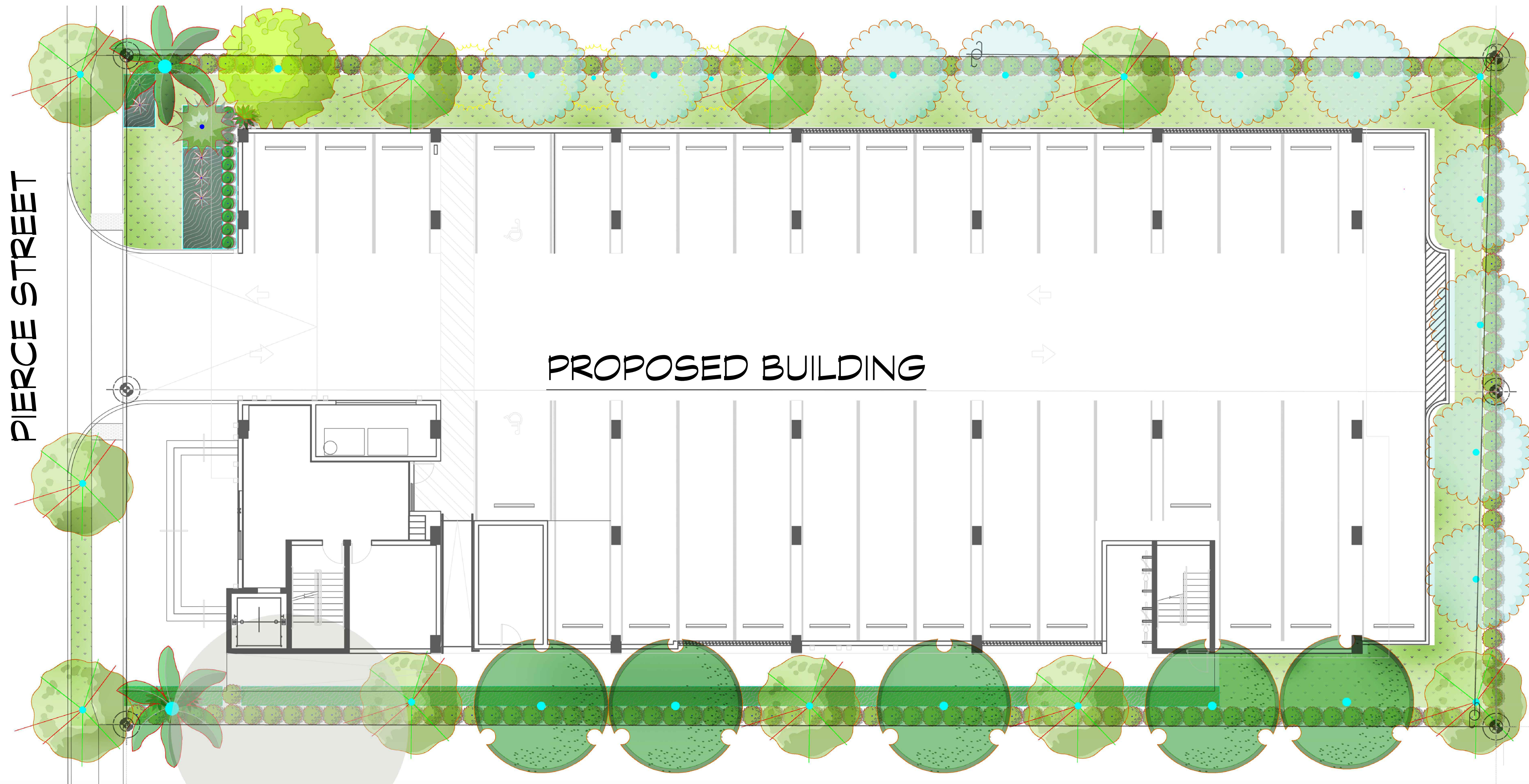
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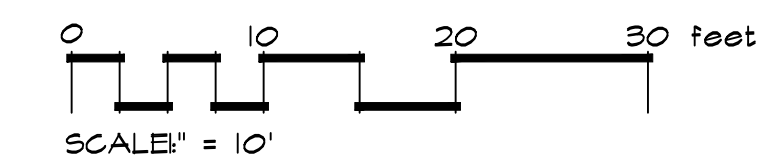


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2302-2306 PIERCE STREET
 HOLLYWOOD
 FLORIDA
 COLORED PLAN & NOTES



A GENERAL LAYOUT
scale 1"=10'-0"



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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.

PIERCE APARTMENTS

2302-2306 PIERCE STREET
HOLLYWOOD, FL 33020

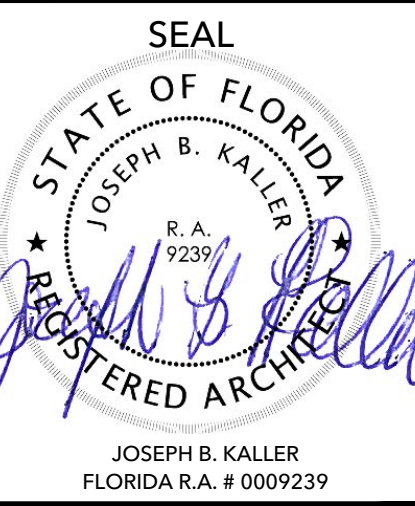


ARCHITECT

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



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2417 Hollywood Blvd.
Hollywood Florida 33020
954.920.5746
joseph@kallerarchitects.com
www.kallerarchitects.com



DRAWING INDEX

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- R-3 RENDERING 3
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- A-1.2 FAR DIAGRAM
- A-2.0 OVERALL CONTEXT SITE PLAN
- A-3.0 GROUND LEVEL
- A-3.1 LEVEL 2
- A-3.2 LEVEL 3
- A-3.3 LEVEL 4
- A-3.4 ROOF LEVEL
- A-4.0 BUILDING ELEVATION
- A-4.1 BUILDING ELEVATION

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

SHEET TITLE
COVER

REVISIONS		
No.	DATE	DESCRIPTION

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SCHEMATIC DESIGN

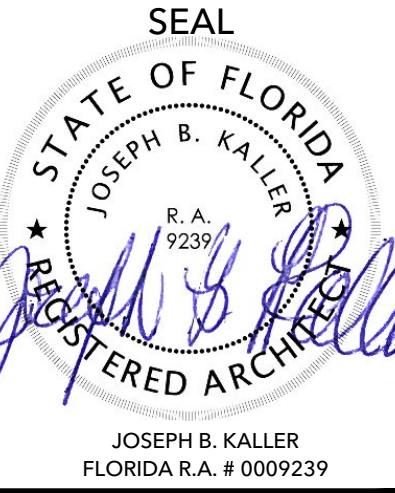
PROJECT No.: 19031
DATE: 07.18.24
DRAWN BY: J. DIAZ
CHECKED BY: JBK

SHEET
A-0.0



KallerArchitecture

AA# 26001212
2417 Hollywood Blvd.
Hollywood Florida 33020
954.920.5746
joseph@kallerarchitects.com
www.kallerarchitects.com



PROJECT TITLE
PIERCE APARTMENTS
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SHEET TITLE
RENDERING

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No.	DATE	DESCRIPTION

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SCHEMATIC DESIGN

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

SHEET

R-3





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
FAR:	1.75 (35,878.5 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, INCLUDING 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:	NOT REQ. LESS THAN 50 UNITS	0 SPACE
RESIDENTIAL 1 FOR (50-100 UNITS)		

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'-8"
(d) REAR (SOUTH)	20'-0"	20'-0 1/2"
AT-GRADE PARKING LOT AND VEHICULAR USE AREAS SETBACK REQUIREMENTS		
(a) FRONTAGE (NORTH)	10'-0"	
(b) SIDE INTERIOR (EAST)	5'-0"	
(c) SIDE INTERIOR (WEST)	5'-0"	
(d) REAR	5'-0"	

LANDSCAPE

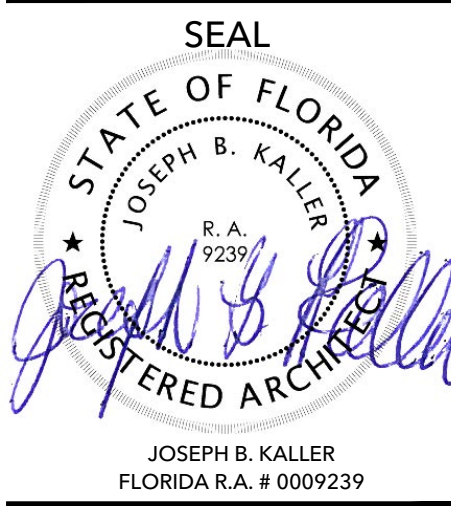
	REQUIRED	PROVIDED
IMPERVIOUS AREA PARKING, SIDEWALKS & DRIVES	16,401 S.F. (80%) MAX	15,796 S.F. (77.1%)
PERVIOUS AREA LANDSCAPE AREAS (TOTAL)	4,100 S.F. (20%) MIN.	4,706 S.F. (22.9%)

UNIT MIX • 24 UNITS

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



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

SHEET TITLE
SITE DATA & CONTEXT

REVISIONS		
No.	DATE	DESCRIPTION

SCHEMATIC DESIGN

PROJECT No.: 19031
DATE: 07.18.24
DRAWN BY: J. DIAZ
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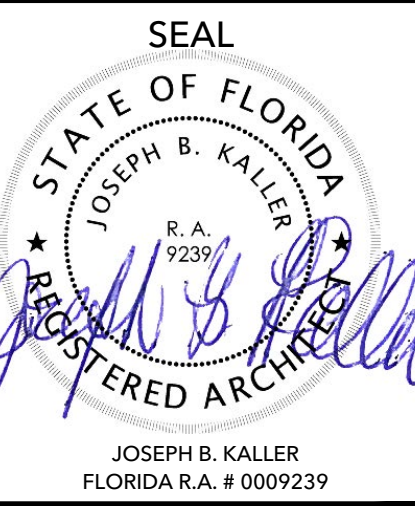
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A-1.0

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

SHEET TITLE
 GROUND LEVEL

REVISIONS

No.	DATE	DESCRIPTION

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A-1.1



PERVIOUS AREA

OPEN AREA CALCULATION			
	AREA	MIN. PERVIOUS AREA	PROPOSED
GROUND LVL	20,502 SF	20% (4,100 SF)	4,706 SF (22.9%)

VUA CALCULATION • TOTAL VU AREA = 3,175 SF

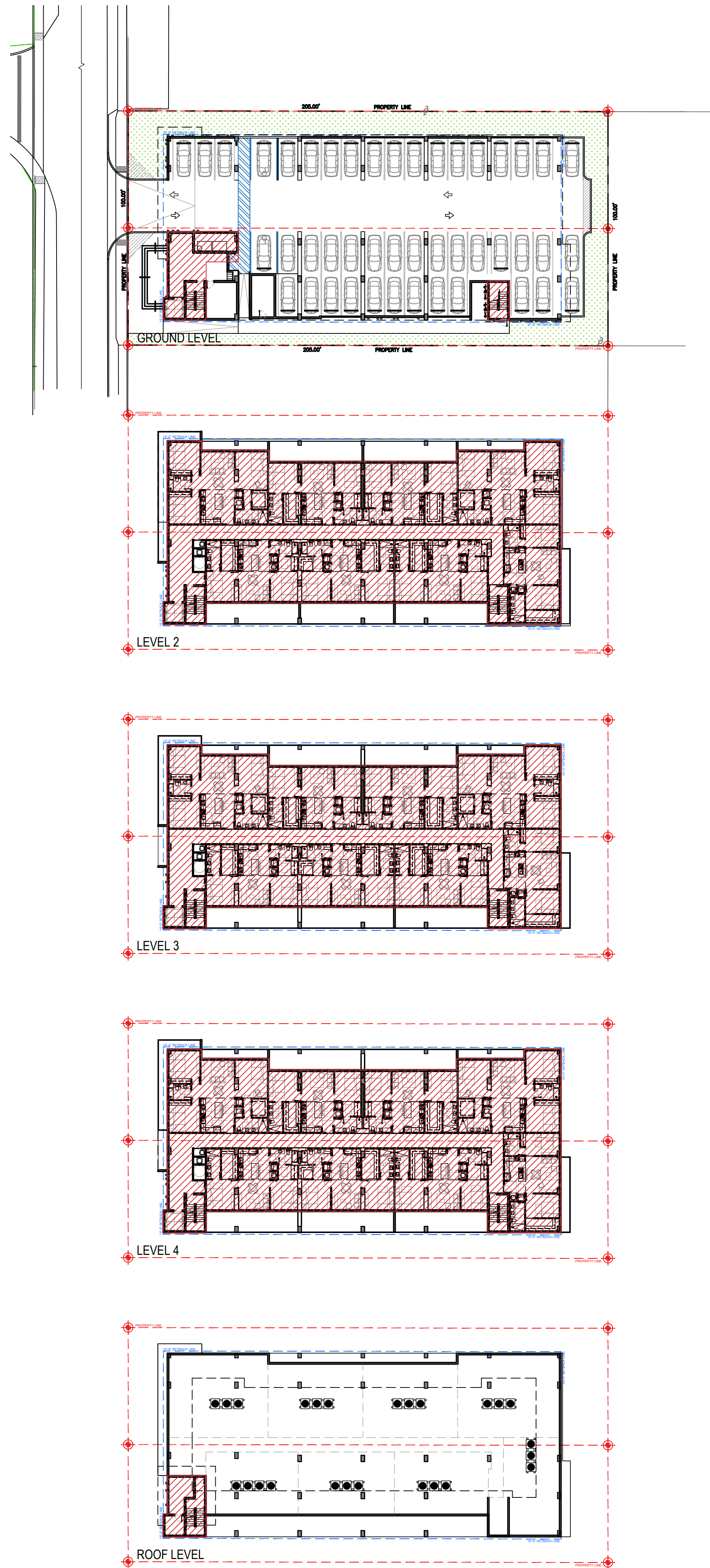
TOTAL PARKING DECK OPEN TO SKY = 1,099 SF (34.6%)
 REQUIRED LANDSCAPE (20% VU AREA) = 635 SF

PROPOSED LANDSCAPE
 2,076 SF (65.4%)

1 GROUND LEVEL
 1/8" = 1'-0"



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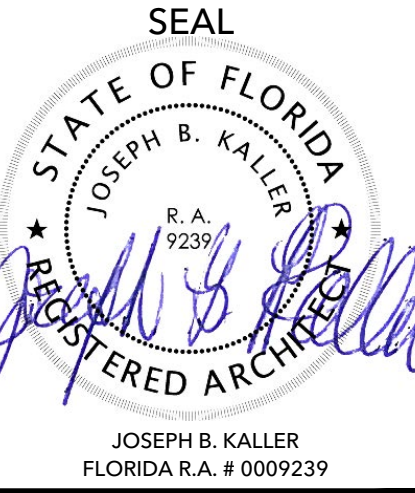


 FAR

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



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

SHEET TITLE
FAR DIAGRAM

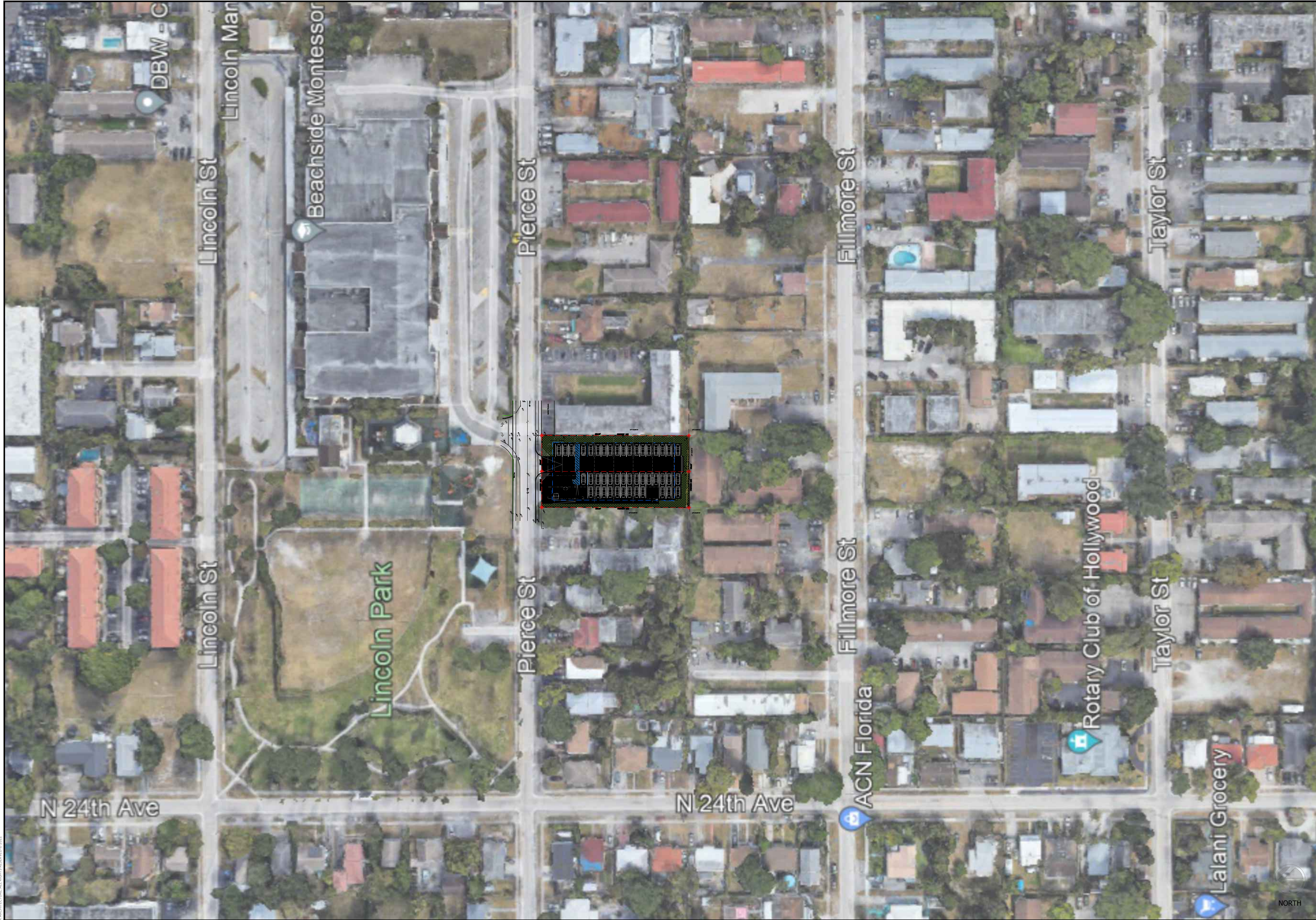
REVISIONS		
No.	DATE	DESCRIPTION

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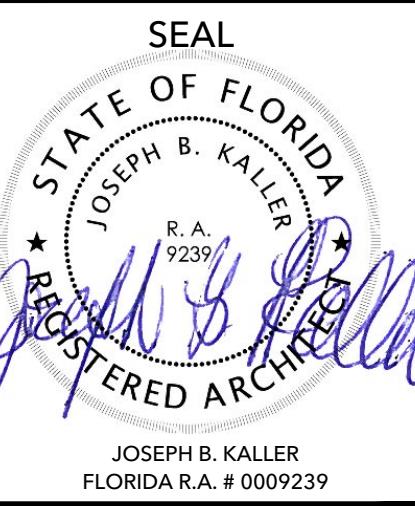
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SHEET
A-1.2



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

SHEET TITLE
 OVERALL CONTEXT SITE PLAN

REVISIONS

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

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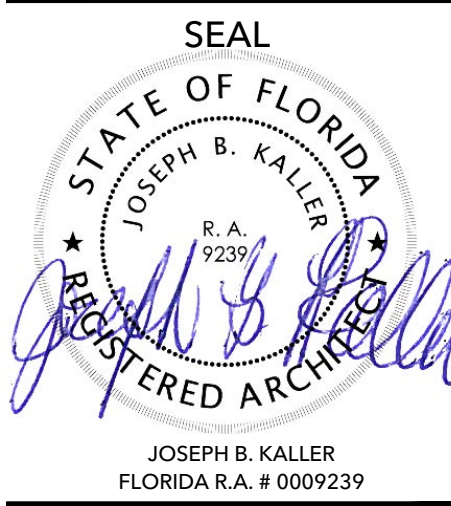
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PROJECT TITLE
PIERCE APARTMENTS
 2302 - 2306 PIERCE STREET
 HOLLYWOOD, FL 33020

SHEET TITLE
 GROUND LEVEL

REVISIONS

No.	DATE	DESCRIPTION

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PROJECT No.: 19031
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A-3.0



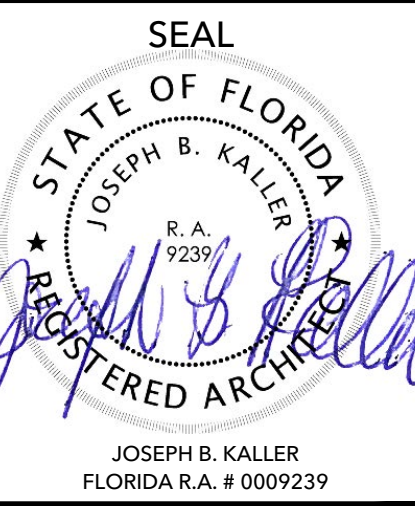
1 GROUND LEVEL
 1/8" = 1'-0"



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PROJECT TITLE
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 2302 - 2306 PIERCE STREET
 HOLLYWOOD, FL 33020

SHEET TITLE
 LEVEL 2

REVISIONS

No.	DATE	DESCRIPTION

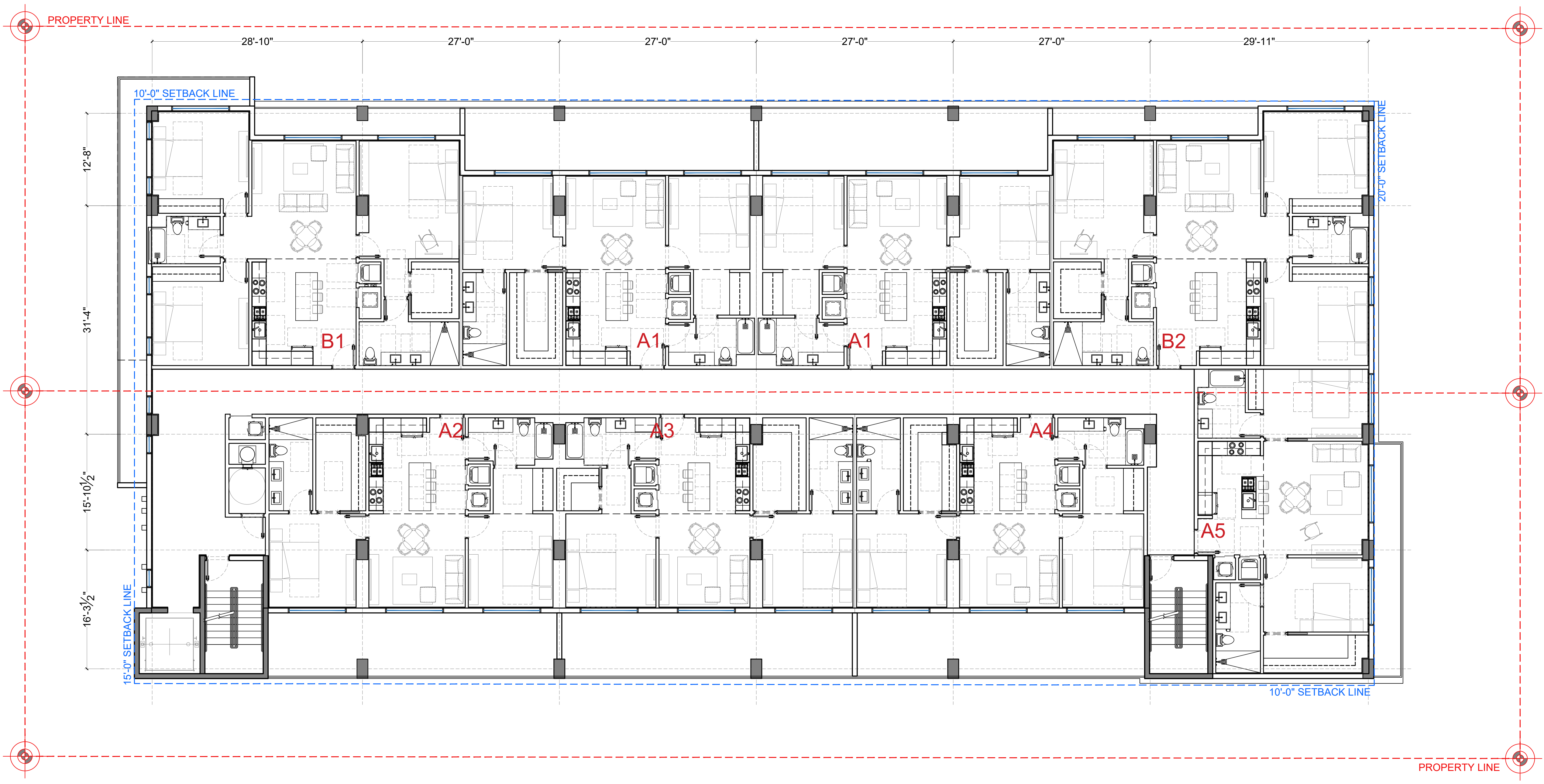
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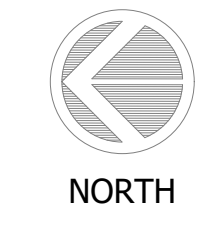
SHEET

A-3.1



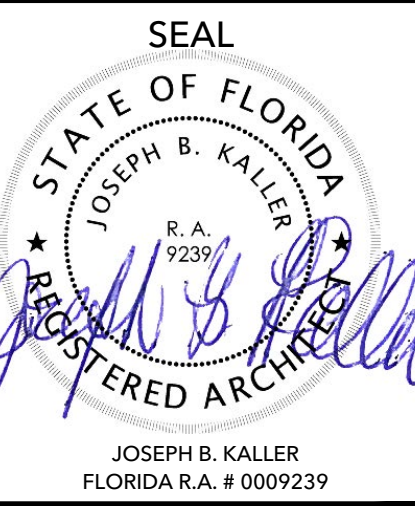
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1 LEVEL 2
 1/8" = 1'-0"





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PROJECT TITLE
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SHEET TITLE
 LEVEL 3

REVISIONS		
No.	DATE	DESCRIPTION

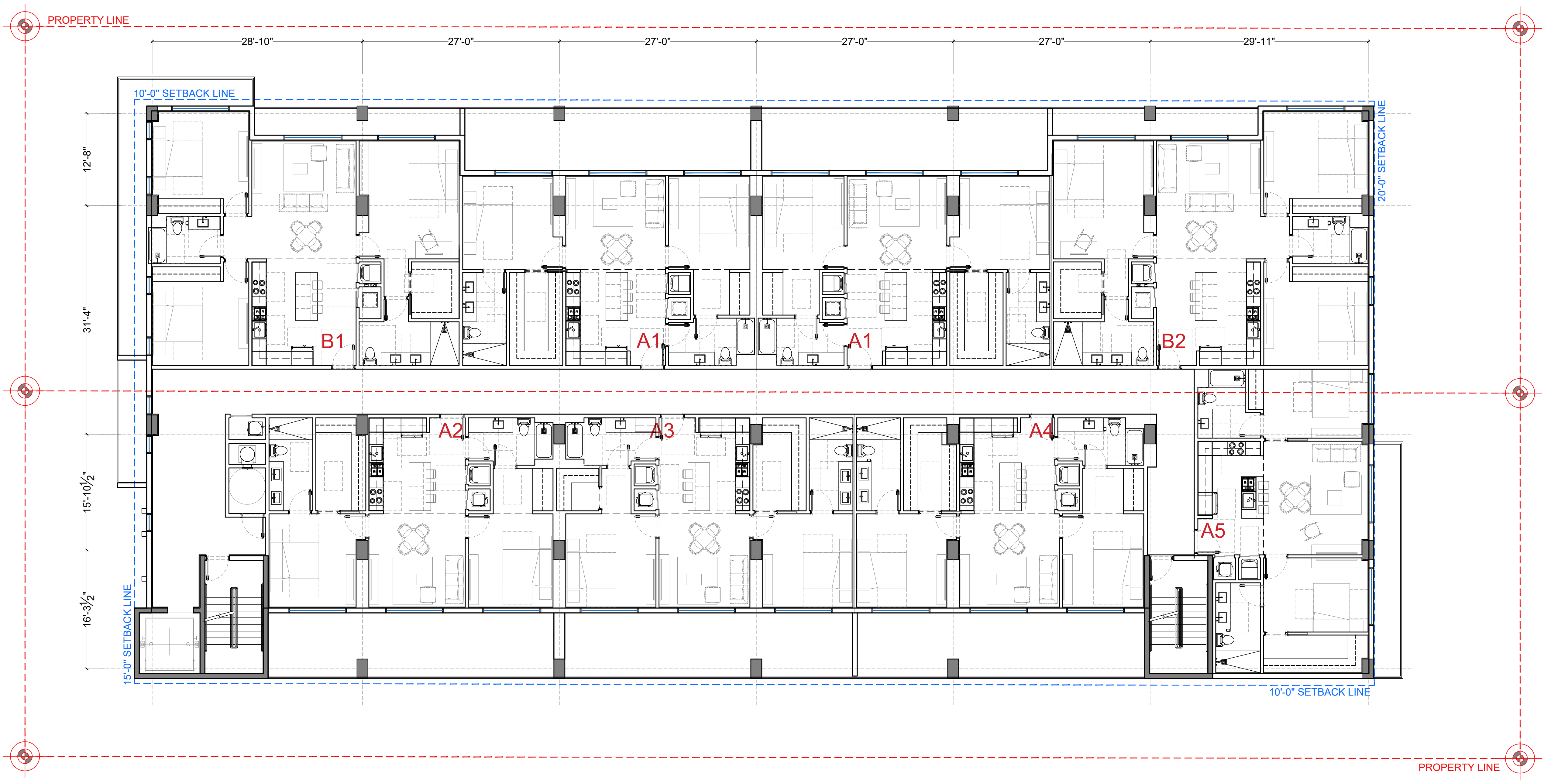
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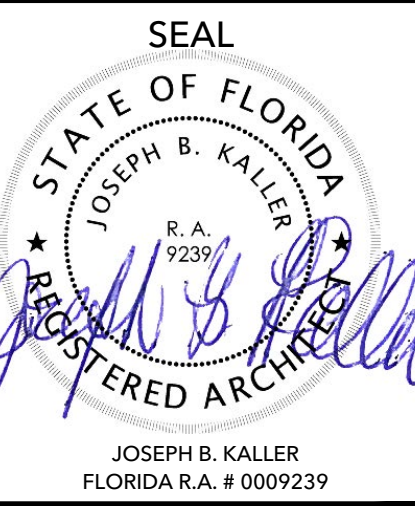
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PROJECT TITLE
PIERCE APARTMENTS
 2302 - 2306 PIERCE STREET
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SHEET TITLE
 LEVEL 4

REVISIONS

No.	DATE	DESCRIPTION

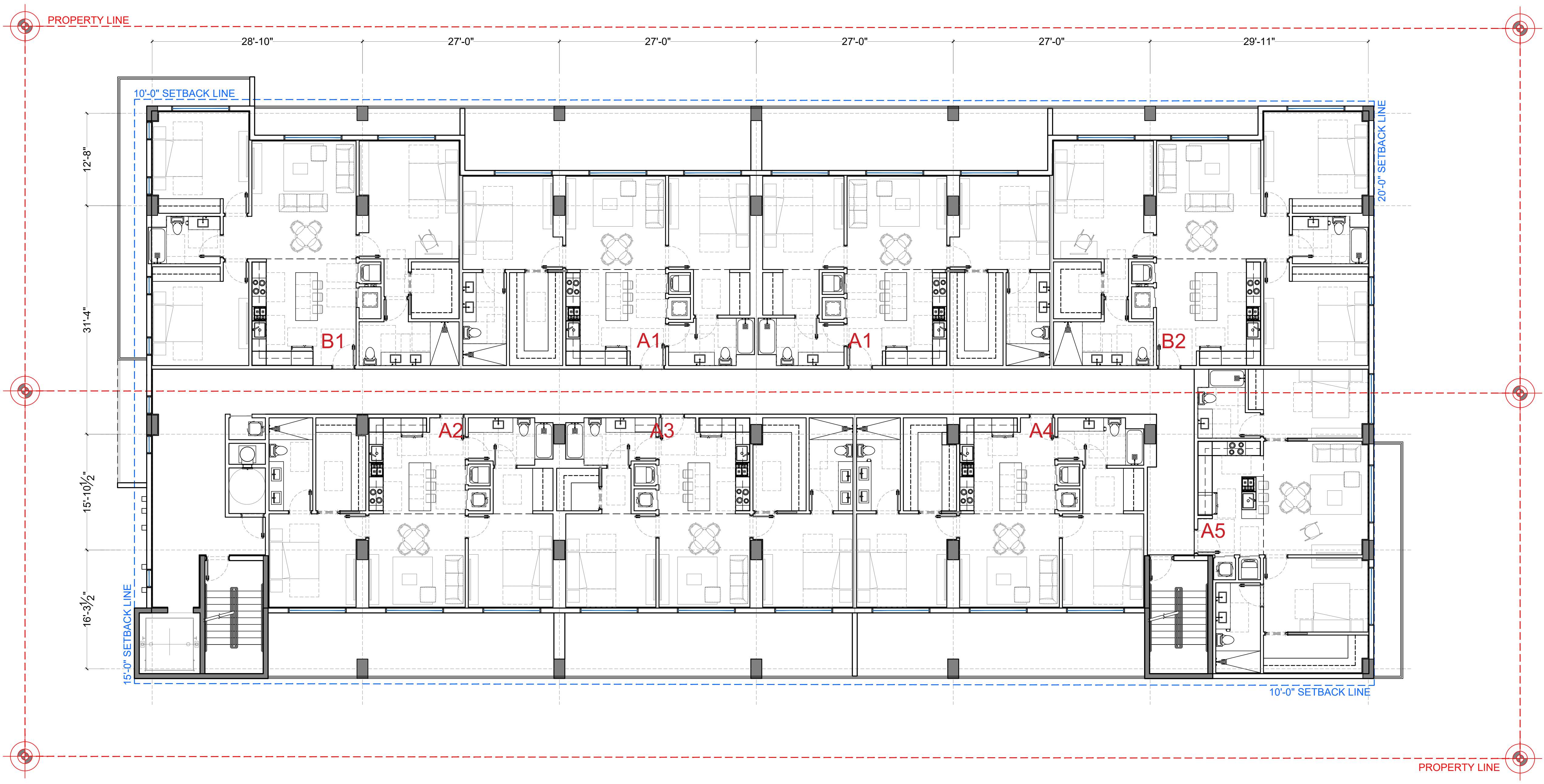
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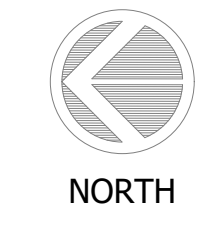
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1 LEVEL 4
 1/8" = 1'-0"

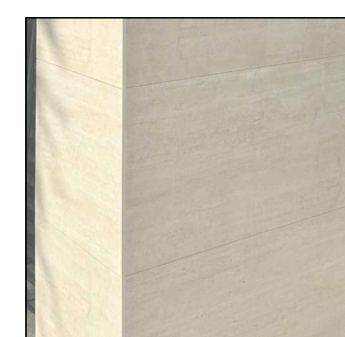




1 SOUTH ELEVATION
3/32" = 1'-0"



2 EAST ELEVATION
3/32" = 1'-0"



A
RUSTIC TILE
COLOR: NATURAL STONE
OR SIMILAR



B
SMOOTH STUCCO FINISH
COLOR: WHITE OR
SIMILAR



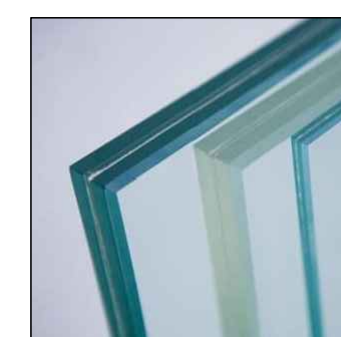
C
SMOOTH STUCCO
FINISH
COLOR: DARK GREY
OR SIMILAR



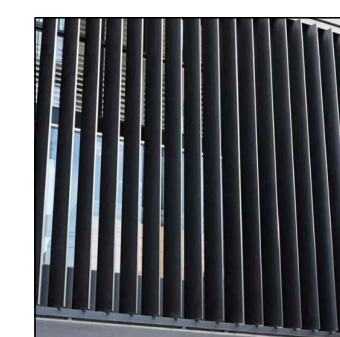
D
CLEAR LOW-E GLASS,
OR SIMILAR



E
WINDOW ALUMINUM
FRAME
BLACK, OR SIMILAR.



F
CLEAR TEMPERED GLASS,
OR SIMILAR.

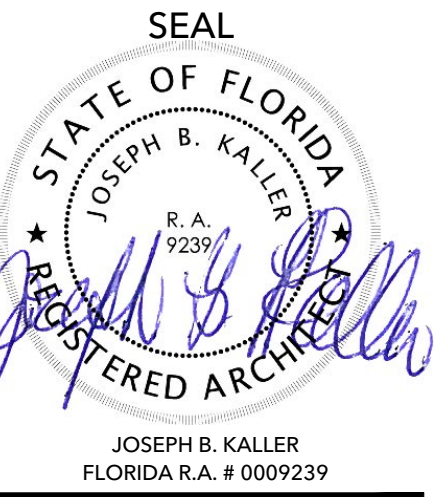


G
VERTICAL LOUVER
SYSTEM,
COLOR: DARK GRAY OR
SIMILAR

3 MATERIAL LEGEND
N.T.S.



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

SHEET TITLE
BUILDING ELEVATION

REVISIONS		
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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		
P - Hydrant FH004245	2230 Pierce East	F-1 Only	F-2 Only			
		50psi	50psi			
		F-1& F-2		▶ 45psi		
Flow Hydrants		Address/Location		Flow Rate		
F-1 Hydrant (Individual) FH001691	2151 Pierce St	GPM				
		920				
F-2 Hydrant (Individual) FH004244	2230 Pierce St West	GPM				
		1160				
F-1 Hydrant (Both Flowing)		GPM				
		840				
F-2 Hydrant (Both Flowing)		GPM				
		1100				

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 Ducange 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 grated 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 Harnos 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 Encumbrance 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 Harnos and Ethel Harnos, 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 At 2302 PIERCE ST

Real Estate Account #514216-01-4210

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

Pay All: \$4,753.88				
2019	2018	2017	2016	2004
\$4753.88 due	PAID	PAID	PAID	PAID

Real Estate 2019 Annual Bill

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

Broward County Records, Taxes & 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
SFWM 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	21.25660				\$4,565.90

Non-Ad Valorem Assessments

Levying authority	Rate	Amount
HLWD FIRE RESCUE ASSESSMENT		\$285.00
Total		\$285.00

Combined taxes and assessments: \$4,850.90

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

Pay this bill: \$4,753.88



Property ID Number 514216-01-4210	Escrow Code	Assessed Value <i>See Below</i>	Exemptions <i>See Below</i>	Taxable Value <i>See Below</i>	Millage Code 0513
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EVIA 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 E1/2 BLK 10

AD VALOREM TAXES						
Taxing Authority	Millage	Assessed Val	Exemptions	Taxable Val	Taxes Levied	
BROWARD COUNTY GOVERNMENT						
COUNTYWISE 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	

NON - AD VALOREM TAXES			
Levying Authority	Rate	Amount	
05 HLWD FIRE RESCUE ASSESSMENT		285.00	

Non - Ad Valorem Assessments:					\$285.00
Combined Taxes and Assessments:					\$4,850.90
If Postmarked By	Nov 30, 2019	Dec 31, 2019	Jan 31, 2020	Feb 29, 2020	Mar 31, 2020
Please Pay	\$4,656.86	\$4,705.37	\$4,753.88	\$4,802.39	\$4,850.90

100000000000000000000000069471720190000048509000000000003

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

Return with Payment

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

EVIA PROPERTIES LLC
596 REVERE AVE
LINWOOD, NJ 08221

Please Pay Only One Amount



Bill History — Real Estate Account At 2302 PIERCE ST Print this page

Real Estate Account #514216-01-4210 Parcel details Latest bill View/Print full bill history

Pay all: \$4,753.88

Amounts as of 01/17/2020

Bill	Balance	Status	Action
2019 Annual Bill	\$4,753.88		<div style="border: 1px solid green; padding: 2px; display: inline-block;">Pay this bill: \$4,753.88</div> Print (PDF)
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 <i>Effective 11/30/2010</i>	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 <i>Effective 11/30/2009</i>	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 Certificate redeemed 06/01/2009 Certificate issued 05/01/2009 Advertisement file created	
2007 Annual Bill	\$0.00	12/10/2009 Paid \$6,111.17 Receipt #03A-09-00004043 <i>Effective 11/30/2009</i>	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 Certificate redeemed 06/01/2009 Certificate issued 05/01/2009 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 Certificate redeemed 06/01/2007 Certificate issued 05/01/2007 Advertisement file created	
2005 Annual Bill	\$0.00	12/02/2005 Paid \$1,238.76 Receipt #2005-9057865 <i>Effective 11/30/2005</i>	Print (PDF)
2004 Annual Bill	\$0.00	12/06/2004 Paid \$1,191.98 Receipt #2004-6259598 <i>Effective 11/01/2004</i>	Print (PDF)
Total Balance	\$4,753.88		<div style="border: 1px solid green; padding: 2px; display: inline-block;">Pay all: \$4,753.88</div>





Real Estate Account At 2306 PIERCE ST

Real Estate Account #514216-01-4220

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

Pay All: \$3,209.25				
2019	2018	2017	2016	2004
\$3209.25 due	PAID	PAID	PAID	PAID

Real Estate 2019 Annual Bill

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

Broward County Records, Taxes & Treasury Div.

Notice of Ad Valorem Taxes and Non-ad Valorem Assessments

Account number	Alternate key	Escrow code	Millage code
514216-01-4220	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
SFWM 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	21.25660				\$2,989.74

Non-Ad Valorem Assessments

Levying authority	Rate	Amount
HLWD FIRE RESCUE ASSESSMENT		\$285.00
Total		\$285.00

Combined taxes and assessments: \$3,274.74

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

Pay this bill: \$3,209.25



Property ID Number 514216-01-4220	Escrow Code	Assessed Value <i>See Below</i>	Exemptions <i>See Below</i>	Taxable Value <i>See Below</i>	Millage Code 0513
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EVIA 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

AD VALOREM TAXES					
Taxing Authority	Millage	Assessed Val	Exemptions	Taxable Val	Taxes Levied
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
SFWM 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
NON - AD VALOREM TAXES					
Levying Authority	Rate			Amount	
05 HLWD FIRE RESCUE ASSESSMENT				285.00	
Non - Ad Valorem Assessments:				\$285.00	
Combined Taxes and Assessments:				\$3,274.74	
If Postmarked By	Nov 30, 2019	Dec 31, 2019	Jan 31, 2020	Feb 29, 2020	Mar 31, 2020
Please Pay	\$3,143.75	\$3,176.50	\$3,209.25	\$3,241.99	\$3,274.74

1000694718201900000327474000000000005

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

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

EVIA PROPERTIES LLC
596 REVERE AVE
LINWOOD, NJ 08221

**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

Return with Payment

Please Pay Only One Amount



Bill History — Real Estate Account At 2306 PIERCE ST Print this page

Real Estate Account #514216-01-4220 Parcel details Latest bill View/Print full bill history

Pay all: \$3,209.25

Amounts as of 01/17/2020

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



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

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:

- 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
 - 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
- 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 10th day of Jan, 20 18 Signature Katie Keatts Gaudino
 Print name KATIE KEATTS GAUDINO Telephone number 330-554-9358
 Mailing address 211 E. 10th 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 10th day of Jan, 20 18

Signature of Notary Kimberly J. Dawson

(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, (X) 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:

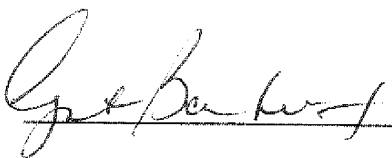

Print Name: **Judy C. Johnson**


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:


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

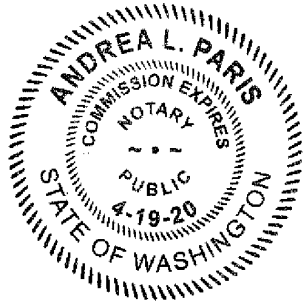
COUNTY OF Kittitas

Sworn to and subscribed 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 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 10th Avenue, Ellensburg, Washington 98926, and JUDY C. JOHNSON, 1005 South 17th 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 10TH AVENUE, ELLENSBURG, WASHINGTON 98926;

Fifty Percent (50%) to the Settlor's sister, JUDY C. JOHNSON, 1005 SOUTH 17TH 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 10TH AVENUE, ELLENSBURG, WASHINGTON 98926; and JUDY C. JOHNSON, 1005 SOUTH 17TH 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 18TH 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 personalty.

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

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

Ann Keatts
ANN KEATTS AKA ELEANOR ANN KEATTS

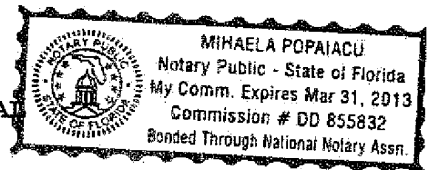
STATE OF FLORIDA)
)SS
COUNTY OF BROWARD)

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 13th day of Oct, 2011.

KST Kalissa Sterling residing at 634 NE 3rd Ave Ft. Lauderdale, FL 33304
witness

Alexander Davila residing at 634 NE 3rd 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 DAVIDA, 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 Kalissa Sterling
Address: 1634 NE 3RD AVE Ft. Lauderdale, FL 33304

Witness: Alexander E. Pina
Address: 634 NE 3rd Ave Ft. Lauderdale, 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 Mihaela Popaiacu
Notary

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.

Aniyamma Joseph

(Signature of Affiant) Aniyamma Joseph

Tomy Jacob

(Signature of Affiant) Tomy Jacob

STATE OF FLORIDA)

) ss

COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me this 26th 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 FL Drivers License as identification.



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

[Signature]

(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 ENCUMBANCY 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 26th 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 Drivers Lic. as identification



MATTHEW G. LERNER
MY COMMISSION # FF 009147
EXPIRES: December 11, 2019
Bonded Thru Budget Notary Services

[Signature]
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.

[Signature]
Tomy Jacob, Authorized Member
Signature

Aniyamma Joseph
Aniyamma Joseph, Manager
Signature

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



INSTR # 99376234
OR BK 29617 PG 1375
RECORDED 07/01/99 02:23 PM
COMMISSION
BROWARD COUNTY
DEPUTY CLERK 1923

**CONTINUOUS MARRIAGE
AFFIDAVIT**

STATE OF FLORIDA)
 SS:
COUNTY OF BROWARD)

BEFORE ME, the undersigned authority, personally appeared **BRIDGETT M. RINDERER**, an unremarried 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

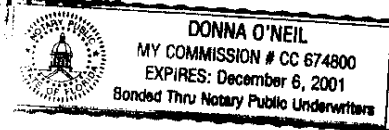
STATE OF FLORIDA)
COUNTY OF BROWARD)

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:

Donna O'Neil

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



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:

- Affiant is over the age of eighteen (18) years.
- This Affidavit pertains to the following real property: **2302 PIERCE ST, HOLLYWOOD, FL 33020**
- 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.
- 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.
- 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.

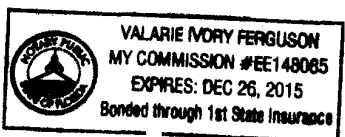
Affiant has caused this Affidavit to be executed this 1st day of August, 2014.

Ducange Jerome
DUCANGE JEROME

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

Valarie Ivory Ferguson
Notary Public

My Commission Expires: 12/26/2015



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



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



BEFORE ME, the undersigned Notary Public, personally known to me or who had produced Florida Drivers 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 Ducange 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.

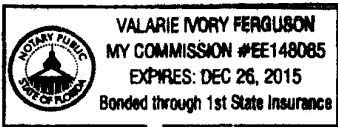
Affiant has caused this Affidavit to be executed this 1 day of August, 2014.

Helene Jerome
HELENE JEROME

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

Valarivie Ferguson
Notary Public

My Commission Expires: 12/26/2015



①

.55
has been paid
in Broward County for Documentary
Stamp Tax as required by law.
Date: 10/10/87

87429729

RIGHT-OF-WAY OCCUPANCY AGREEMENT

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.

87 OCT 8 P 2: 02

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.

BK 14863 PG 0321

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
c/o Steel, Hector & Davis
4000 Southeast Financial Center
w/c MIA FL 33131

57.00
7.50
64.50
DH

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 L. [Signature]

By: J. Heiler
Assistant Vice President,
Property Services

Uma M. Kern

ATTEST David M. Yearwood
Assistant Secretary



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

BK 14863PG0322

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

BK 14863 PG 0324

PALM BEACH COUNTY
BROWARD COUNTY

EXHIBIT "A-1"

TWP 48 S

TWP 49 S R 41 E

TWP 50 S

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

BROWARD COUNTY
DADE COUNTY

SENECA
Passing Track

SOUTH POMPANO
Passing Track

CARMEN
Passing Track

HOLLYWOOD
Passing Track

DEERFIELD

POMPANO

FORT LAUDERDALE

DANIA

HOLLYWOOD

HALLANDALE

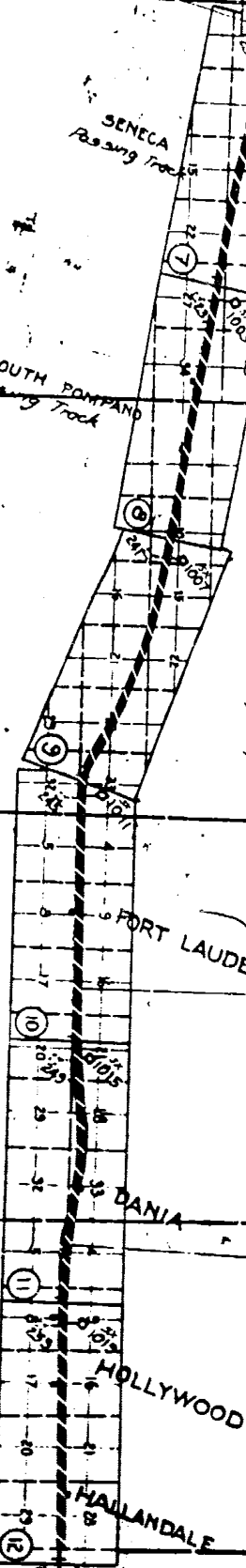
EQUATION

EQUATION

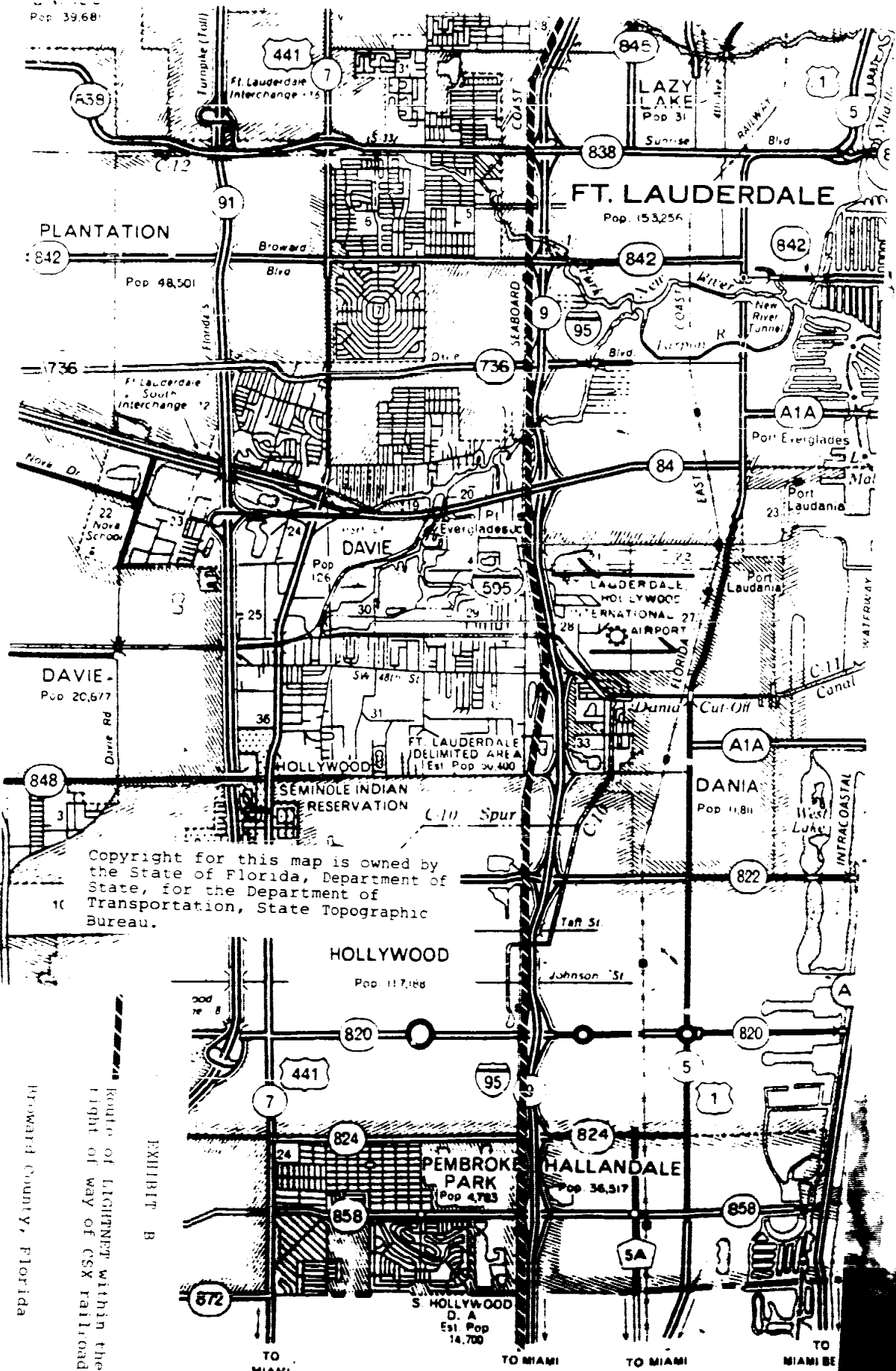
EXHIBIT "A-1"

BK 14863 Pg 11325

N



Pop 39,680



Copyright for this map is owned by the State of Florida, Department of State, for the Department of Transportation, State Topographic Bureau.

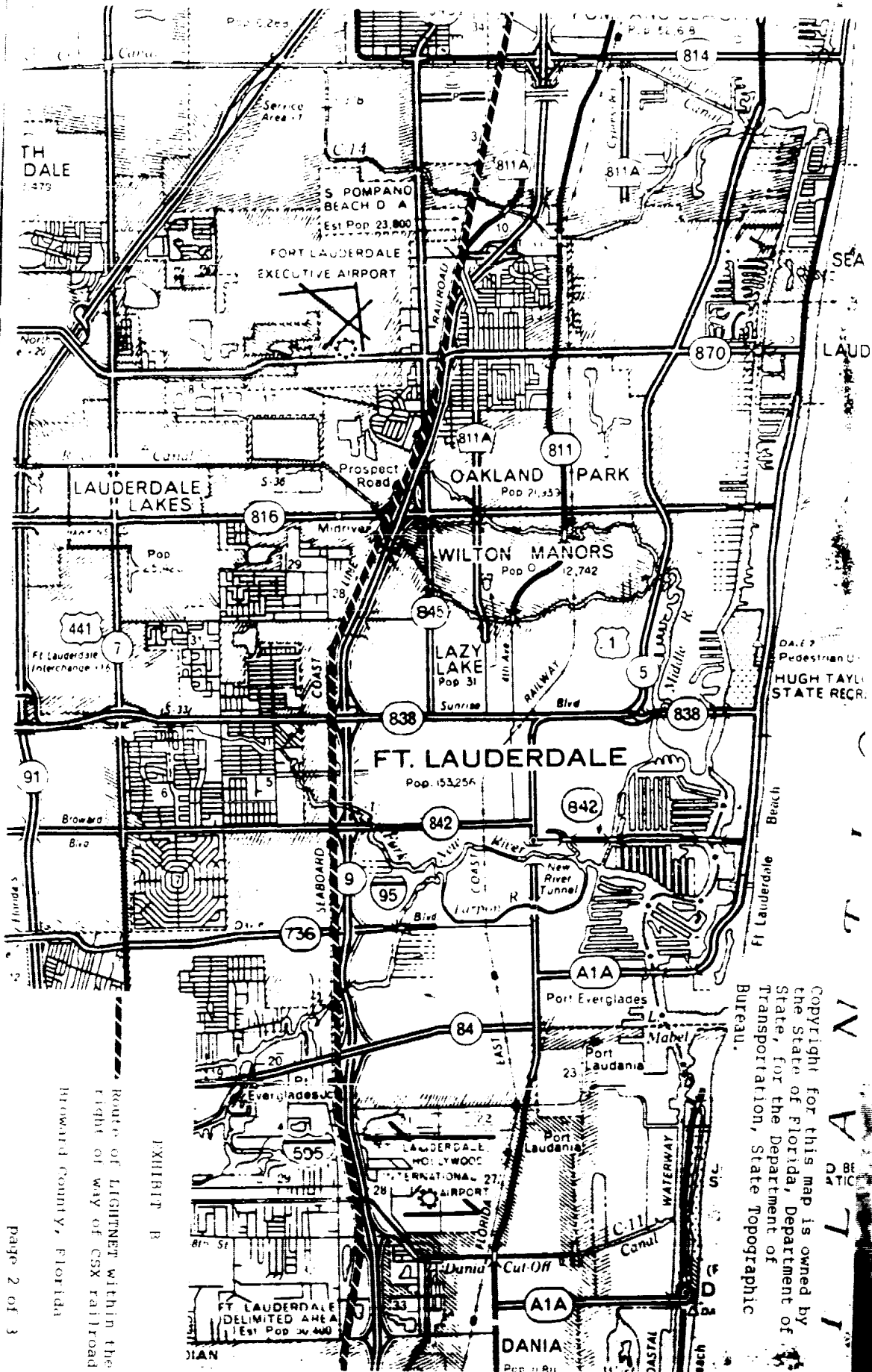
EXHIBIT B

Route of Lighter within the right of way of CSX railroad

Broward County, Florida

page 1 of 3

NY 14863PG0326

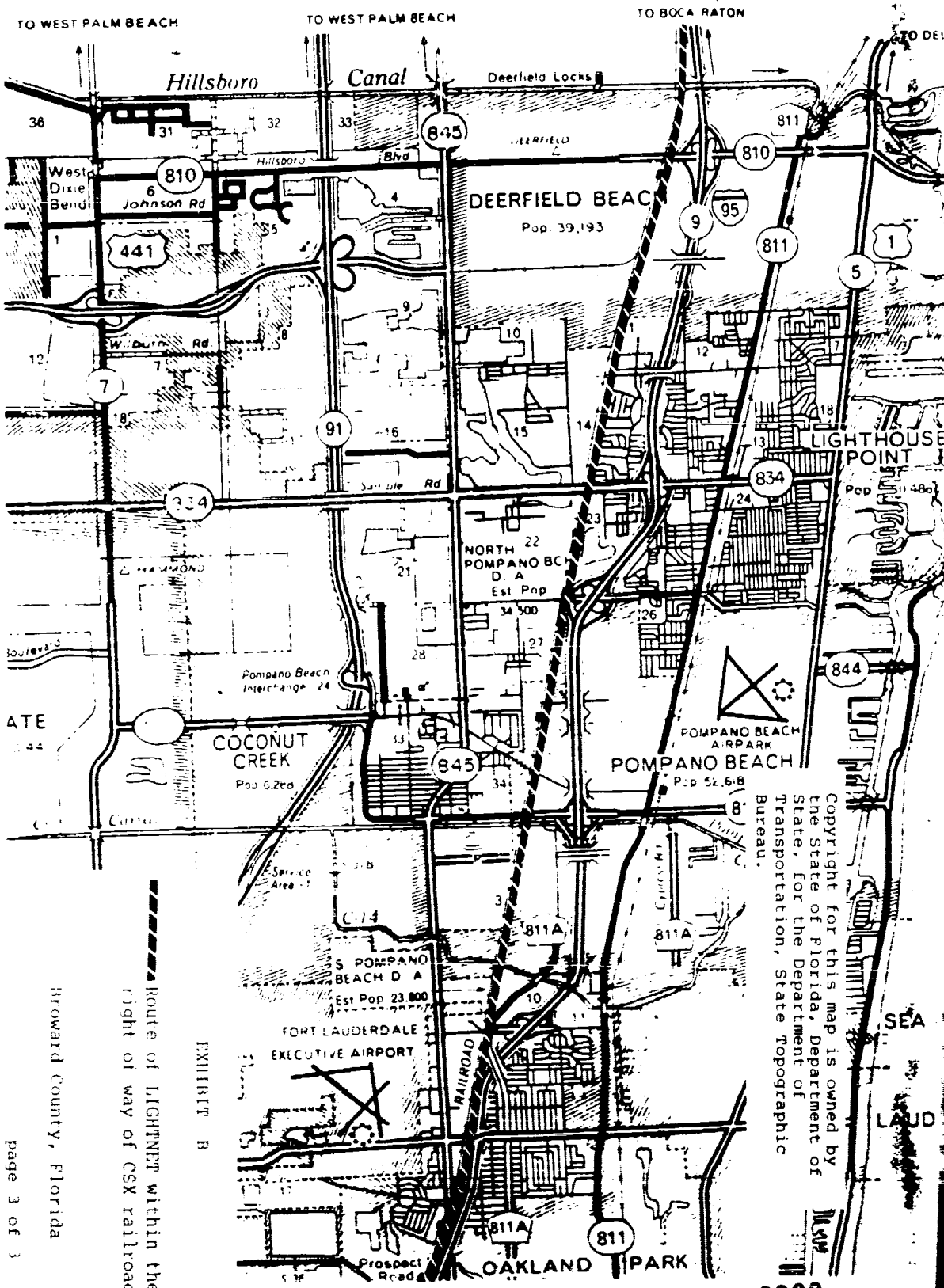


Copyright for this map is owned by the State of Florida, Department of Transportation, State Topographic Bureau.

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

EXHIBIT B

R 42 E



Copyright for this map is owned by the State of Florida, Department of State, for the Department of Transportation, State Topographic Bureau.

Route of LIGHTNER within the right of way of CSX railroad

EXHIBIT B

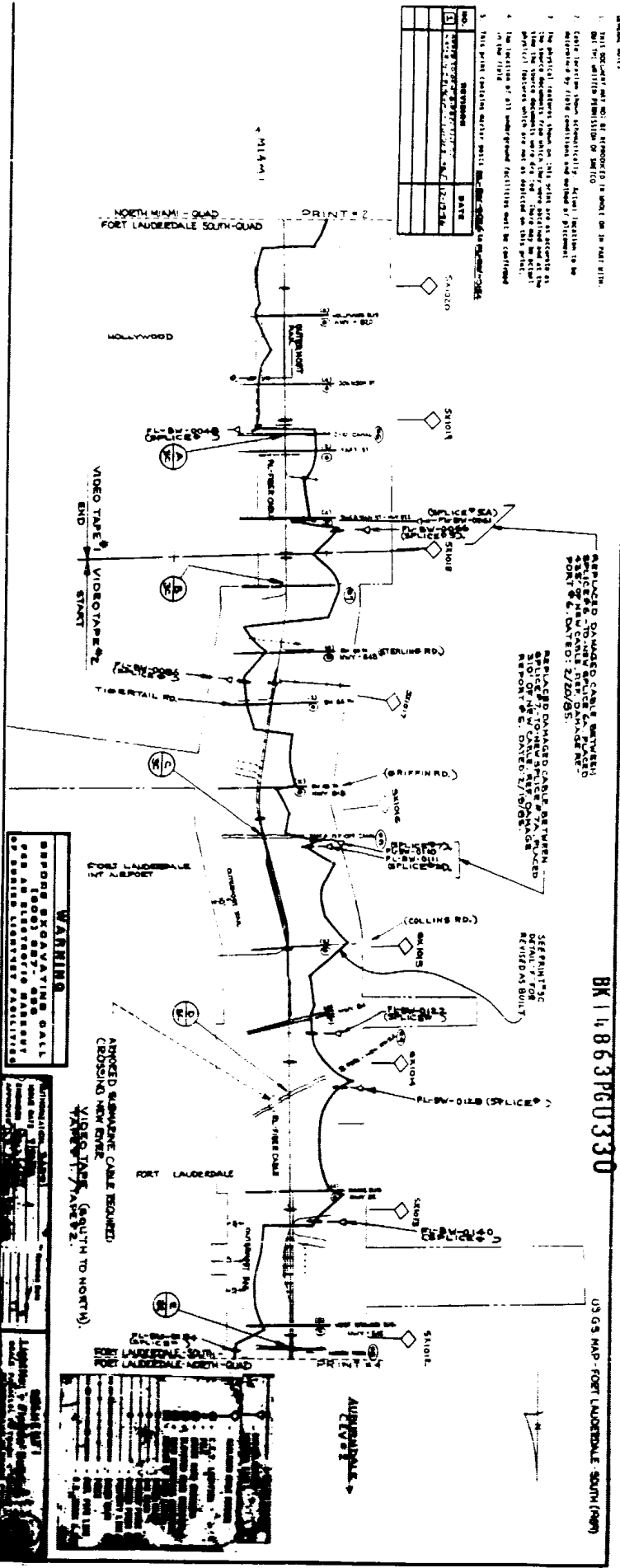
Howard County, Florida

BK 14863PG0328

URGENT 0111

1. THE SUBJECT AREA IS REPORTED TO BE IN THE AREA OF THE... (text partially obscured)
2. THE SUBJECT AREA IS REPORTED TO BE IN THE AREA OF THE... (text partially obscured)
3. THE SUBJECT AREA IS REPORTED TO BE IN THE AREA OF THE... (text partially obscured)
4. THE SUBJECT AREA IS REPORTED TO BE IN THE AREA OF THE... (text partially obscured)
5. THE SUBJECT AREA IS REPORTED TO BE IN THE AREA OF THE... (text partially obscured)

NO.	DESCRIPTION	DATE
1
2
3
4
5



BK 14 863 P 0330

US G S MAP - FORT LAUDERDALE SOUTH (909)

WARNING
 BEFORE EXCAVATING CALL
 689-4888 (FOR CITY, STATE,
 FEDERAL, UTILITY, AND
 PRIVATE SERVICE FACILITIES)

ARRANGED REPAIRS CABLE REQUIRED
 CROSSING NEW DRIVE
 VIDEO TAPE (SOUTH TO NORTH)
 VIDEO TAPE

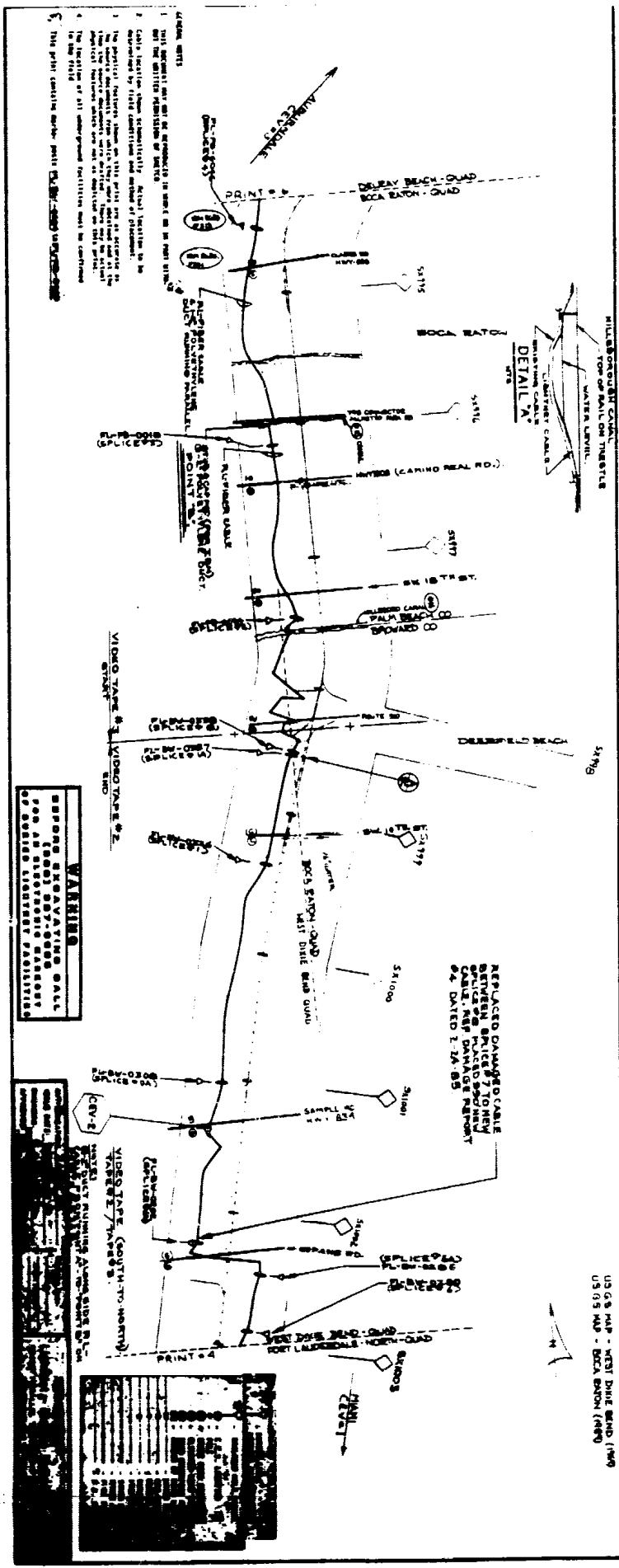
REPLACED DAMAGED CABLE BETWEEN
 ... (text partially obscured)

REPLACED DAMAGED CABLE BETWEEN
 ... (text partially obscured)

REPAIRING THE
 DEFECTIVE FOR
 REVISIONS BUILT

BK 14863PG0333

USGS MAP - (V3) DUNE BEACH (1989)
USGS MAP - BOCA RATON (1989)

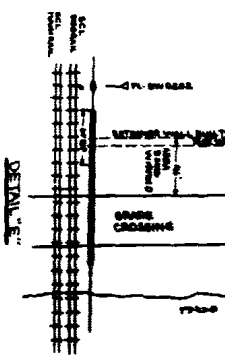
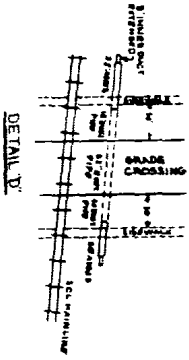
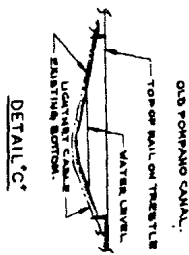
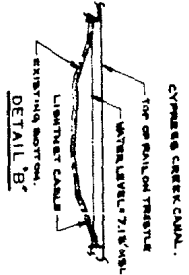
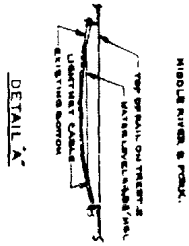


WARNING
 BEFORE REAVING GATE
 FOR AN ALTERNATE ROUTE
 TO OTHER TUNNEL POSITIONS

REPLACED DAMAGED CABLE
 BETWEEN STATION 54100
 AND STATION 54105
 DATE: 1/16/85



BK 14863 PG 0334



11/19/14 ST

ATLANTIC BLVD.

DATE	11/19/14	BY	ST
PROJECT	FLORIDA BUILD SEGL		
DESCRIPTION	LIGNON - 24241 - 10' 00" (40)		

RECORDED IN THE OFFICIAL RECORDS BOOK
OF BROWARD COUNTY, FLORIDA
L. A. HESTER
COUNTY CLERK'S OFFICE

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 ¼ 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 and 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.

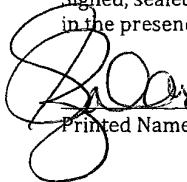
Violation of any of the covenants, representations and provisions contained herein by the ASSIGNOR shall be deemed a default under the terms of said note and mortgage.

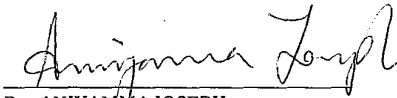
The full performance of said mortgage and the note which it secures and the duly recorded release or reconveyance of the property described therein shall render this Assignment void.

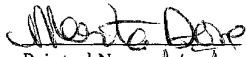
IN WITNESS WHEREOF, the said ASSIGNOR has caused this Assignment to be executed the day and year first above written.

Signed, sealed and delivered
in the presence of :

ANAVIKA ESTATES LLC


Printed Name: Stephanie Zalai



By: ANIYAMMA JOSEPH
As: MANAGER

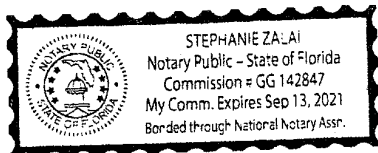

Printed Name: Marta Dore

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



1736
S HP

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.

CIRCUIT CIVIL
06 JUL 11 PM 4:20
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.

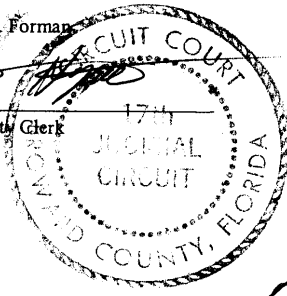
The following property in Broward County, Florida:

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.

Howard C. Forman
By 
As Deputy Clerk



①

STATE OF FLORIDA

BUREAU of VITAL STATISTICS

CERTIFICATION OF DEATH

STATE FILE NUMBER: 2017127175

DATE ISSUED: August 25, 2017

DECEDENT INFORMATION

STATE FILE DATE: August 24, 2017

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 Asian: Other: 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 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

Kevin Rieth

, 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:

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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

STATE FILE DATE: August 24, 2017

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 Asian: 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 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

Ken Jones

, State Registrar

REQ: 2018473635

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* 3 5 6 5 1 9 5 6 *

DH FORM 1946 (03-13)

CERTIFICATION OF VITAL RECORD



VOID IF ALTERED OR ERASED

VOID IF ALTERED OR ERASED



STATE OF FLORIDA

OFFICE of VITAL STATISTICS

CERTIFICATE OF DEATH

INSTR # 99376235

OR BK 29617 PG 1376

RECORDED 07/01/99 08:23 PM

COMMISSION BROWARD COUNTY DEPUTY CLERK 1983

1. DECEASED'S NAME: FIRST **William**, MIDDLE **Carl**, LAST **Rinderer, Jr.**, SEX **Male**

2. DATE OF DEATH (Month, Day, Year): **APRIL 19, 1995**

3. SOCIAL SECURITY NUMBER: **135-26-9807**

4. AGE (Last Birth Date): **54**

5. DATE OF BIRTH (Month, Day, Year): **JUNE 14, 1935**

6. BIRTH PLACE (City and State or Foreign Country): **Jersey City, New Jersey**

7. PLACE OF DEATH (Check only one - see instructions on other side): **Residence**

8. FACILITY NAME (If not institution give street and number): **2302 PIERCE STREET**

9. CITY/TOWN/PRV. LOCATION: **HOLLYWOOD**

10. DECEASED'S USUAL OCCUPATION: **Contractor**

11. KIND OF BUSINESS/INDUSTRY: **Contracting Company**

12. MARITAL STATUS: **Married**

13. NAME OF SPOUSE: **Bridget Whelan**

14. RESIDENCE - STATE: **Florida**, COUNTY: **Broward**, CITY/TOWN/PRV. LOCATION: **Hollywood**, STREET AND NUMBER: **2302 Pierce Street**

15. RACE: **White**

16. DECEASED'S EDUCATION: **12**

17. FATHER'S NAME (First, Middle, Last): **William Carl Rinderer, Sr.**

18. MOTHER'S NAME (First, Middle, Maiden, Surname): **Gertrude Dires**

19. DECEASED'S USUAL RESIDENCE (Type/Prv): **Rose Marie Doty**

20. MAILING ADDRESS (Street and Number or Rural Route Number, City or Town, State, Zip Code): **101 Haddon Place, Upper Montclair, NJ 07043**

21. PLACE OF DISPOSITION (Name of cemetery, crematory, or other place): **Fred Hunter Crematory**

22. LOCATION: **Hollywood, Florida**

23. SIGNATURE OF FUNERAL SERVICE LICENSEE OR PERSONAL ACTING AS SUCH: **Paul D. Sawyer**

24. LICENSE NUMBER OF LICENSEE: **1738**

25. NAME AND ADDRESS OF FUNERAL HOME: **Fred Hunter Funeral Home, 140 S. Dixie Hwy., Hollywood, FL 33081**

26. DATE SIGNED (Mo, Day, Yr): **APRIL 19, 1995**

27. HOUR OF DEATH: **FOUND: 6:57A**

28. NAME OF ATTENDING PHYSICIAN IF OTHER THAN CERTIFIER (Type or Prv): **LANCE G. DAVIS, M.D.**

29. MEDICAL EXAMINER: **95-17-0528**

30. SIGNATURE OF CERTIFIER (Physician, Medical Examiner) (Type or Prv): **LANCE G. DAVIS, M.D.**

31. SIGNATURE OF REGISTRAR: **Donna Owens**

32. DATE REGISTERED: **APR 24 1995**

33. PART I: Enter the disease, injuries, or complications that caused the death. Do not enter the mode of death. Do not enter the cause of death unless it is the immediate cause of death. List only one cause.

34. IMMEDIATE CAUSE (First disease or condition resulting in death): **NATURAL**

35. WERE AUTOPSY FINDINGS USED TO COMPLETE CAUSE OF DEATH? (Yes or No): **YES**

36. DATE OF INJURY (Mo, Day, Yr): **APR 19 1995**

37. INJURY AT WORK? (Yes or No): **NO**

38. DESCRIBE HOW INJURY OCCURRED:

39. PLACE OF INJURY: **NATURAL**

40. LOCATION (Street and Number or Rural Route Number, City or Town, State):

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

APR 24 1995

BY *Donna Owens, Chief Deputy Registrar*

State Registrar

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6949647

HRS FORM 1564 (8-93)



CERTIFICATION OF VITAL RECORD



Old Republic National Title Insurance Company

AMERICAN LAND TITLE ASSOCIATION COMMITMENT

Schedule A

Transaction Identification Data for reference only:

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

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

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

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 (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

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

Sort Criteria: Ascending

Chain of Title Level	Exam. Status	Type of Instrument	Primary Reference	Secondary Reference	Date of File
1		Warranty Deed		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		Quit Claim Deed	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: 691989	Revision Number: None	Issuing Office File Number: E19-0071	Issuing Office: 24960
Property Address: 2302 Pierce Street, Hollywood, FL 33020	Loan ID Number: None	ALTA Universal ID: None	Issuing Agent: Empire Title Services Inc.

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. Breger, 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,

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 (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

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

Sort Criteria: Ascending

Chain of Title Level	Exam. Status	Type of Instrument	Primary Reference	Secondary Reference	Date of File
1		Warranty Deed	OR 46678/383	CN 2009-8985071	11/19/2009
1st Party: Pierce Street Ventures L L C 2nd Party: Ducange Jerome Helene Jerome H/W 2302 Pierce St Hollywood Fl 33020					
2		Quit Claim Deed	OR 47067/852	CN 2010-9316917	5/6/2010
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		Warranty Deed		CN 2018-5177033	7/2/2018
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	Hassell, Lucinda		
Defendant	Aames Funding Corp <i>Doing Business As</i> Aames Home Loan		★ Evertz, Donna Retained Bar ID: 19232 Robertson,Anschutz & Schneid P.L 6409 Congress Ave Suite 100 Boca Raton, FL 33431 Status: Active
Plaintiff	Aames Home Loans		★ Moloney, Sean M Retained Bar ID: 638358 Urden Law Offices, P.C. 2101 W .Commercial Blvd Suite 5000 Ft. Lauderdale, FL 33309 Status: Active

- Disposition(s)

Total: 1

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

Date	Disposition(s)	View	Page(s)
05/31/2006	Final Judgment of Foreclosure Comment (Final Judgment Of Foreclosure: Fld & Rec And To Re-Establish Lost Loan Documents (9wj))		
05/31/2006	Foreclosure - Converted Sale Data 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	Notice of Dropping Party(S) Comment (Notice Of Dropping Party(S): Fld & Rec Defendant Unknown Spouse Of Lucinda Hassell: John Doe And Jane Doe (9sk))		

- Event(s) & Document(s)

Total: 54

Date	Description	Additional Text	View	Pages
08/02/2007	Check Paid	Ck #14182 Paid To Howard Forman/1x Service Charge (6kw)		
08/02/2007	Check Paid	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	Order	Order Awarding Surplus Proceeds To Deft: Fid & Rec Aames Funding Corporation DBA Aames Home Lon ("aames") (9sk)		
01/05/2007	Re-Notice of Hearing 8:45	Re-Notice Of Hrg 8:45 1/11/07 Rm 850 (Nmt)		
01/03/2007	Notice of Hearing	01/12/07 At 08:45 Rm 850-Notice Of Hearing (Dob)		
12/19/2006	Notice of Filing Affidavit	Notice Of Filing Affidavit Of Title Examiner/ Attached/deft (Nmt)		
10/30/2006	Re-Notice of Hearing 8:45	Re-Notice Of Hrg 8:45 11/6/06 Rm 850 (Nmt)		
10/05/2006	Pleading Returned - Need Reopen Fee	Pleading Returned-Need Reopen Fee * Mot For Disbursement Of Surplus Proceeds /deft, Aames (Rxa)		
10/04/2006	Notice of Hearing	10/10/06 At 08:45 Rm 850-Notice Of Hearing (Nmt)		
08/25/2006	Writ of Possession Returned Served	Writ/possession Retd Srvd 8/17/06 Lucinda Hassell (Nmt)		

Date	Description	Additional Text	View	Pages
08/18/2006	Notice of Appearance	Post Judgment Notice Of Appearance On Behalf Of Deft Aames Funding Corp DBA Aames Home Loan (Nmt)		
08/18/2006	Check Paid	Ck#10872 Pd To Mailed/picked-Up (6ld)		
08/07/2006	Issd Writ Of Possession	Issd Writ Of Possession /third Party Purchaser Warsowe Properties Llc/2302 Pierce Street Hollywood Florida 3302 Hb To Atty (Tlg)		
08/07/2006	Order	Order On Third Party Purchaser'S Motion For Writ Of Possession (Tlg)		
07/27/2006	Reopened Case	Reopened Case (Pzv)		
07/27/2006	Motion	Motion For Writ Of Possession/third Party Pur-Chaser Warsowe Properties Llc (Pzv)		
07/27/2006	Notice of Hearing	08/07/06 At 08:45 Rm 0000-Notice Of Hearing (Axr)		
07/21/2006	Copy of Receipt	Copy Of Receipt For Surplus Educate Fund \$25.00 (6kw)		
07/20/2006	Check Paid	Ck #10562 Paid To Howard C Forman Clk/educate Fund (6kw)		
07/20/2006	Check Paid	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	Check Paid	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	Certificate of Disbursements	Certificate Of Disbursements (9bp)		
07/11/2006	Certificate of Title	Certificate Of Title: Fld & Rec (9bp) Amount: \$1,736.00		
07/06/2006	Affidavit	Affidavit Of Add'L Advances/sean Moloney Esq (Nmt)		
07/03/2006	Affidavit	Affidavit Of Additional Advances (9ch)		
06/29/2006	Comment:	**carmesha Is Processing Affidavit Of Add'L Exp** (9ch)		
06/28/2006	Certificate of Sale	Certificate Of Sale (9pr)		
06/28/2006	Bid Sheet	Bid Sheet (9pr)		
06/28/2006	Proof of Publication	Proof Of Publication * (9pr)		
05/31/2006	Final Disposition Form	Final Disposition Form /pltf Disposed By Judge (9db)		
05/31/2006	Notice of Filing	Not Of Filing Of Original Promissry Note And Original Mortgage. (9db)		
05/31/2006	Notice of Sale Sent/Daily Business Review	Not Of Sale Sent/daily Business Review: (9db)		
05/31/2006	Notice of Sale	Notice Of Sale ** 06/28/06 11:00 (9db)		

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

Date	Description	Additional Text	View	Pages
04/12/2006	Summons Returned Unserved	Sums Retd Unsrvd Unknown Spouse Of Lucinda Hassell (Nmt)		
04/12/2006	Summons Returned Served	Sums Retd Srvd 03/27/06 Aames Funding Corp. DBA Aames Home Loan (Nmt)		
03/23/2006	Random Assignment	Random Assignment Subd:12 (Blw)		
03/23/2006	Clock In Date of Case	03/23/06 Is Clock-In Date Of Case (Axr)		
03/23/2006	Summons Issued	Summons Issued 5 (Axr)		
03/23/2006	Lis Pendens	Lis Pendens: Fld & Rec (Blw)		
03/23/2006	Civil Cover Sheet	Civil Cover Sheet (Axr)		
03/23/2006	Petition	Petition: Fld (Blw)		
03/23/2006	Filing Fee	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	Keatts, Eleanor Ann		
Representative	Gaudino, Katie Keatts		★ Keyes, Patricia F Retained Bar ID: 61663 Law Office of Patricia Keyes, PA 4179 SW 64th Ave, Ste. 200 Davie, FL 33314-3448 Status: Active
Representative	Johnson, Judy C		★ Keyes, Patricia F Retained Bar ID: 61663 Law Office of Patricia Keyes, PA 4179 SW 64th Ave, Ste. 200 Davie, FL 33314-3448 Status: Active
Resident Agent	Keyes, Patricia F		

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

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

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

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

Date	Description	Additional Text	View	Pages
10/06/2017	Affidavit Regarding Criminal History			1
10/06/2017	Petition to Waive Bond			2
10/06/2017	Petition to Waive Bond			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	Rinderer, William Carl Jr DOB: 06/14/1935		
Representative	None		★ Oneil, Donna Szczebak Retained Bar ID: 241067 1929 Cortina LOOP Rio Rancho, NM 87124 Status: Active

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

Date	Description	Additional Text	View	Pages
05/11/1995	Will Filed	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.

12-2004-084

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

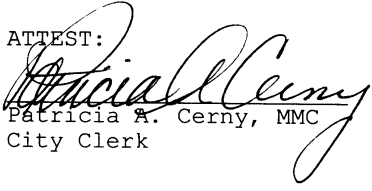
WHEREAS, the second party desires a non-exclusive, perpetual easement on and across the Property for the installation, operation and maintenance of communication service facilities that do not extend above grade; and

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

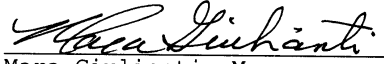
NOW, THEREFORE, for and in consideration of the mutual covenants each to the other running and one dollar and other good and valuable consideration, the first party does hereby grant unto the second party, its successors and assigns, a non-exclusive, perpetual easement on, over and across the Property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

Return to:
City of Hollywood
Att: Ariel Cintron, Engineer
Engineering Department
2600 Hollywood Boulevard
Hollywood, FL 33020

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, MMC
City Clerk

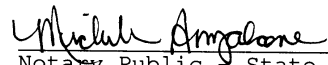
CITY OF HOLLYWOOD, FLORIDA

By 
Mara Giuliani, Mayor

STATE OF FLORIDA
COUNTY OF BROWARD

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




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: 
DANIEL L. ABBOTT
CITY ATTORNEY

EXHIBIT "A" UTILITY EASEMENT

POINT OF
TERMINATION

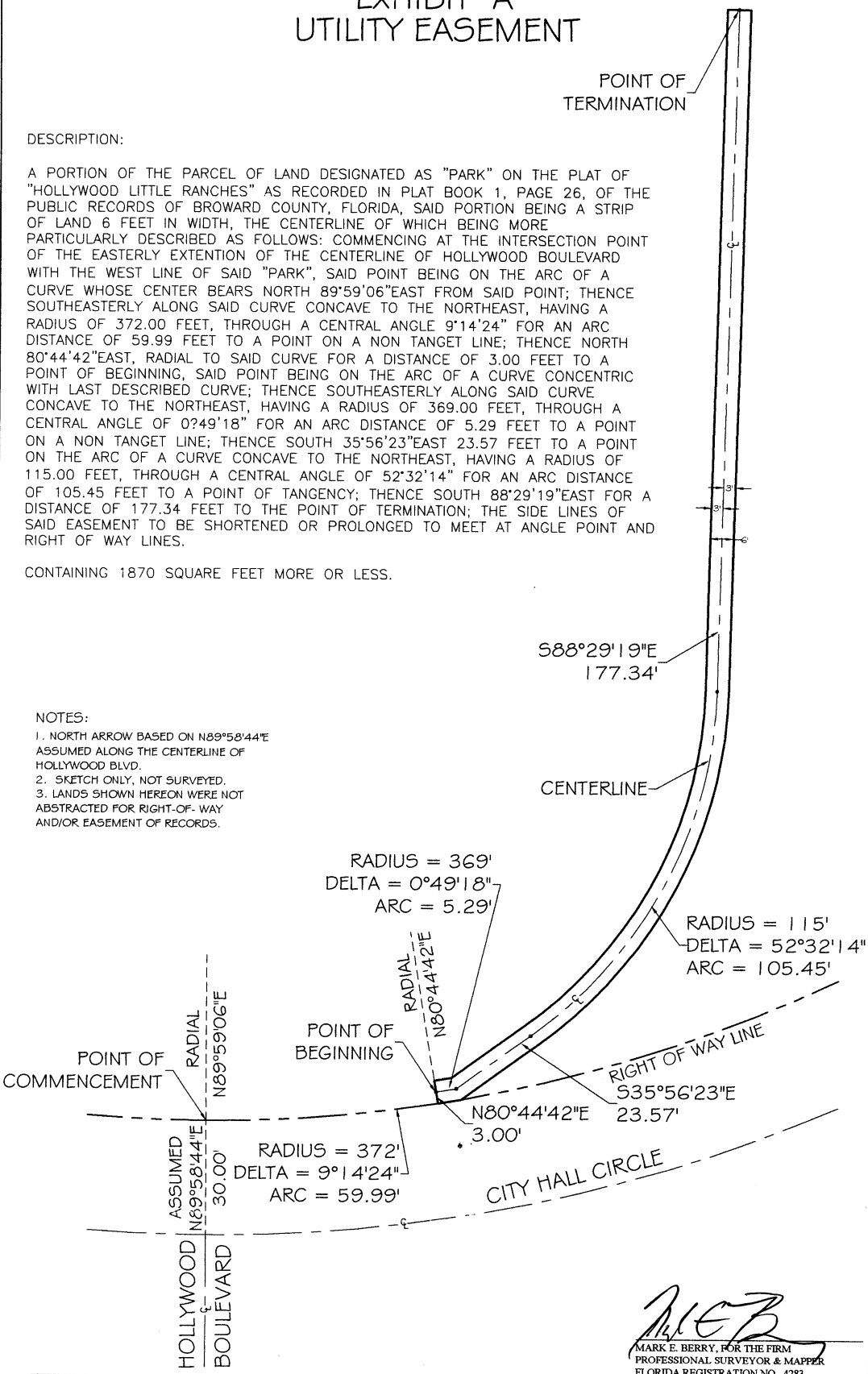
DESCRIPTION:

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°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°14'24" FOR AN ARC DISTANCE OF 59.99 FEET TO A POINT ON A NON TANGENT LINE; THENCE NORTH 80°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°49'18" FOR AN ARC DISTANCE OF 5.29 FEET TO A POINT ON A NON TANGENT LINE; THENCE SOUTH 35°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°32'14" FOR AN ARC DISTANCE OF 105.45 FEET TO A POINT OF TANGENCY; THENCE SOUTH 88°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.

NOTES:

1. NORTH ARROW BASED ON N89°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.



REVISION	DATE	BY

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

SPECIFIC PURPOSE SURVEY
 JOB #: RNS605 DATE: 6-28-04
 SCALE: 1" = 30' FILE No.:
 DRAWN BY: MEB CHECKED BY: MEB

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



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

2005-240

EASEMENT

This instrument Prepared By:

Work Request No. 1526359
Sec 16 Twp 51 S, Rge 42 E

Name: Harry Brautigam
Co. Name: FPL Co.
Address: 4000 Davie Rd. Ext.
Hollywood, FL 33024
Pg _____ of _____

Parcel I.E. #514216-01-0010
(Maintained by County Appraiser)
Form 3722 (Stocked) Rev. 7/94

The undersigned, in consideration of the payment of \$1.00 and other good and valuable consideration, the adequacy and receipt of which is hereby acknowledged, grant and give to Florida Power & Light Company, its licensees, agents, successors, and assigns, an easement forever for the construction, operation and maintenance of underground electric utility facilities (including above grade underground equipment, cables, conduits and appurtenant equipment) to be installed from time to time; with the right to reconstruct, improve, add to enlarge, change the voltage, as well as the size of and remove such facilities or any of them within an easement 10 feet in width described as follows:

See attached Exhibit "A"

Together with the right to permit any other person, firm or corporation to attach wires to any facilities hereunder and lay cable and conduit within the easement and to operate the same for communications purpose; the right of ingress and egress to said premises at all times; the right to clear the land and keep it cleared by all trees, undergrowth and other obstructions within the easement area; to trim and cut and keep trimmed and cut all dead, weak, leaning or dangerous trees or limbs outside of the easement area which might interfere with or fall upon the lines or systems of communications or power transmission or distribution; and further grants, to the fullest extent the undersigned has the power to grant, if at all, the rights hereinabove granted on the land heretofore described, over, along, under and across the roads, streets or highways adjoining or through said property.

IN WITNESS WHEREOF, the undersigned has signed and sealed this instrument on July 27, 2005

Signed, sealed and delivered
In the presence of:

(Witness Signature)

Print Name _____
(Witness)

(Witness Signature)

Print Name _____
(Witness)

CITY OF HOLLYWOOD

(Corporate's Name)

By: [Signature]
(Mayor's Signature)

Print Name: MARA GIULIANTI

Print Address: 2600 HOLLYWOOD BLVD.

HOLLYWOOD, FL 33022

Attest: [Signature]
(City Clerks's Signature)

Print Name: PATRICIA A. CERNY, MMC

Print Address: 2600 HOLLYWOOD BLVD.

HOLLYWOOD, FLORIDA 33022

(Corporate Seal)

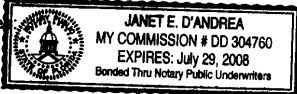
**APPROVED AS TO FORM AND LEGALITY
FOR THE USE AND RELIANCE OF THE
CITY OF HOLLYWOOD, FLORIDA ONLY.**

BY: [Signature]
**DANIEL L. ABBOTT
CITY ATTORNEY**

STATE OF Florida AND COUNTY OF Broward
acknowledged before me this 27 day of July, 2005, by _____, and _____
respectively the _____ President and _____ Secretary of _____
a _____ corporation, on behalf of said corporation, who are personally known to
me or have produced _____, as identification, and who did (did not) take an oath.

Type of Identification

My Commission Expires



[Signature]
Notary Public Signature

Print Name JANET E. D'ANDREA

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;

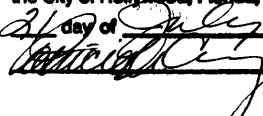
NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF HOLLYWOOD, FLORIDA:

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

24 day of July 20 05
 City Clerk

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

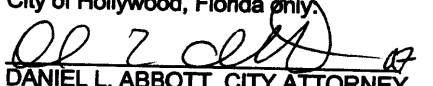
Section 2: That this resolution shall be in full force and effect immediately upon its passage and adoption.

PASSED AND ADOPTED this 6 day of July, 2005.


MARA GIULIANTI, 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

Order Date: January 17, 2020
Ordered By: Vanessa

Customer Number: 2496001
For Product Questions: (800)929-5791
Processing Branch: 110

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

Total Due \$100.00

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

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.

2006 MAY 31 AM 9:46
CIRCUIT CIVIL
CLERK OF CIRCUIT COURT
BROWARD COUNTY, FLA.

**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
Subtotal	\$	237,495.26
Plaintiff Attorney's fees:	\$	1,200.00
Total	\$	<u>238,695.26</u>

4

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.

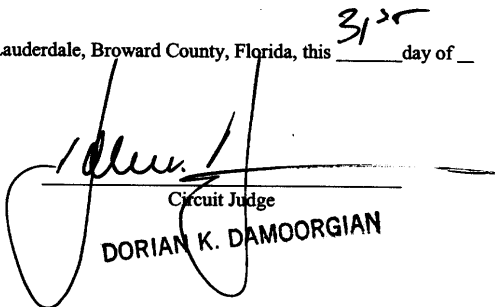
6. On the filing of the Certificate of Sale by the Clerk of the Court, the Defendants and all persons claiming under or against them since the filing of the Notice of Lis Pendens are foreclosed of all estate or claim in the property and the purchaser at the sale shall be let into possession of the property. 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 ~~the issuance of the Certificate of Title~~ ^{the further order of the Court} the clerk of courts shall ~~be hereby directed to~~ ^{be} 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.

DONE AND ORDERED in Chambers at Fort Lauderdale, Broward County, Florida, this 31st day of May, 2006.


Circuit Judge
DORIAN K. DAMOORGIAN

CASE NO.: 0604052 12

Copies to:

Law Office of Marshall C. Watson
1800 NW 49th 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

2

3

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

CASE

3

AAMES HOME LOAN,
Plaintiff,

0604052

vs.

12

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.

RECEIVED
CLERK, CIRCUIT COUNTY COURT
BROWARD COUNTY, FL
2006 MAR 23 PM 1:24
CIRCUIT CIVIL

NOTICE OF LIS PENDENS

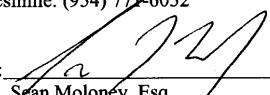
TO THE ABOVE STYLED DEFENDANTS AND ALL OTHERS WHOM IT MAY CONCERN:

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. 49TH 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

1

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 157th 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 herein 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.

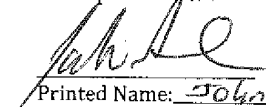
If any provision of this Mortgage or the Note secured hereby is held to be invalid or unenforceable by a court of competent jurisdiction, the other provisions of this Mortgage and the Note secured hereby shall remain in full force and effect and shall be liberally construed in favor of the Mortgagee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

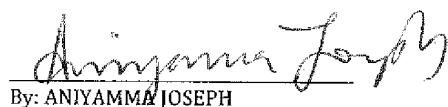
THIS IS A BALLOON MORTGAGE AND THE FINAL PRINCIPAL PAYMENT OF THE PRINCIPAL BALANCE DUE UPON MATURITY IS \$100,000.00 TOGETHER WITH ACCRUED INTEREST, IF ANY, AND ALL ADVANCEMENTS MADE BY THE MORTGAGOR UNDER THE TERMS OF THIS MORTGAGE AND THE NOTE SECURED HEREBY.

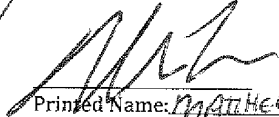
IN WITNESS WHEREOF, the said mortgagor has hereunto signed and sealed these presents the day and year first above written.

Signed, sealed and delivered
in the presence of:

ANAVIKA ESTATES LLC


Printed Name: John Seal



By: ANIYAMMA JOSEPH
As: MANAGER


Printed Name: MATTHEW G. LERNER

State of Florida
County of Broward

This instrument was acknowledged before me by ANIYAMMA JOSEPH, who () is personally known to me OR who (X) 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 009147
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 157th 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 ½ 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.

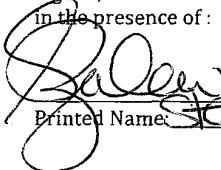
If any provision of this Mortgage or the Note secured hereby is held to be invalid or unenforceable by a court of competent jurisdiction, the other provisions of this Mortgage and the Note secured hereby shall remain in full force and effect and shall be liberally construed in favor of the Mortgagee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

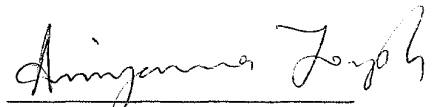
THIS IS A BALLOON MORTGAGE AND THE FINAL PRINCIPAL PAYMENT OF THE PRINCIPAL BALANCE DUE UPON MATURITY IS \$150,000.00 TOGETHER WITH ACCRUED INTEREST, IF ANY, AND ALL ADVANCEMENTS MADE BY THE MORTGAGEE UNDER THE TERMS OF THIS MORTGAGE AND THE NOTE SECURED HEREBY.

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:

ANAVIKA ESTATES LLC


Printed Name: Stephanie Zalai

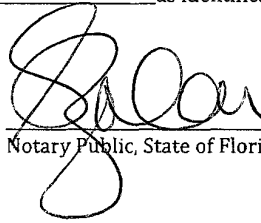

By: ANIYAMMA JOSEPH
As: MANAGER

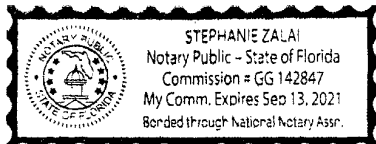

Printed Name: Mate Done

State of Florida
County of Broward

This instrument was acknowledged before me by ANIYAMMA JOSEPH, who () is personally known to me OR who () produced OR 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

DOC #: 317031 APPL #: 0005461025
FLORIDA - Single Family - Fannie Mae/Freddie Mac UNIFORM INSTRUMENT

Form 3010 1/01

VMP -5(FL) (0005).01

Page 1 of 16 UMS0 0005.06

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]:

- Adjustable Rate Rider Condominium Rider Second Home Rider
- Balloon Rider Planned Unit Development Rider 1-4 Family Rider
- VA Rider Biweekly Payment Rider 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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APPL #: 0005461025

 -6(FL) (0005).01

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Initials: 

Form 3010 1/01

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 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

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.

DOC #: 317035

APPL #: 0005461025

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Initials: 

Form 3010 1/01

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

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

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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

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:

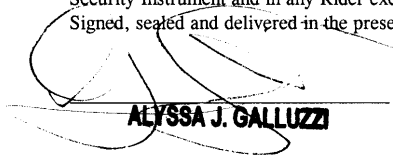
22. Acceleration; Remedies. Lender shall give notice to Borrower prior to acceleration following Borrower's breach of any covenant or agreement in this Security Instrument (but not prior to acceleration under Section 18 unless Applicable Law provides otherwise). The notice shall specify: (a) the default; (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.

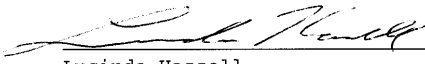
23. Release. Upon payment of all sums secured by this Security Instrument, Lender shall release this Security Instrument. Borrower shall pay any recordation costs. Lender may charge Borrower a fee for releasing this Security Instrument, but only if the fee is paid to a third party for services rendered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

 (Seal)
Lucinda Hassell -Borrower

(Address)

(Seal)
-Borrower

(Address)

_____ (Seal)
-Borrower

_____ (Seal)
-Borrower

(Address)

(Address)

_____ (Seal)
-Borrower

_____ (Seal)
-Borrower

(Address)

(Address)

_____ (Seal)
-Borrower

_____ (Seal)
-Borrower

(Address)

(Address)

STATE OF FLORIDA, Broward County ss:
The foregoing instrument was acknowledged before me this November 8, 2005 by
Lucinda Hassell

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

[Signature]

Notary Public



DOC #: 317046

APPL #: 0005461025

Initials: [Signature]

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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

Page 1 of 3 Initials: 

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:

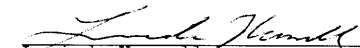
Transfer of the Property or a Beneficial Interest in Borrower. If all or any part of the Property or any interest in it is sold or transferred (or if a beneficial interest in Borrower is sold or transferred and Borrower is not a natural person) without Lender's prior written consent, Lender may, at its 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)
Lucinda Hassell -Borrower

_____ (Seal)
-Borrower

_____ (Seal)
-Borrower

_____ (Seal)
-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, a corporation organized and
existing under the laws of The State of California, whose address is
350 South Grand Avenue, 42nd Floor, Los Angeles, CA 90071 (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

Initials: 
Form 3810
Amended 5/93

76(F) (0204) 01

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

UM31 9507.05

DOC #: 021401
APPL #: 0005548441



6

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 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 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.

Initials: 

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)
Lucinda Hassell -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

County ss:

The foregoing instrument was acknowledged before me this
Lucinda Hassell

November 8, 2005

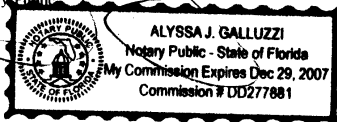
by

who is personally known to me or who has produced

Dr. License

as identification.

Notary Public



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 ENCUMBANCY 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;

AMP
20

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, et al,
Defendants.

FILED
MAY 22 PM 4:31
CLERK OF CIRCUIT COURT
BROWARD COUNTY, FLORIDA
CIRCUIT CIVIL-1

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. 49TH Street, Suite 120
Fort Lauderdale, FL 33309
Telephone: (954) 453-0365/1-800-441-2438
Facsimile: (954) 771-6052

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

2

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

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.

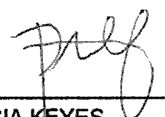
10. Petitioners are unaware of any unrevoked will or codicil of decedent other than as set forth in paragraph 9.

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

KATIE KEATTS GAUDINO



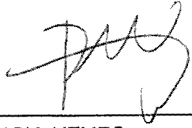
JUDY C. JOHNSON
Petitioners

Florida Bar No. 61663
4179 DAVIE ROAD, SUITE 200
DAVIE, FLORIDA 33314
(address)
Telephone: (954) 233-0682

[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
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

IN RE: ESTATE OF
ELEANOR ANN KEATTS

File No. PR-C-17-4640

Division _____

Deceased.

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

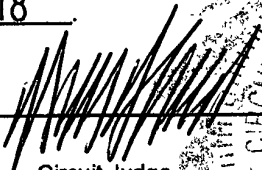
are entitled and qualified to be personal representatives, it is

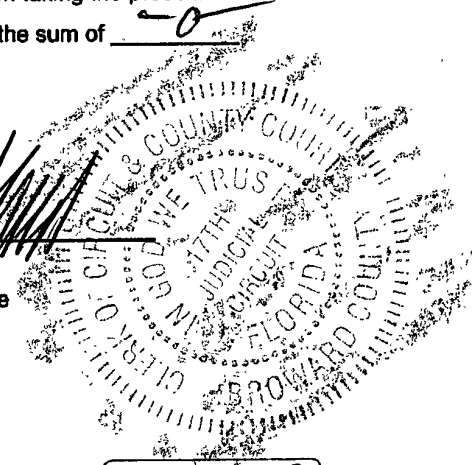
ADJUDGED that the will dated OCTOBER 13, 2011, and attested by
KALISSA STERLING AND ALEXANDER E. DAVILA

_____ as
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 _____
_____ letters of administration shall be issued.

ORDERED on MAR 01 2018


Circuit Judge



**** 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

Division _____

Deceased.

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

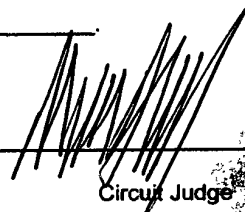
WHEREAS ELEANOR ANN KEATTS
a resident of BROWARD COUNTY, FLORIDA died
on AUGUST 17, 2017, owning assets in the State of Florida, and
WHEREAS, KATIE KEATTS GAUDINO AND JUDY C. JOHNSON

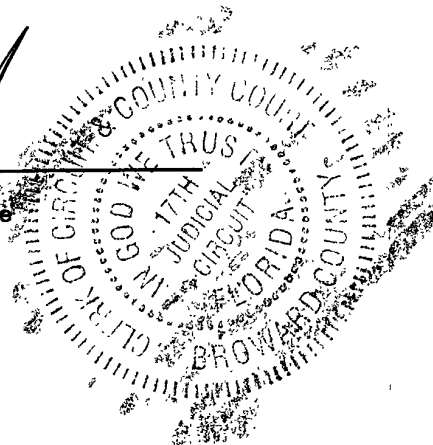
have been appointed personal representatives of the estate of the decedent and have performed all acts
prerequisite to issuance of Letters of Administration in the estate,

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



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 95-2860
Division 44 LARRY SEIDLIN

Deceased.

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

PK23607F30933

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 _____, 1995



Larry Seidlin

Circuit Judge **LARRY SEIDLIN**

EX25607FS0934

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
RECORDED IN THE OFFICIAL RECORDS OF BROWARD COUNTY, FLORIDA
STAMPED BY THE COUNTY CLERK
DATE: 1/7/87

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:

Patricia H. Baur

Kris L. Anderson
KRIS L. ANDERSON

L.S.

Janice Cochran

L.S.

STATE OF FLORIDA, Broward
COUNTY OF

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 ADMINISTRATOR

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXPIRES MAY 24 1987
BONDED THRU GENERAL PUBLIC ACCOUNTANTS

This Instrument prepared by: InterState Title Corporation
Address 800 Nw 62nd Street
Fort Lauderdale, Fla. 33309

37 JAN 7 49:55

REC 14058 PAGE 942

MEMO: Legibility of writing, typing or printing unsatisfactory in this document when micro-filmed.

WILL CALL 5-8-86 NEW 62nd STREET ST. #110
FILE NO. 87-3187-14058 PAGE 942
INTERSTATE TITLE CORPORATION

5 204

Return to: (enclose self-addressed stamp, 10 envelope) 7706 Paris

Name: Ann Keatts
PO Box 2188
Hollywood, Fla 33022
This instrument prepared by:

Address: Brian Stuart PO Box 966 Sioux Falls SD

Property Appraiser Parcel Identification (Folio Number(s)): 57101-9965
11216-01-42200
Grantee(s) S.S. # (s) 412-64-2809

QUIT CLAIM DEED

95-322720 T#005
07-28-95 03:49PM

\$ 0.70
DOCU. STAMPS-DEED
RECVD. BROWARD CTY
B. JACK OSTERHOLT
COUNTY ADMIN.

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 BOOK OF BROWARD COUNTY, FLORIDA COUNTY ADMINISTRATOR

BR23731P60079

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 the presence of:

Witness Signature (as to first Grantor) Martha Elia Massey
Printed Name MARTHA ELIA MASSEY

Witness Signature (as to first Grantor) Sam Angelo
Printed Name SAM ANGELO

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 she executed the same and an oath was not taken. (Check one) Said person(s) is/are personally known to me. Said person(s) provided the following type of identification: _____

Ann Keatts
Printed Name Ann Keatts

Printed Name PO Box 2188, Hollywood, Fla 33022
Post Office Address _____

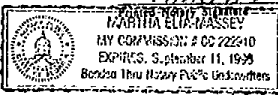
Co-Grantor Signature (if any) _____
Printed Name _____

Post Office Address _____

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

Witness my hand and official seal in the County and State last aforesaid this 28th day of July, A.D. 1995

Notary Signature Martha Elia Massey
MARTHA ELIA MASSEY



1/4

Tim A. Shane, PA
621 NW 53rd 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 ½ 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

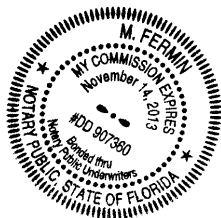
Brenda Turnbull
Witness Printed Name BRENDA TURNBULL

[Signature]
DUNCANGE JEROME

[Signature]
HELENE JEROME

State of Florida PAUM BEACH
County of PAUM BEACH

The foregoing instrument was acknowledged before me this 15th 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. Fernin
Notary Public
Print Name: M. Fernin
My Commission Expires: 11/14/2013

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 13th 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 (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.

- 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:

Executed by:

[Handwritten Signature]

Witness Signature

[Handwritten Signature: Ann Keatts]

Ann Keatts, a/k/a/ Eleanor Ann Keatts,
Grantor of the Keatts Family Trust

Kalissa Sterling

Witness Printed Name

[Handwritten Signature: Mattie Thomas]

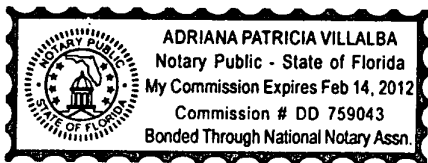
Witness Signature

Mattie Thomas

Witness Printed Name

STATE OF FLORIDA
COUNTY OF BROWARD

THE FOREGOING QUIT CLAIM DEED was acknowledged before me this
13th 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 Lic.
as identification.



[Handwritten Signature]
NOTARY 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 13th 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 (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.

- 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:
[Signature]
Witness Signature

Executed by:
[Signature]
Ann Keatts, aka Eleanor Ann Keatts

Kalissa Sterling
Witness Printed Name

[Signature]
Witness Signature

Alexander E. Davila
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.



[Signature]
NOTARY PUBLIC, STATE OF FLORIDA

MIHAELA POPAIACU
Typed/printed name of Notary

(N.P. Seal)

Title Examination

- Policy Searches
- Property Searches
 - (16,10) PB 1/26
 - 3/5/2019 - 1/14/2020
 - 7/8/1922 - 1/14/2020
- Chains of Title
- Name Searches
- Seller Searches
 - Evia Properties LLC
 - 1/14/1999 - 1/14/2020
 - Evia Prop
 - 1/14/1999 - 1/14/2020
- Buyer Searches
- Other Searches
 - Rinderer, William, C
 - 3/16/1983 - 1/14/2020
 - Rinderer, Bridgett
 - 3/16/1983 - 1/14/2020
 - Hassell, Lucinda
 - 1/14/1999 - 1/14/2020
 - Warsome Properties LLC
 - 1/14/1999 - 1/14/2020
 - Warsome Prop
 - 1/14/1999 - 1/14/2020
 - Pierce Street Venture LLC
 - 1/14/1999 - 1/14/2020
 - Pierce St Venture
 - 1/14/1999 - 1/14/2020
 - Jerome, Ducange
 - 1/14/1999 - 1/14/2020
 - Jerome, Helene
 - 1/14/1999 - 1/14/2020
 - Jerome, Helen
 - 1/14/1999 - 1/14/2020
 - Anavika Est
 - 1/14/1999 - 1/14/2020
 - Anavika Estates LLC
 - 1/14/1999 - 1/14/2020
 - Jerome, Ducange
 - 1/14/1999 - 1/14/2020
- No Status Instruments (0)
- Worksheet
- Delivery Details
- Grantor / Grantee Searches
- Update Searches
- All Searches
 - Instrument
 - All Search Results (193)
- Hidden Searches (1)
- Notes (5)

Search: (16,10) PB 1/26 (Instrument Count: 131)

Search Parameters... Search Notes... Images... Examination Status: None Filter: All instruments Name Filter: Customized

All Instruments - Basic (131) All Instruments - Custom (131) Conveyances (16) Encumbrances / Modifications (66) Other Instruments (49)

	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 Evens 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	Duncange 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 Commenceme...	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 Keatt...	HOLLYWOOD LITTLE RANCHES PB 1/26 LOT 16...
94	9/13/2011	OR 48176/70 - CN 2011-266894		NC	Notice Of Commenceme...	Ann 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 Sngl	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 Sngl	
103	3/17/2014	OR 50622/787 - CN 2014-2161590		NC	Notice Of Commenceme...	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 2015-3176039		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 RANC...
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 E1/2 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 Commenceme...	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 Commenceme...	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 04/30/2...	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 surrender 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:

[Signature]
Printed Name: Cathie Broussard
[Signature]
Printed Name: Kathy Dietsch

[Signature]
Jill Ann Johns, Trustee of the Jill Ann Johns
Revocable Trust dated 4/30/2003

STATE OF FLORIDA)
) ss:
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 9th day of April, 2019.

My Commission Expires

[Signature]
Notary Public



Expires: 10/18/22


1

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 13th day of September, 2011.


Ann Keatts a/k/a Eleanor Ann Keatts
Grantor and Trustee, Keatts Family Trust

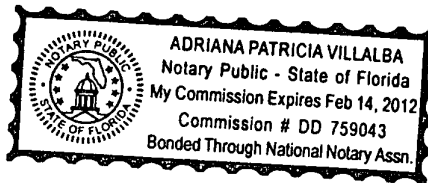
NOTARY'S ACKNOWLEDGMENT

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
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.

[Signature]
Notary Public



BOARD OF COMMISSIONERS OF EVERGLADES DRAINAGE DISTRICT

DEED No. 3345

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 Eipley Realty Corporation, c/o C. F. Brodback,

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 canals, cuts, 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 possession, 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 that may be made and constructed on said land by said Board of Commissioners of Everglades Drainage District, or its successors, for the purposes aforesaid, and the exclusive right to take, use, dispose and carry away earth, stone, rock or gravel lying in and upon said strip of land.

And further saving and reserving unto the State of Florida easement for State Road Right-of-Way (not less than 100') wide, lying equally on each side of the center line of any State Road existing on the date hereof and through so much of any parcel herein described as is within one hundred feet (100')

_____ County easement
_____ wide, lying equally on each side of the center
_____ of any State Road existing on the date hereof and through so much of any parcel herein de-

_____ Secretary of Everglades Drainage District has caused
_____ to be recorded, attested by its Secretary, and its corpor-

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 Berl 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.

INDEXED 21212



NOTARY PUBLIC, State of Florida at Large

My Commission expires:

Notary Public, State of Florida at Large

STATE OF FLORIDA

This instrument filed for record 16 007
July 1945 is recorded in book 493
RECORD VERIFIED.
of the Circuit Court

Elvina Stephens



16815

BOARD OF COMMISSIONERS OF EVERGLADES DRAINAGE DISTRICT

DEED No. 3345

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 Eipley Realty Corporation, c/o C. F. Brodback,

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 canals, cuts, 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 possession, 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 that may be made and constructed on said land by said Board of Commissioners of Everglades Drainage District, or its successors, for the purposes aforesaid, and the exclusive right to take, use, dispose and carry away earth, stone, rock or gravel lying in and upon said strip of land.

And further saving and reserving unto the State of Florida easement for State Road Right-of-Way (not less than 100') wide, lying equally on each side of the center line of any State Road existing on the date of this deed through so much of any parcel herein described as is within one hundred feet (100')

_____ County easement
_____ wide, lying equally on each side of the center
_____ of any State Road existing on the date of this deed through so much of any parcel herein de-

_____ Secretary of Everglades Drainage District has caused
_____ to be duly attested, signed by its Secretary, and its corpor-

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 Berl McDaniel and
K. H. 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.

INDEXED 21212



NOTARY PUBLIC, State of Florida at Large

My Commission expires:

Notary Public, State of Florida at Large

STATE OF FLORIDA

This instrument filed for record 16 007
July 1945 is recorded in book 493
RECORD VERIFIED.
of the Circuit Court

Elvina Stephens



16815

R.W.O. No. 268
E.R. No. 65-720
Plate No. 58-92604

EASEMENT

Section _____
Township _____
Range _____

Florida Power & Light Company
Miami, Florida

REC-31725 PAGE 861

July 1, 1968

R-68-100

Gentlemen:

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, alter, improve, remove or relocate such facilities.

In the presence of:

CITY OF HOLLYWOOD

Marion V. French
Marion E. Bora

[Signature] (SEAL)
Jean M. Hall (SEAL)

STATE OF FLORIDA AND COUNTY OF BROWARD

I, Edna M. [Signature] 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.

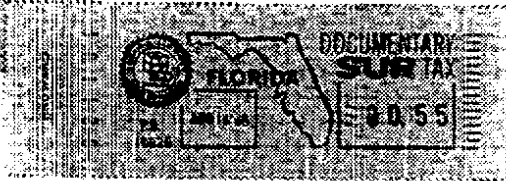
Commission expires: _____ 19__

Notary Public, State of Florida at Large
My Commission Expires Nov. 26, 1973

Edna M. [Signature]
Notary Public, State of Florida at Large



PLEASE RETURN TO
A. F. CROWLEY
P.O. BOX 8248 (FPAAL 08)
FT. LAUDERDALE, FLA.



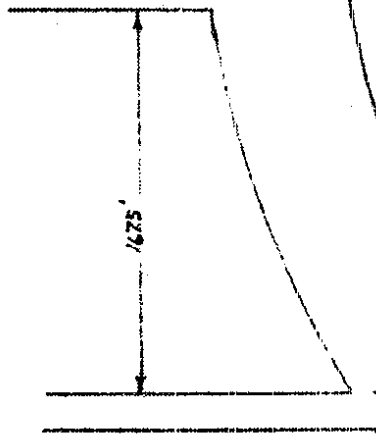
This instrument was prepared by
FLORIDA POWER & LIGHT COMPANY
P.O. BOX 8248, FT. LAUDERDALE, FLORIDA

5-25

RWO 268-46-710

3725 ne 862

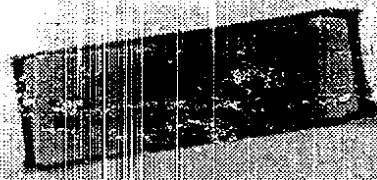
HOLLYWOOD
BLVD



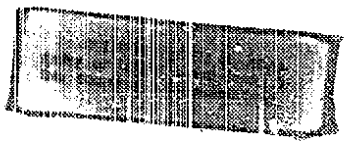
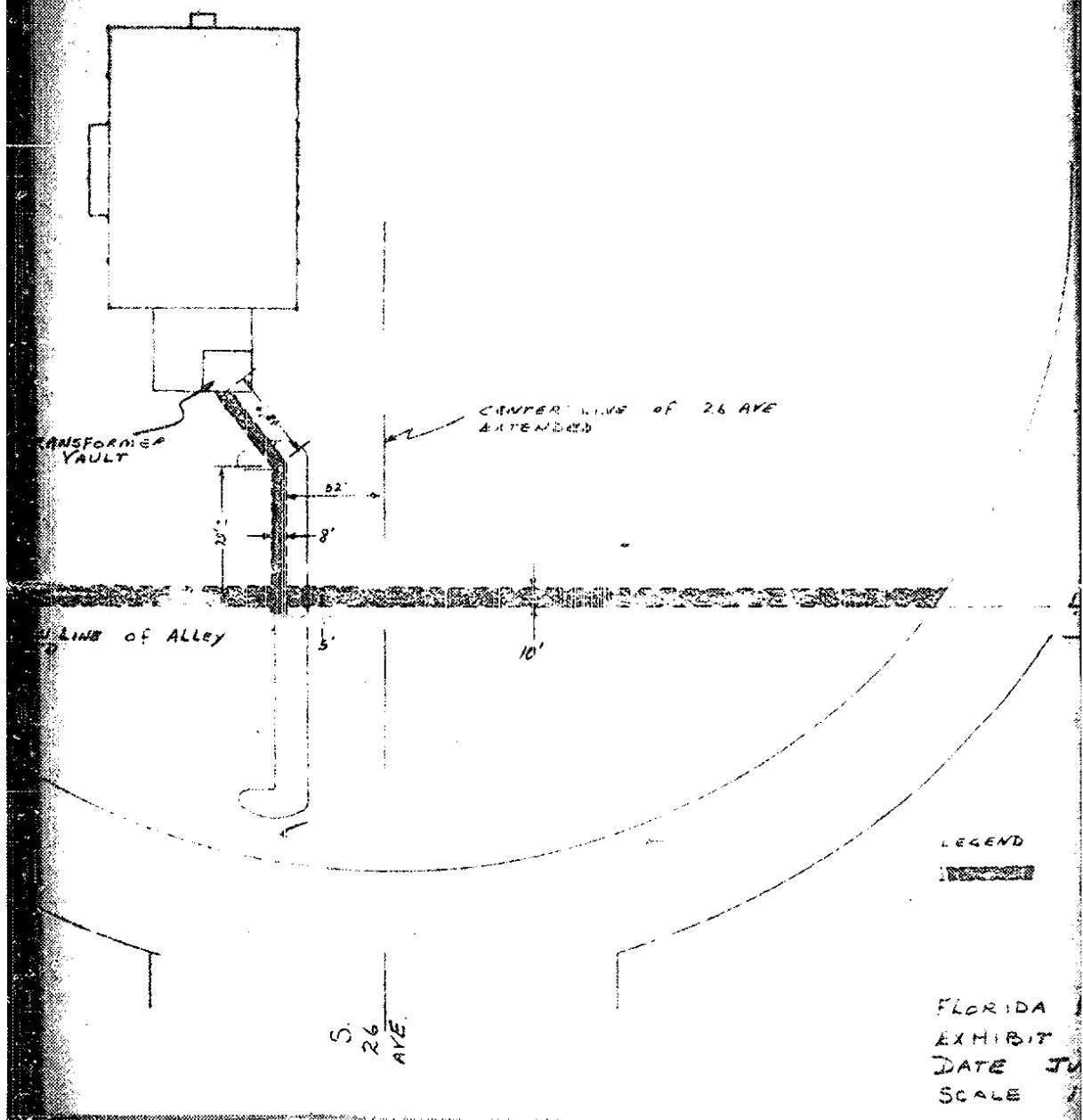
TRANSFORM
VAULT

NORTH RW LINE
EXTENDED

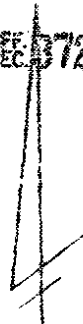
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A. F. CROWLEY
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FT. LAUDERDALE, FLA.



REC-37715 FILE 863



REC. 3725 PAGE 864



HOLLYWOOD
"CITY HALL CIRCLE"

26 AVE

1675

LEGEND



UNDERGROUND UTILITY EASEMENT
DIMENSION AS SHOWN

FLORIDA POWER & LIGHT COMPANY
EXHIBIT A

DATE, JUNE 20, 1968

SCALE 1"=60'

RECORDED IN OFFICIAL RECORDS BOOK
OF BROWARD COUNTY, FLORIDA
JACK WHERLER
CLERK OF CIRCUIT COURT

R.W.O. No. 268
E.R. No. 65-720
Plate No. 58-92604

EASEMENT

Section _____
Township _____
Range _____

Florida Power & Light Company
Miami, Florida

REC-37725 PAGE 861

July 1, 1968

R-68-100

Gentlemen:

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:

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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, alter, improve, remove or relocate such facilities.

In the presence of:

CITY OF HOLLYWOOD

Marion V. French
Marion E. Bora

[Signature] (SEAL)
Jean M. Hall (SEAL)

STATE OF FLORIDA AND COUNTY OF BROWARD

I, Edna M. [Signature] 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.

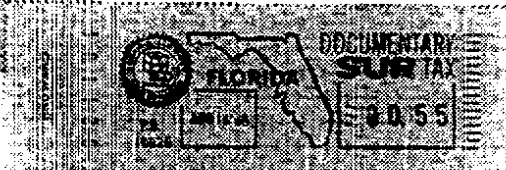
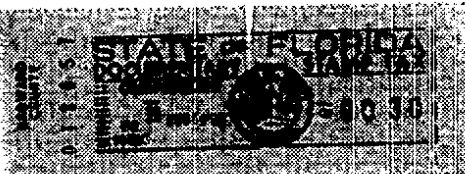
WITNESS my hand and official seal in said County and State this 10th day of July 1968.

Commission expires: _____ 19__.

Notary Public, State of Florida at Large
My Commission Expires Nov. 26, 1973

Edna M. [Signature]
Notary Public, State of Florida at Large

PLEASE RETURN TO
A. F. CROWLEY
P.O. BOX 8248 (F.M.A. 05)
FT. LAUDERDALE, FLA.



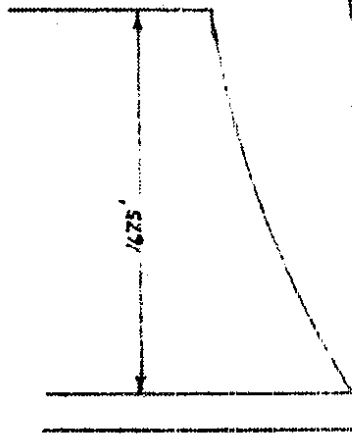
This instrument was prepared by
FLORIDA POWER & LIGHT COMPANY
P.O. BOX 8248, FT. LAUDERDALE, FLORIDA

5-25

RWO 268-46-710

3725 ne 862

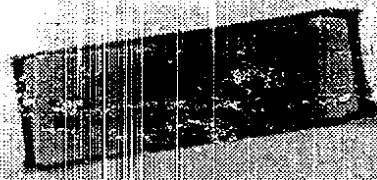
HOLLYWOOD
BLVD



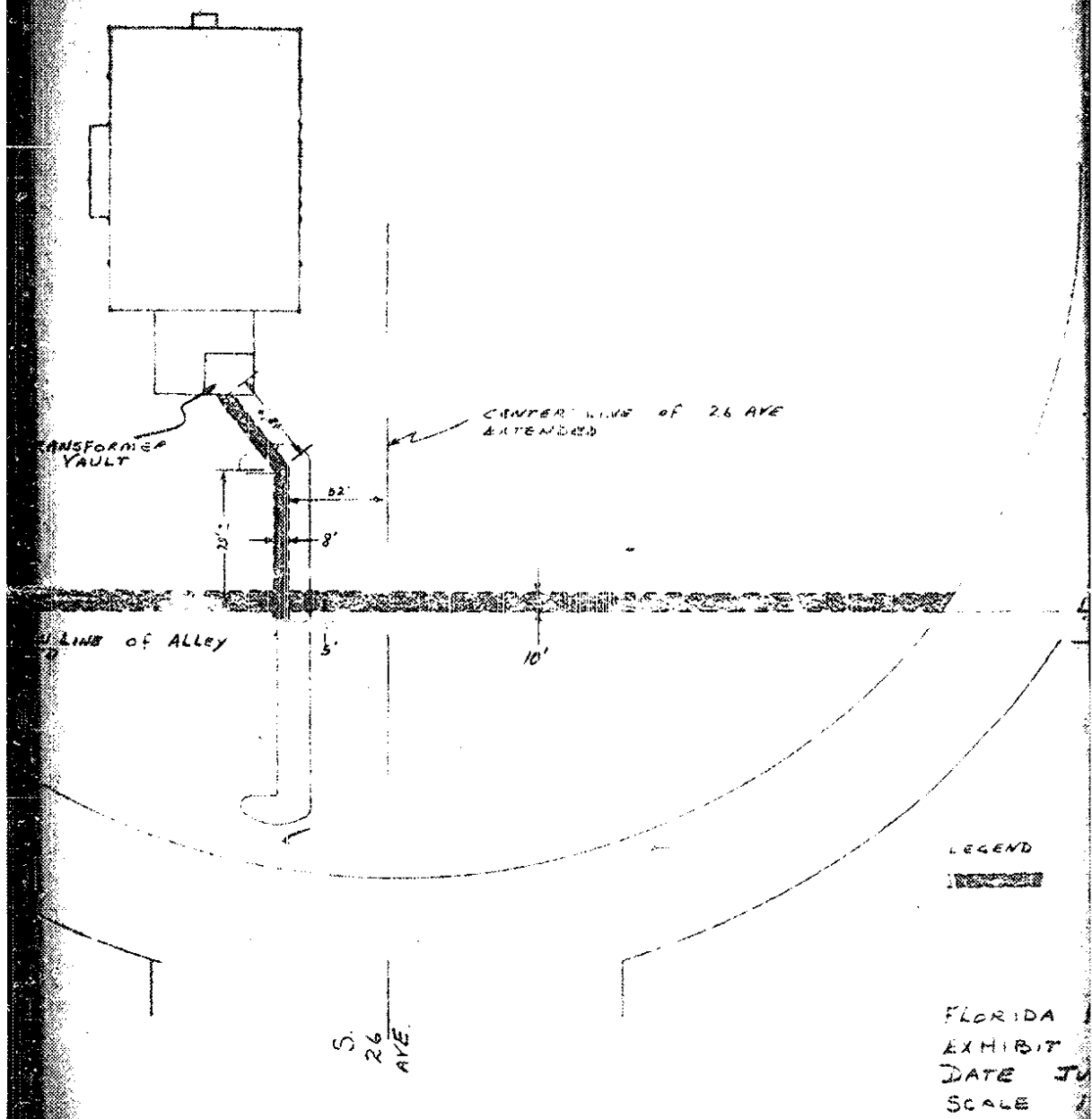
TRANSFORM
YAULT

NORTH RW LINE
EXTENDED

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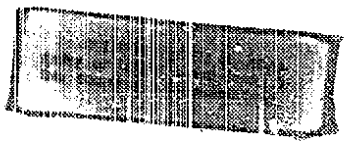
REC-37715 FILE 863



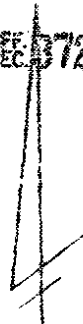
LEGEND

S.
26
AVE.

FLORIDA
EXHIBIT
DATE JU
SCALE



REC. 3725 PAGE 864



HOLLYWOOD
"CITY HALL CIRCLE"

26 AVE

1675

LEGEND



UNDERGROUND UTILITY EASEMENT
DIMENSION AS SHOWN

FLORIDA POWER & LIGHT COMPANY
EXHIBIT A

DATE, JUNE 20, 1968

SCALE 1"=60'

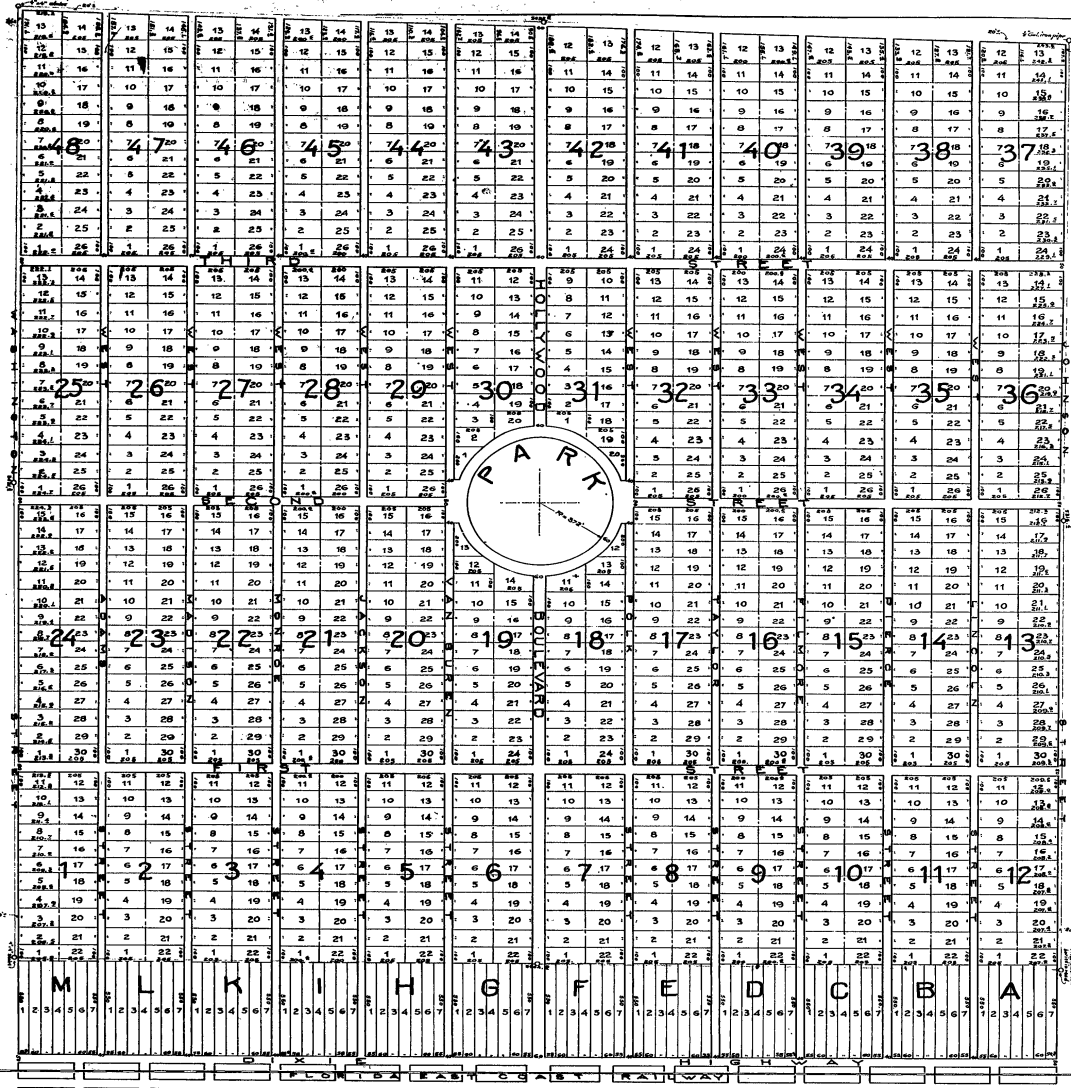
RECORDED IN OFFICIAL RECORDS BOOK
OF BROWARD COUNTY, FLORIDA
JACK WHERLER
CLERK OF CIRCUIT COURT

MICROFILM DATA:
 REDUCTION 22X
 VERTICAL 95

53% over last
 3100 ft - Each side

The undersigned, hereby certify that the within plat shows the subdivisions of the described lands as made by me in a recent survey in due conformity to the established boundaries of said lands; that the dimensions shown on from measurements made on the ground and that they are correct to the best of my knowledge and belief.

By *Francis C. O'Leary*
 Licensed Surveyor



HOLLYWOOD LITTLE

HOLLYWOOD LAND & WATER COMPANY RANCHES

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 (5452.8) 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 plat: AND A Subdivision of BLOCK Ninety-six (96) of the original plat 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 four and eight tenths (5404.8) feet to the northwest corner of said section, thence easterly upon and along the north line of said section five hundred twelve (512) feet to a point one hundred (100) feet westerly from the center of the Florida East Coast Railway, thence southerly parallel to the Florida East Coast Railway, fifty-three hundred sixty-seven and four tenths (5367.4) feet to the southerly boundary of said section fifteen (15), thence westerly upon and along the southerly boundary of said section five hundred ninety-nine and one tenth (569.1) feet to the place of beginning.

State of Florida } ss.
 Broward County, }
 State of Florida } ss.
 County of Dade, }

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 plat of "Hollywood Little Ranches" a subdivision of Section sixteen (16), in township fifty-one (51) south, of range forty-two (42) east, and Block ninety-six (96) of the original plat 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 plat.

Hollywood Land and Water Company,
 By *D. M. ...* Vice-President.
 Attest: *...* Secretary.

... Notary in and for said County and State, do hereby certify that at the date hereof, there personally appeared before me, D. C. NEVIN and LILLIAN ALLEN, 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 plat 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 *...* day of July, A. D. 1922.
 My commission expires on the *...* day of *...* 192*...*
... Notary Public.

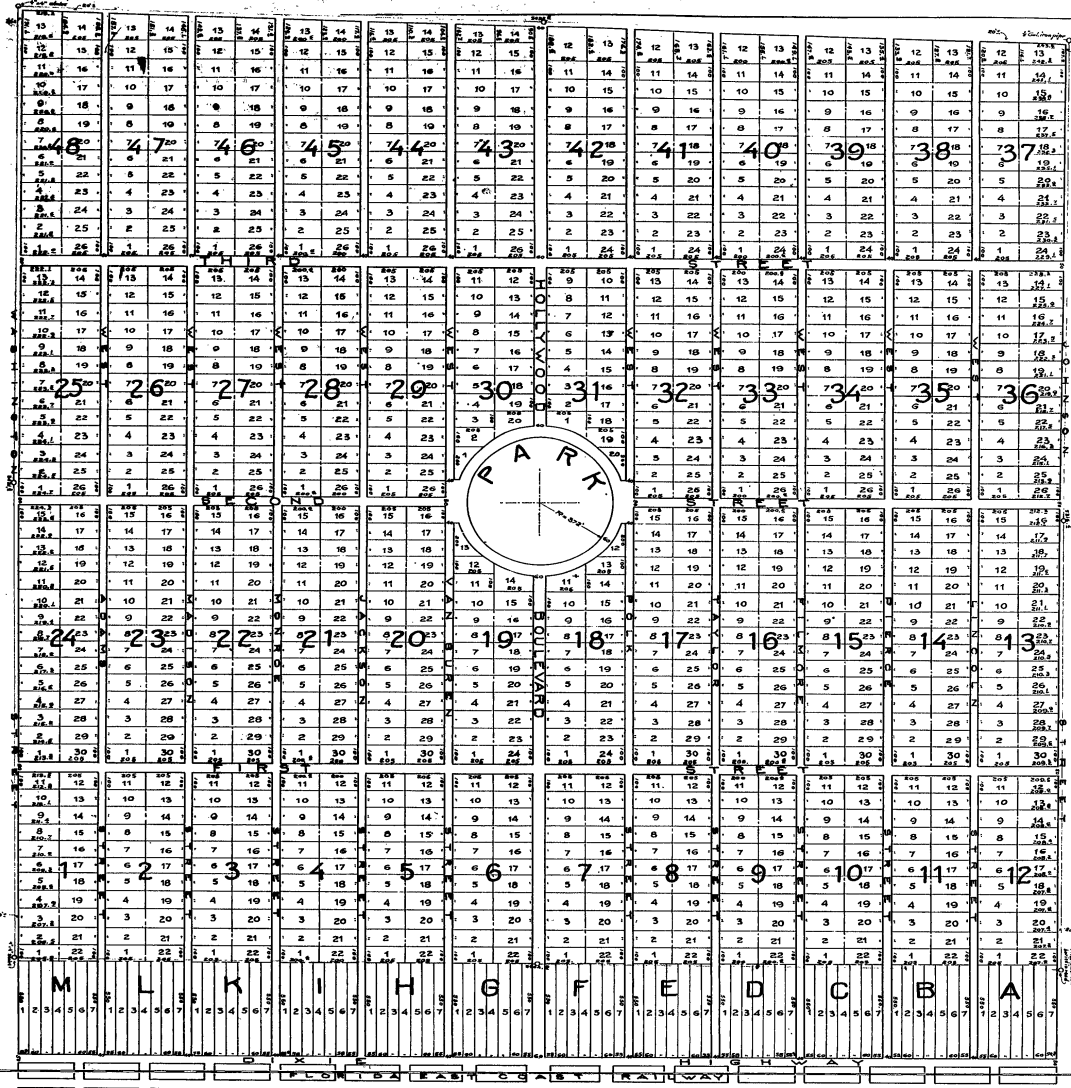
1-25
 1750
 7-8-22

MICROFILM DATA:
 REDUCTION 22X
 VERTICAL 95

58% over last
 3100 ft - Each side

The undersigned, hereby certify that the within plat shows the subdivisions of the described lands as made by me in a recent survey in due conformity to the established boundaries of said lands; that the dimensions shown on from measurements made on the ground and that they are correct to the best of my knowledge and belief.

By *Francis C. O'Leary*
 Licensed P.M.T.C.



HOLLYWOOD LITTLE

HOLLYWOOD LAND & WATER COMPANY RANCHES

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 (5452.8) 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 plat: AND A Subdivision of BLOCK Ninety-six (96) of the original plat 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 four and eight tenths (5404.8) feet to the northwest corner of said section, thence easterly upon and along the north line of said section five hundred twelve (512) feet to a point one hundred (100) feet westerly from the center of the Florida East Coast Railway, thence southerly parallel to the Florida East Coast Railway, fifty-three hundred sixty-seven and four tenths (5367.4) feet to the southerly boundary of said section fifteen (15), thence westerly upon and along the southerly boundary of said section five hundred ninety-nine and one tenth (569.1) feet to the place of beginning.

State of Florida } ss.
 Broward County, }
 State of Florida } ss.
 County of Dade, }

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 plat of "Hollywood Little Ranches" a subdivision of Section sixteen (16), in township fifty-one (51) south, of range forty-two (42) east, and Block ninety-six (96) of the original plat 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 plat.

Hollywood Land and Water Company,
 By *D. M. ...* Vice-President.
 Attest: *...* Secretary.

... Notary in and for said County and State, do hereby certify that at the date hereof, there personally appeared before me, D. C. NEVIN and LILLIAN ALLEN, 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 plat 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 *...* day of July, A. D. 1922.
 My commission expires on the *...* day of *...* 192*...*
... Notary Public.

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 6th 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 10th 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:

Dallya Sanchez
Witness #1 Signature

Print Name: Dallya 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 Kittitas

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.

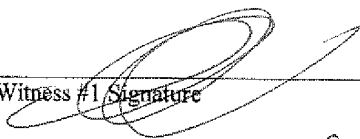
[Notary Seal]



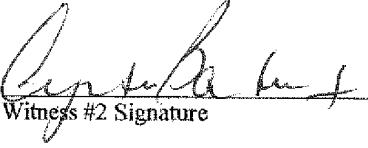
Andrea L Paris
Notary Public

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

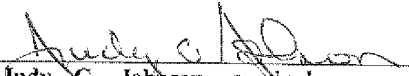
Signed, sealed and delivered in our presence:

Witness #1 Signature 

Print Name: Maria Lendez

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]


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)

WITNESSETH: 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:

[Signature]
Witness #1 Signature

Jude E Francois
Witness #1 Printed Name

[Signature]
Witness #2 Signature

Lovely Felix
Witness #2 Printed Name

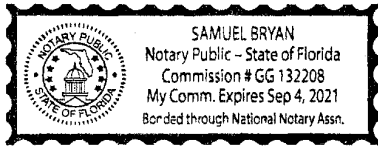
[Signature]
Helen Jerome

[Signature]
Ducange Jerome

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 26th day of June 2018 by Helen Jerome and Ducange Jerome who is/are personally known to me or has/have produced FL IDCA J650-160-47-001-0 as identification and did did not take an oath.
FL IDCA J650-320-44-803-0

SEAL



[Signature]
Notary Public

SAMUEL BRYAN
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 26th 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, 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, 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:

[Signature]
Witness Name: MATTHEW G. LERNER
[Signature]
Witness Name: Matthew Abate

Anavika Estates, LLC, Limited Liability Company
By: [Signature]
Aniyamma Joseph, Manager

(Corporate Seal)

State of Florida
County of Broward

The foregoing instrument was acknowledged before me this 26th 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]



[Signature]
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 26th 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.

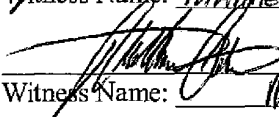
* "Grantor" and "Grantee" are used for singular or plural, as context requires.

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:

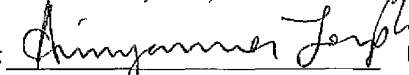


Witness Name: MATTHEW G. LERNER



Witness Name: Matthew Abate

Anavika Estates, LLC, Limited Liability Company

By: 

Aniyamma Joseph, Manager

(Corporate Seal)

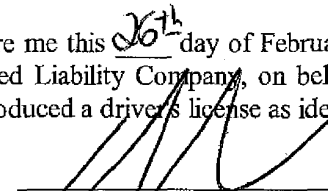
State of Florida
County of Broward

The foregoing instrument was acknowledged before me this 26th 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]



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



Notary Public

Printed Name: Matthew G. Lerner, Esq.

My Commission Expires: 12-11-19

WARRANTY DEED
INDIVID. TO INDIVID.

83-077382

THIS INSTRUMENT PREPARED BY
DORIS L. G. ...
c/o LOREY ...
801 E. ...
HALLANDALE, FLORIDA

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;

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and
the heir, 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, aliens, re-
mises, releases, conveys and confirms unto the grantee, all that certain land situate in BROWARD
County, Florida, etc:

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 Documentary
Stamp Tax as required by law.
Dorise ... 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 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, 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 *Charles G. ...*
X *...*

X *Elizabeth G. Morin*
ELIZABETH G. MORIN
X *Andre Morin*
ANDRE MORIN

STATE OF FLORIDA
COUNTY OF BROWARD

SPACE BELOW FOR RECORDERS USE

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
forgoing instrument and they acknowledged before me that they
executed the same.

WITNESS my hand and official seal in the County and
State aforesaid this 12 day of
March, A. D. 1983

Walter Kubala
NOTARY PUBLIC, State of Florida
My commission expires:

This instrument prepared by:
Address:

NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES JUNE 17 1983

FILED IN THE OFFICIAL RECORDS OF
BROWARD COUNTY, FLORIDA
F. T. JOHNSON
COUNTY ADMINISTRATOR

MAR 15 2 14 PM '83

REC 10729pg 395

H/2 S

This Indenture,

WARRANTY DEED
STATUTORY
7-5-889-C7

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 19 84,
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 acknowl-
edged, has 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.

\$173.50
In Broward County for Documentary
Stamp Tax as required by law.
Steve R. Fox

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

Irene Harmos
Doris Goodler

Ethel Harmos
ETHEL HARMOS

NOTARIAL PUBLIC
STATE OF FLORIDA
F. T. JOHNSON
COUNTY ADMINISTRATOR

LS
LS
LS
LS

STATE OF ~~ILLINOIS~~ ILLINOIS
COUNTY OF COOK 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 19 84.

My commission expires April 29,
1986.

Ann Keatts
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

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VOL 12181 PG 315

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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 25th day of June, 1999, between, **BRIDGETT M. RINDERER**, an unmarried 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 Szczebak O'Neil
 Witness #1

Donna B 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 ~~OR BK 29617 - June 16, 1999~~ ~~acknowledgements, personally appeared BRIDGETT M. RINDERER, to me personally known to be the person described in or produced~~ N/A 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.

My Commission expires:



Notary Public



3
Prepared by and Return to:
Robert H. Lurer
Warsowe Acquisition Corporation
10167 W. Sunrise Boulevard
Third Floor
Plantation, Florida 33322

WARRANTY DEED

This **Warranty Deed**, made this 31st, day of December, 2007, between **Warsowe Properties, LLC**, located at 10167 W. Sunrise Boulevard 3rd 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, 3rd 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 ½ of Lot 16, Block 10, Hollywood Little Ranches, PB 1/ 26B.
Parcel #: 51-42-16-01-4210


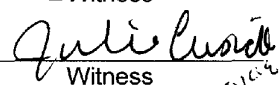
Together with all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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

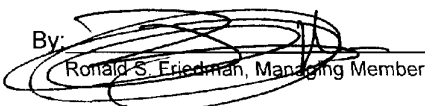
And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2007.




In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the date first above written

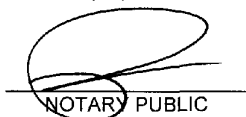

Witness *Robert Lurie*

Witness *Julie Lurie*

WARSOVE 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 259709
EXPIRES: February 18, 2008
Bonded Three Budget Notary Services


NOTARY PUBLIC

THIS INSTRUMENT PREPARED BY - RECORD AND RETURN TO:

JEROME L. TEPPS, ESQ.
10167 W. Sunrise Blvd.; 3rd 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.; 3rd Floor, Plantation, Florida 33322, hereinafter called Grantor, to ~~DUNCANE 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, husband and wife

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:

[Signature]
Witness Sign Here↑

STEPH
Witness Print Here↑

[Signature]
Witness Sign Here↑

Phyllis Shechtman
Witness Print Here↑

PIERCE STREET VENTURES, LLC
a Florida LLC

By: WARSOWE ACQUISITION CORPORATION
as Manager Member
[Signature]
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 17 day of November, 2009.

[Signature]
BY:

NOTARY PUBLIC/STATE OF FLORIDA
My Commission Expires:



PHYLLIS SHECHTMAN
Commission DD 646215
Expires June 14, 2011
Bonded Thru Troy Fain Insurance 800-365-7019

**** 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

2017 NOV -2 PM 4:34
PROBATE
FILED ON RECORD
CLERK OF COURT
BROWARD COUNTY, FLORIDA

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 10TH AVENUE,
ELLENSBURG, WASHINGTON 98926; and JUDY C. JOHNSON, 1005
SOUTH 17TH 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.

BM

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 18th 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.

AST residing at 634 NE 3rd Ave Ft. Laud., Fl. 33304
 Witness signature Address

Alexandra [Signature] residing at 634 NE 3rd 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, Kalissa 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: KST
(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.

Michaela Popaiacu

Notary Public
State of Florida

My Commission expires: March 31, 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.

BK23468PG0570

CA

JP

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

**LAST WILL AND TESTAMENT
OF**

William Carl Rinderer, Jr.
WILLIAM CARL RINDERER, JR.

BK23468PG0571

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 REINDERER, 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.

LAST WILL AND TESTAMENT

OF

William Carl Rinderer, Jr.
WILLIAM CARL RINDERER, JR.

BK23468PG0572

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 predeceases 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, givenal 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 withh 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

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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 3 day of Feb, 1986.

NAME

ADDRESS

Robert R. Kelton 4271 NW 5 St #19

Plantation Fla

Cynthia Ann Higuchi 1521 NW 80 Ave #H

Margate, Fl

BK 23468FC0574

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.

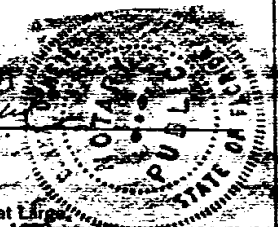
Robert R Kelton

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.

Donna D...
Notary Public
State of Florida at Large

Notary Public, State of Florida at Large
My Commission Expires Nov. 3, 1989
Bonded thru Notary Public Underwriters.



RECORDED IN THE OFFICIAL RECORDS BOOK
OF BROWARD COUNTY, FLORIDA
COUNTY ADMINISTRATOR

BK23468PS0575