



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: **136 N 24 AVENUE HOLLYWOOD, 33020**

Lot(s): LOT 24 Block(s): BLK 18 Subdivision: LITTLE RANCHES

Folio Number(s): 514216017120

Zoning Classification: TC1 Land Use Classification: 100

Existing Property Use: VACANT LOT Sq Ft/Number of Units: 1500

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 al that apply and provide File Number(s) and Resolution(s): _____

DEVELOPMENT PROPOSAL

Explanation of Request: Proposed to developed 6 unit Multifamily building

Phased Project: Yes No Number of Phases:

| Project | Proposal |
|-------------------------------|--|
| Units/rooms (# of units) | # UNITS: <input type="text" value="6"/> #Rooms <input type="text" value="2"/> |
| Proposed Non-Residential Uses | <input type="text" value="12500"/> S.F.) |
| Open Space (% and SQ.FT.) | Required %: <input type="text" value="60"/> (Area: <input type="text" value="4992"/> S.F.) |
| Parking (# of spaces) | PARK. SPACES: (# <input type="text" value="10"/>) |
| Height (# of stories) | (# STORIES) <input type="text" value="2"/> (<input type="text" value="50"/> FT.) |
| Gross Floor Area (SQ. FT) | Lot(s) Gross Area (<input type="text" value="7750"/> FT.) |

Name of Current Property Owner: FRAMADA LLC

Address of Property Owner: 3332 NE 33rd St Suite 1 Fort Lauderdale, FL 33308

Telephone: 9545347519 Email Address: lgonzalez@urbandomus.net

Applicant Ivelisse Gonzalez Consultant Representative Tenant

Address: 3350 sw 148th #140 Miramar Fl 33027 Telephone: 9545347519

Email Address: lgonzalez@urbandomus.net

Email Address #2: tgg@urbandomus.net

Date of Purchase: 04/28/2022 Is there an option to purchase the Property? Yes No

If Yes, Attach Copy of the Contract.

Noticing Agent (FTAC & Board submissions only) : _____

E-mail Address: _____



CITY OF

DEVELOPMENT SERVICES
PLANNING DIVISION

GENERAL APPLICATION

CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

The applicant/owner(s) signature certifies that he/she has been made aware of the criteria, regulations and guidelines applicable to the request. This information can be obtained in Room 315 of City Hall or on our website at www.hollywoodfl.org. 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: 01/31/2025

PRINT NAME: FRANK, RUBEN SERGIO Date: 01/31/2025

Signature of Consultant/Representative: _____ Date: _____

PRINT NAME: _____ Date: _____


Signature of Tenant: _____ Date: _____

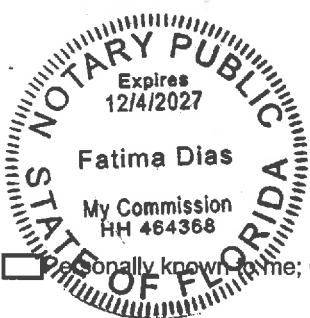
PRINT NAME: _____ Date: _____

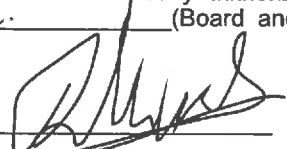
Current Owner Power of Attorney

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 COMMITTEE to my property, which is hereby made by me or I am hereby authorizing URBAN DOMUS CONSTRUCTION be my legal representative before the TAC. (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me this 31 day of JANUARY 2025.


Notary Public
State of Florida




Signature of Current Owner

FRANK, RUBEN SERGIO
Print Name

My Commission Expires: 12/4/27 (Check One) Personally known to me; OR Produced Identification FDL



| | | | |
|-------------------------------|---|----------------|-----------------|
| Site Address | 136 N 24 AVENUE, HOLLYWOOD FL 33020 | ID # | 5142 16 01 7120 |
| Property Owner | FRAMADA LLC | Millage | 0513 |
| Mailing Address | 3332 NE 33 ST STE 1 FORT LAUDERDALE FL 33308 | Use | 01-02 |
| Abbr Legal Description | HOLLYWOOD LITTLE RANCHES 1-26 B N 125 FT OF LOT 24 BLK 18 | | |

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

* 2024 values are considered "working values" and are subject to change.

| Year | Land | Building / Improvement | Just / Market Value | Assessed / SOH Value | Tax |
|-------|-----------|------------------------|---------------------|----------------------|------------|
| 2024* | \$220,370 | \$402,630 | \$623,000 | \$584,360 | |
| 2023 | \$28,510 | \$322,070 | \$350,580 | \$339,380 | \$7,883.37 |
| 2022 | \$28,510 | \$280,020 | \$308,530 | \$308,530 | \$7,017.78 |

| 2024* Exemptions and Taxable Values by Taxing Authority | | | | |
|---|-----------|--------------|-----------|-------------|
| | County | School Board | Municipal | Independent |
| Just Value | \$623,000 | \$623,000 | \$623,000 | \$623,000 |
| Portability | 0 | 0 | 0 | 0 |
| Assessed/SOH | \$584,360 | \$623,000 | \$584,360 | \$584,360 |
| Homestead | 0 | 0 | 0 | 0 |
| Add. Homestead | 0 | 0 | 0 | 0 |
| Wid/Vet/Dis | 0 | 0 | 0 | 0 |
| Senior | 0 | 0 | 0 | 0 |
| Exempt Type | 0 | 0 | 0 | 0 |
| Taxable | \$584,360 | \$623,000 | \$584,360 | \$584,360 |

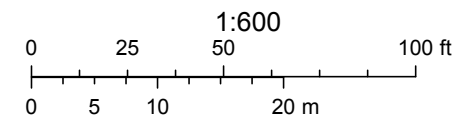
| Sales History | | | |
|---------------|-------|-----------|------------------|
| Date | Type | Price | Book/Page or CIN |
| 4/28/2022 | WD-E | \$340,000 | 118113125 |
| 12/10/2021 | WD-Q | \$360,000 | 117800052 |
| 6/30/2021 | WD-D | \$265,000 | 117415577 |
| 2/19/2019 | SWD-Q | \$239,000 | 115630226 |
| 12/20/2012 | QCD-D | \$35,000 | 49373 / 564 |

| Land Calculations | | |
|--|--------|-------|
| Price | Factor | Type |
| \$6.00 | 4,752 | SF |
| \$24.75 | 7,752 | SF |
| Adj. Bldg. S.F. (Card, Sketch) | | 1185 |
| Units/Beds/Baths | | 2/5/2 |
| Eff./Act. Year Built: 1969/1925 | | |

| Special Assessments | | | | | | | | |
|---------------------|------|-------|-------|------|------|-------|--------|------|
| Fire | Garb | Light | Drain | Impr | Safe | Storm | Clean | Misc |
| 05 | | | | | | | HW | |
| R | | | | | | | | |
| 2 | | | | | | | 397.37 | |



August 26, 2024





Real Estate Account #514216-01-7120

Owner: FRAMADA LLC
Situs: 136 N 24 AVE
[Parcel details](#)
[GIS](#)
[Property Appraiser](#)



[Get bills by email](#)

Amount Due

Your account is **paid in full**. There is nothing due at this time.
 Your last payment was made on **02/22/2024** for **\$7,804.54**.

Account History

| BILL | AMOUNT DUE | STATUS | ACTION |
|---|------------|---|-----------------------------|
| 2023 Annual Bill ⓘ | \$0.00 | Paid \$7,804.54 02/22/2024 Receipt #WWW-23-00198678 | Print (PDF) |
| 2022 Annual Bill ⓘ | \$0.00 | Paid \$7,255.31 04/28/2023 Receipt #WWW-22-00228362 | Print (PDF) |
| 2021 Annual Bill ⓘ | \$0.00 | Paid \$5,385.05 12/14/2021 Receipt #02B-21-00001247 | Print (PDF) |
| 2020 Annual Bill ⓘ | \$0.00 | Paid \$4,879.14 11/30/2020 Receipt #EEX-20-00001151 | Print (PDF) |
| 2019 Annual Bill ⓘ | \$0.00 | Paid \$2,046.47 11/26/2019 Receipt #EEX-19-00000281 | Print (PDF) |
| 2018 Annual Bill ⓘ | \$0.00 | Paid \$1,938.19 02/25/2019 Receipt #13B-18-00004571 | Print (PDF) |
| 2017 ⓘ | | | |
| 2017 Annual Bill | | Paid \$1,898.15 01/09/2019 Receipt #16A-18-00000368 | |
| Tax Deed Application #41615 | | Paid off 01/09/2019 | |
| | | Paid \$1,898.15 | |
| 2016 ⓘ | | | |
| 2016 Annual Bill | | Paid \$1,904.61 01/09/2019 Receipt #16A-18-00000368 | |
| Tax Deed Application #41615 | | Paid off 01/09/2019 | |
| | | Paid \$1,904.61 | |
| 2015 ⓘ | | | |
| 2015 Annual Bill | \$0.00 | Paid \$1,695.76 01/09/2019 Receipt #16A-18-00000368 | |
| 2015 TDA Fees Bill ⓘ | \$0.00 | Paid \$395.67 01/09/2019 Receipt #16A-18-00000368 | |
| Refund | | Processed \$237.00 12/14/2018 To FLORIDA TAX CERTIFICATE FUND LLC | |
| 2015 TDA Fees Bill ⓘ | \$0.00 | Paid \$340.50 01/09/2019 Receipt #16A-18-00000368 | |
| Tax Deed Application #41615 | | Paid off 01/09/2019 | |
| | | Paid \$2,431.93 | |
| 2014 Annual Bill ⓘ | \$0.00 | Paid \$1,833.43 02/27/2015 Receipt #30A-14-00005143 | Print (PDF) |
| 2013 ⓘ | | | |
| 2013 Annual Bill | \$0.00 | Paid \$1,635.10 02/27/2015 Receipt #30A-14-00005143 | Print (PDF) |
| Certificate #22041 | | Redeemed 02/27/2015 Face \$1,551.29, Rate 0.25% | |
| | | Paid \$1,635.10 | |
| 2012 ⓘ | | | |
| 2012 Annual Bill | \$0.00 | Paid \$1,360.36 02/27/2015 Receipt #30A-14-00005143 | Print (PDF) |
| Certificate #22233 | | Redeemed 02/27/2015 Face \$1,289.63, Rate 0.25% | |
| | | Paid \$1,360.36 | |
| 2011 ⓘ | | | |
| 2011 Annual Bill | \$0.00 | Paid \$2,032.45 10/22/2012 Receipt #16A-12-00000002 | Print (PDF) |
| Certificate #25898 | | Redeemed 10/22/2012 Face \$1,929.71, Rate 0.25% | |

2010 ⓘ

| | | | | | |
|---|--|------------------------|------------|---|--|
| 2010 Annual Bill | | Paid \$2,905.37 | 10/17/2012 | Receipt #16A-12-00000002 Tax Deed (see 2008) | |
| Tax Deed Application #27122 | | Sold | 10/17/2012 | | |

2009 ⓘ

| | | | | | |
|---|--|------------------------|------------|---|--|
| 2009 Annual Bill | | Paid \$3,567.53 | 10/17/2012 | Receipt #16A-12-00000002 Tax Deed (see 2008) | |
| Tax Deed Application #27122 | | Sold | 10/17/2012 | | |

2008 ⓘ

| | | | | | |
|---|--------|------------------------|------------|---|--|
| 2008 Annual Bill | \$0.00 | Paid \$4,551.23 | 10/17/2012 | Receipt #16A-12-00000002 Tax Deed (see 2008) | |
| Tax Deed Application #27122 | | Sold | 10/17/2012 | | |

2007 ⓘ

| | | | | | |
|---|--|------------------------|------------|---|--|
| 2007 Annual Bill | | Paid \$6,524.16 | 10/17/2012 | Receipt #16A-12-00000002 Tax Deed (see 2008) | |
| Tax Deed Application #27122 | | Sold | 10/17/2012 | | |

| | | | | | |
|------------------------------------|--------|------------------------|------------|------------------------------|---|
| 2006 Annual Bill ⓘ | \$0.00 | Paid \$3,175.26 | 02/01/2007 | Receipt #2006-7238158 |  Print (PDF) |
|------------------------------------|--------|------------------------|------------|------------------------------|---|

| | | | | | |
|------------------------------------|--------|------------------------|------------|------------------------------|---|
| 2005 Annual Bill ⓘ | \$0.00 | Paid \$2,338.42 | 11/30/2005 | Receipt #2005-9126776 |  Print (PDF) |
|------------------------------------|--------|------------------------|------------|------------------------------|---|

| | | | | | |
|------------------------------------|--------|------------------------|------------|------------------------------|---|
| 2004 Annual Bill ⓘ | \$0.00 | Paid \$1,882.07 | 11/13/2004 | Receipt #2004-9038015 |  Print (PDF) |
|------------------------------------|--------|------------------------|------------|------------------------------|---|

Total Amount Due **\$0.00**

Real Estate Account #514216-01-7120

Owner: FRAMADA LLC
Situs: 136 N 24 AVE
[Parcel details](#)
[GIS](#)
[Property Appraiser](#)




[Get bills by email](#)

2023 Annual Bill

BROWARD COUNTY RECORDS, TAXES & TREASURY DIV.

Notice of Ad Valorem Taxes and Non-ad Valorem Assessments

| BILL | ALTERNATE KEY | ESCROW CODE | MILLAGE CODE | AMOUNT DUE | |
|------------------|---------------|-------------|--------------|------------|--|
| 2023 Annual Bill | 694971 | — | 0513 | \$0.00 | PAID  Print (PDF) |

| | |
|--------------------|--------------|
| If paid by: | Feb 29, 2024 |
| Please pay: | \$0.00 |

Combined taxes and assessments: \$7,883.37

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

Ad Valorem Taxes

| TAXING AUTHORITY | MILLAGE | TAXABLE | TAX |
|------------------------------------|---------|--------------|------------|
| BROWARD COUNTY GOVERNMENT | | | |
| COUNTYWIDE SERVICES | 5.54920 | \$339,380.00 | \$1,883.29 |
| VOTED DEBT | 0.11980 | \$339,380.00 | \$40.66 |
| BROWARD CO SCHOOL BOARD | | | |
| GENERAL FUND | 4.92600 | \$350,580.00 | \$1,726.95 |
| CAPITAL OUTLAY | 1.50000 | \$350,580.00 | \$525.87 |
| VOTER APPROVED DEBT LEVY | 0.18960 | \$350,580.00 | \$66.47 |
| SO FLORIDA WATER MANAGEMENT | | | |
| EVERGLADES C.P. | 0.03270 | \$339,380.00 | \$111.10 |
| OKEECHOBEE BASIN | 0.10260 | \$339,380.00 | \$34.82 |
| SFWM DISTRICT | 0.09480 | \$339,380.00 | \$32.17 |
| SOUTH BROWARD HOSPITAL | 0.09370 | \$339,380.00 | \$31.80 |
| CHILDREN'S SVCS COUNCIL OF BC | 0.45000 | \$339,380.00 | \$152.72 |
| CITY OF HOLLYWOOD | | | |
| HOLLYWOOD OPERATING | 7.46650 | \$339,380.00 | \$2,533.98 |
| DEBT SERVICE | 0.61810 | \$339,380.00 | \$209.77 |
| FL INLAND NAVIGATION | 0.02880 | \$339,380.00 | \$9.77 |

Non-Ad Valorem Assessments

| LEVYING AUTHORITY | RATE | AMOUNT |
|---|------|-----------------|
| HLWD FIRE RESCUE ASSESSMENT | | \$624.00 |
| Total Non-Ad Valorem Assessments | | \$624.00 |

Parcel Details

| | | | | | |
|----------------------------|--------------|--|--------------------------|-------------------------------|-----------|
| Owner: | FRAMADA LLC | Account | 514216-01-7120 | Assessed value: | \$339,380 |
| Situs: | 136 N 24 AVE | Alternate Key | 694971 | School assessed value: | \$350,580 |
| | | Millage code | 0513 - HOLLYWOOD 0513 | | |
| | | Millage rate | 21.17180 | | |
| 2023 TAX AMOUNTS | | LEGAL DESCRIPTION | | LOCATION | |
| Ad valorem: | \$7,259.37 | HOLLYWOOD LITTLE RANCHES 1-26 B BEG 125 S OF NE COR LOT 24, W 100,N 45,E TO PT ON E/L 75 S OF NE COR,S 50 TO POB BLK 18 | | Book, page, item: | -- |
| Non-ad valorem: | \$624.00 | | | Property class: | |
| Total Discountable: | \$7,883.37 | | | Township: | 51 |
| Total tax: | \$7,883.37 | | | Range: | 42 |
| | | | | Section: | 16 |
| | | | | Use code: | 01 |

Broward County Records, Taxes & Treasury Div.
 Broward County Tax Collector 115 S. Andrews Ave. Room A100 Fort Lauderdale, FL 33301

| | | | | | |
|--------------------------------------|-------------|-----------------------------|-------------------------|----------------------------|----------------------|
| Property ID Number 514216-01-7120 | Escrow Code | Assessed Value See Below | Exemptions See Below | Taxable Value See Below | Millage Code 0513 |
|--------------------------------------|-------------|-----------------------------|-------------------------|----------------------------|----------------------|

FRAMADA LLC
2 NE 91 ST
MIAMI SHORES, FL 33138

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

136 N 24 AVE
HOLLYWOOD LITTLE RANCHES 1-26 B
BEG 125 S OF NE COR LOT 24,
W 100,N 45,E TO PT ON E/L 75
S OF NE COR,S 50 TO POB BLK 18

| AD VALOREM TAXES | Millage | Assessed Val | Exemptions | Taxable Val | Taxes Levied |
|-------------------------------|---------|--------------|------------|-------------|--------------|
| Taxing Authority | | | | | |
| BROWARD COUNTY GOVERNMENT | | | | | |
| COUNTYWIDE SERVICES | 5.54920 | 339,380 | 0 | 339,380 | 1,883.29 |
| VOTED DEBT | 0.11980 | 339,380 | 0 | 339,380 | 40.66 |
| BROWARD CO SCHOOL BOARD | | | | | |
| GENERAL FUND | 4.92600 | 350,580 | 0 | 350,580 | 1,726.95 |
| CAPITAL OUTLAY | 1.50000 | 350,580 | 0 | 350,580 | 525.87 |
| VOTER APPROVED DEBT LEVY | 0.18960 | 350,580 | 0 | 350,580 | 66.47 |
| SO FLORIDA WATER MANAGEMENT | | | | | |
| EVERGLADES C.P. | 0.03270 | 339,380 | 0 | 339,380 | 11.10 |
| OKEECHOBEE BASIN | 0.10260 | 339,380 | 0 | 339,380 | 34.82 |
| SFWM DISTRICT | 0.09480 | 339,380 | 0 | 339,380 | 32.17 |
| SOUTH BROWARD HOSPITAL | 0.09370 | 339,380 | 0 | 339,380 | 31.80 |
| CHILDREN'S SVCS COUNCIL OF BC | 0.45000 | 339,380 | 0 | 339,380 | 152.72 |
| CITY OF HOLLYWOOD | | | | | |
| HOLLYWOOD OPERATING | 7.46650 | 339,380 | 0 | 339,380 | 2,533.98 |
| DEBT SERVICE | 0.61810 | 339,380 | 0 | 339,380 | 209.77 |
| FL INLAND NAVIGATION | 0.02880 | 339,380 | 0 | 339,380 | 9.77 |
| Total Millage: | | | | 21.17180 | |
| Ad Valorem Taxes: | | | | | \$7,259.37 |

| NON-AD VALOREM TAXES | Rate | Amount |
|--|------|------------|
| Levying Authority | | |
| 05 HLWD FIRE RESCUE ASSESSMENT | | 624.00 |
| Non-Ad Valorem Assessments: | | \$624.00 |
| Combined Taxes and Assessments: | | \$7,883.37 |

| | | | | |
|------------------|--------------|--|--|--|
| If Postmarked By | Feb 29, 2024 | | | |
| Please Pay | \$0.00 | | | |

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 |
| 514216-01-7120 |

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

| | |
|------------------|------------|
| If Postmarked By | Please Pay |
| Feb 29, 2024 | \$0.00 |
| | |
| | |
| | |

Return with Payment

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

FRAMADA LLC
2 NE 91 ST
MIAMI SHORES, FL 33138

Please Pay Only One Amount

140 ^{cc}
80-378511

PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE, executed the 9th day of December, 1980,
between HOWARD ACRES, as Personal Representative of the Estate of
MILDRED IDA ACRES, deceased, party of the first part, and MARY
CATHERINE MC DONALD, party of the second part, whose address is
2406 Polk Street, Hollywood, Florida,

W I T N E S S E T H:

That pursuant to Order of the Circuit Court, Probate
Division, for Broward County, Florida, dated the 21st day of November,
1980, and in consideration of the premises and the sum of TEN (\$10.00)
AND NO/100 DOLLARS and other good and valuable consideration in hand
paid, grants, bargains, sells, aliens, remises, releases, conveys and
confirms to the party of the second part, and to her heirs and assigns
forever, that certain real property situate in Broward County, Florida,
more particularly described as follows:

80 DEC 23 PM 3:14

The North 125 feet of Lot 24 in Block 18 of HOLLYWOOD
LITTLE RANCHES, according to the Amended Plat thereof,
recorded in Plat Book 1, Page 26, of the Public Records
of Broward County, Florida, EXCEPTING THEREFROM that
portion thereof described as follows:

Beginning at a point 125 feet South of the Northeast
corner of said Lot 24, running thence West to a point
on the West line of said Lot 24, 125 feet South of
the Northwest corner thereof; thence North 45 feet
along the said Lot; thence East to a point on the East
line of said Lot 75 feet South of the Northeast corner
thereof; thence South along the East line of said Lot
50 feet to the POINT OF BEGINNING

TOGETHER with all and singular the tenements, hereditaments
and appurtenances belonging or in anywise appertaining to that real
property.

TO HAVE AND TO HOLD the same to the party of the second part,
and to her heirs and assigns, in fee simple forever.

AND the party of the first part does covenant to and with
the party of the second part, her heirs and assigns, that in all things
preliminary to and in and about the sale and this conveyance the
orders of the above-named Court and the laws of Florida have been
followed and complied with in all respects.

REC 9318 PAGE 549

Record & Return to:
Law Offices
SCHLICHTE, CARBO & PLATT, P.A.
2134 Hollywood Blvd.
Hollywood, Fla. 33020
923-4604



700/AS



1 2 4 8 0 4

IN WITNESS WHEREOF, the party of the first part has set his hand and seal on the day and year first above written.

Howard Acres
HOWARD ACRES

Personal Representative of the Estate of MILDRED IDA ACRES, Deceased

Signed, sealed and delivered in the presence of:

[Signature]

Maguette L. Stuber

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, personally appeared HOWARD ACRES, Personal Representative of the Estate of MILDRED IDA ACRES, to me known to be the person described in and who executed the foregoing instrument and he acknowledged before me that he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 9th day of December, 1980.

[Signature]
NOTARY PUBLIC

My Commission Expires:

NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES JUNE 28 1983
BONDED THROUGH GENERAL INS. UNDERWRITERS

OFF 9318 REC 550

RECORDED IN THE OFFICIAL RECORDS BOOK
OF BROWARD COUNTY, FLORIDA
GRAHAM W. WATT
CLERK

THIS INSTRUMENT PREPARED BY
BURTON A. JACOBS
ATTORNEY AT LAW
2820 HOLLYWOOD BLVD.
HOLLYWOOD, FLA. 33020

85103032

This Quit-Claim Deed, Executed this 18th day of MARCH, A. D. 19 85, by MARY CATHERINE McDONALD, an unmarried woman

first party, to MARY CATHERINE McDONALD, an unmarried woman, WILLIAM R. McDONALD and JUANITA McDONALD, her parents, as Joint Tenants with Right of Survivorship. whose postoffice address is 2406 Polk Street, Hollywood, Florida

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 North 125 feet of Lot 24 in Block 18 of HOLLYWOOD LITTLE RANCHES, according to the Amended Plat thereof, recorded in Plat Book 1, Page 26 of the Public Records of Broward County, Florida, EXCEPTING THEREFROM, that portion thereof described as follows:

Beginning at a point 125 feet South of the Northeast corner of said Lot 24, running thence West to a point on the West line of said Lot 24, 125 feet South of the Northwest corner thereof; thence North 45 feet along the said Lot; thence East to a point on the East line of said Lot 75 feet South of the Northeast corner thereof; thence South along the East line of said Lot 50 feet to the Point of Beginning.

45

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:

MARY CATHERINE McDONALD

STATE OF FLORIDA, COUNTY OF BROWARD

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared MARY CATHERINE McDONALD, an unmarried 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 18th day of March A. D. 19 85

NOTARY PUBLIC, State of Florida

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

This Instrument prepared by: Notary Public, State of Florida at Large Address

SMITH & BERMAN, P.A. 2310 HOLLYWOOD BOULEVARD HOLLYWOOD, FLORIDA 33020

APR 1 1985 11:52

REC 12429 PAGE 974

50

HOMEOWNERS TITLE COMPANY
1601 NORTH PALM AVENUE
SUITE 302
PEMBROKE PINES, FLA. 33026

87-246898

This instrument was prepared by:
ARNOLD M. STRAUS, JR. ATTY for
HOMEOWNERS TITLE COMPANY
1601 North Palm Avenue
Pembroke Pines, Florida 33026

WARRANTY DEED (Statutory Form-Section 689.02 F.S.)

THIS INDENTURE, made this 8th day of June, 1987, between WILLIAM R. MCDONALD and JUANITA MCDONALD, his wife, Grantor*, and STUART SPAK and KAREN SPAK, his wife, whose post office address is: 2406 Polk Street, Hollywood, Florida, 33021, Grantee*

WITNESSETH, That said Grantor, for and in consideration of the sum of TEN (\$10.00) DOLLARS and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Broward County, Florida, to-wit:

The North 125 feet of Lot 24, Block 18 of HOLLYWOOD LITTLE RANCHES, according to the Amended plat thereof, recorded in Plat Book 1, Page 26 of the Public Records of Broward County, Florida. EXCEPTING THEREFROM that portion thereof described as follows: Beginning at a point 125 feet South of the Northeast corner of said Lot 24 running thence West to a point on the West line of said Lot 24, 125 feet South of the Northwest corner thereof; thence North 45 feet along the said Lot; thence East to a point on the East line of said Lot 75 feet South of the Northeast corner thereof; thence South along the East line of said Lot 50 feet to the Point of Beginning.

SUBJECT TO:

1. Taxes for the year 1987 and all subsequent years.
2. Conditions, restrictions, easements, limitations, reservations and zoning ordinances 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. *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:

[Handwritten signatures]

William R. McDonald (SEAL)
WILLIAM R. MCDONALD
Juanita McDonald (SEAL)
JUANITA MCDONALD

\$ 279⁰⁰ has been Paid
in Broward County for Documentary
Stamp Tax as required by law
Shirley Lightgate Deputy

STATE OF FLORIDA: SS.
COUNTY OF BROWARD:

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared WILLIAM R. MCDONALD and JUANITA MCDONALD, his wife, to me known to be the people described in and who executed the foregoing instrument and she acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last afore-said this 8th day of June, 1987.

My Commission expires: *[Signature]*
NOTARY PUBLIC

Notary Public, State of Florida
My Commission Expires May 6, 1991
Bonded thru Toy Fair - Insurance Inc.

RECORDED IN THE OFFICIAL RECORDS BOOK
OF BROWARD COUNTY, FLORIDA
L. A. HESTER
1987 JUN 9 AM 11:41

WILL CALL

87-246902
AFFIDAVIT

HOMEOWNERS TITLE COMPANY
1601 N. PALM AVENUE
SUITE 302
PEMBROKE PINES, FLA. 33026

STATE OF FLORIDA: SS
COUNTY OF BROWARD:

87-246902

BEFORE ME, the undersigned authority, personally appeared WILLIAM R. MCDONALD and JUANITA MCDONALD, who after being first duly sworn, deposed as follows:

1. Affiants had a daughter named MARY C. MCDONALD.
2. Affiants have personal knowledge that MARY C. MCDONALD and MARY C. ROACH were one and the same.

3. Affiants are selling the following described property:
 The North 125 feet of Lot 24, Block 18 of HOLLYWOOD LITTLE RANCHES, according to the Amended plat thereof, recorded in Plat Book 1, Page 26 of the Public Records of Broward County, Florida. EXCEPTING THEREFROM that portion thereof described as follows: Beginning at a point 125 feet South of the Northeast corner of said Lot 24 running thence West to a point on the West line of said Lot 24, 125 feet South of the Northwest corner thereof; thence North 45 feet along the said Lot; thence East to a point on the East line of said Lot 75 feet South of the Northeast corner thereof; thence South along the East line of said Lot 50 feet to the Point of Beginning.

4. Affiants daughter died on May 12, 1986.

FURTHER AFFIANT SAYETH NOT.

William R. McDonald
WILLIAM R. MCDONALD

Juanita McDonald
JUANITA MCDONALD

SWORN TO AND SUBSCRIBED before me, this 8th day of June, 1987.

[Signature]
NOTARY PUBLIC

My Commission Expires:

~~My Commission Expires~~
21 87

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXPIRES AUG 21 1987
BONDED THRU GENERAL INSURANCE UND



RECORDED IN THE OFFICIAL RECORDS BOOK
L. A. HESTER
COUNTY ADMINISTRATOR

87 JUN 9 AM 11:41

OFFICIAL 4514 PAGE 448

WARRANTY DEED
INDIVID. TO INDIVID.

88210399

RAMCO FORM 01

This Warranty Deed Made the 20th day of May A. D. 19 88 by
STUART SPAK and KAREN SPAK, his wife

hereinafter called the grantor, to THOMAS A. THOMAS and MARGARET THOMAS, his
wife

whose postoffice address is 2519 Madison 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 heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

Witnesseth: That the grantor, for and in consideration of the sum of \$ 10.00 and other
valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, re-
leases, conveys and confirms unto the grantee, all that certain land situate in Broward
County, Florida, viz:

The North 125 feet of Lot 24, Block 18 of HOLLYWOOD LITTLE
RANCHES, according to the Amended Plat thereof, recorded in
Plat Book 1, Page 26 of the Public Records of Broward County,
Florida, EXCEPTING THEREFROM that portion thereof described
as follows: Beginning at a point 125 feet South of the
Northeast corner of said Lot 24 running thence West to a
point on the West line of said Lot 24, 125 feet South of the
Northwest corner thereof; thence North 45 feet along the said
Lot; thence East to a point on the East line of said Lot 75
feet South of the Northeast corner thereof; thence South
along the East line of said Lot 50 feet to the Point of Beginning.

98 MAY 31 AM 8:30

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, 19 87

RECORDED IN THE OFFICIAL RECORDS BOOK
OF BROWARD COUNTY, FLORIDA

L. A. HESTER
COUNTY ADMINISTRATOR

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:

[Signatures of Stuart Spak and Karen Spak]

[Signature of Stuart Spak] L.S.
Stuart Spak
[Signature of Karen Spak] L.S.
Karen Spak

STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY CERTIFY that on this day, before me, an officer duly
authorized in the State aforesaid and in the County aforesaid to take
acknowledgments, personally appeared

STUART SPAK and KAREN SPAK, his wife

to me known to be the persons described in and who executed the
foregoing instrument and they acknowledged before me that they

know the contents of the same. I have signed my hand and official seal in the County and
State aforesaid this 20th day of May A. D. 19 88



[Signature of Frank Thomas]
FRANK THOMAS, ESQ.
Address: 67 Florida 1917 Harrison St., Hollywood, Fl. 33020

SPACE BELOW FOR RECORDERS USE

316.25
Broward County for Documentary
Stamp Tax as required by law.
[Signature]

MEMO: Legibility of writing,
typing or printing unsatisfactory in
this document when microfilmed.

BK15472P60355

return to:

KERINETH M. MEYER P.A.
ATTORNEY AT LAW
3025 PALM BEACH BOULEVARD SUITE 261
FT. LAUDERDALE, FL 33304

PREPARED BY/RECORD AND RETURN TO:

Robert M. Sturup, Esquire
2601 E. Oakland Park Blvd., #503
Ft. Lauderdale, FL 33306

PERSONAL REPRESENTATIVE'S DEED

Ad Valorem Tax Identification # 51-42-16-01-7120
51-42-16-01-7130
51-42-16-01-7140
51-42-16-01-7100

This Indenture, made this 3 day of April, 2001 between **MARGARET THOMAS**, the duly qualified and acting personal representative of the estate of **THOMAS A. THOMAS, SR.**, deceased, hereinafter called the Grantor, and **Thomas A Thomas Jr., a single man**, whose post office address is 1530 Lakeview Circle Coral Springs FL 33071, hereinafter called the Grantee.

WITNESSETH:

WHEREAS, THOMAS A. THOMAS, SR., died testate a resident of Broward County, Florida, on April 1, 1999, seized and possessed of certain property hereinafter described; and

WHEREAS, Grantor, by virtue of the power and authority to her given by the Last Will and Testament of THOMAS A. THOMAS, SR., deceased, and by the Letters of Administration Issued to her as Personal Representative (Circuit Court, Broward County, Florida, Probate Case No. 99-5156), has granted, assigned, aliened, remised, released, conveyed and confirmed, and by these presents does grant, assign, alien, remise, release, convey and confirm unto the Grantee, his heirs, successors or assigns forever, the following described property, "as is," situate. lying and being in Broward County, Florida, to-wit:

Legal Description: Lot 23 in Block 18, Less the South 7.5 feet for alley right-of-way, of "Hollywood Little Ranches" according to the Amended Plat thereof, recorded in Plat Book 1, Page 26 of the Public Records of Broward County, Florida; EXCEPTING THEREFROM the following described parcel: Beginning at the Northwest Corner of said Lot 23, Thence Easterly 80 feet along the North boundary of said Lot 23; Thence Southerly 125 feet along a line parallel with the East boundary line of said Lot 23; Thence West 80 feet to the West boundary line of said Lot 23; and Thence Northerly 125 feet along the West boundary line of said Lot 23 Point of Beginning.
TOGETHER WITH THE FOLLOWING DESCRIBED PROPERTY:
Lot 24 in Block 18, LESS the South 10.5 feet for alley right-of-way of HOLLYWOOD LITTLE RANCHES according to the Plat thereof as recorded in Plat Book 1, Page 26 of the Public Records of Broward County, Florida.

3

together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging, or in any way appertaining; and the reversion and reversions, remainder and remainders, rent, issues and profits thereof; and also all the estate, right, title, interest, property, possession, claim and demand whatsoever, both in law and equity, which the decedent had in his lifetime, and at the time of his decease, and which the Grantor has, by virtue of the said Last Will and Testament and her appointment as the Personal Representative of decedent's estate, or otherwise, of, in and to the above granted premises, and every part and parcel thereof, with the appurtenances.

To have and to hold all singular the above granted premises, "as is" together with the appurtenances and every part thereof, unto the Grantee, his heirs successors or assigns forever.

IN WITNESS WHEREOF, the undersigned, as personal representative of the estate of said decedent, has executed this instrument under seal on the day and year first above written.

SIGNED, SEALED AND DELIVERED IN OUR PRESENCE:

✓ Audrey Bloch
Witness signature

✓ Audrey Bloch
Witness printed name

✓ Martene A. Leopold
Witness signature

✓ Martene A. Leopold
Witness printed name

✓ Margaret Thomas
Margaret Thomas, Personal Representative

CP# 1530 Lakewood Circle
Coral Springs, FL 33071

STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared Margaret Thomas, as personal representative of the estate of Thomas A. Thomas, SR., who is personally known to me to be the person described in 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 ✓ 3 day of April, 2001.

Notary Public

sign ✓ Barbara R. Mohr

print BARBARA R. MOHR

✓ SEAL
✓ Commission expires



Barbara R. Mohr
Commission # CC 813128
Expires Feb. 28, 2003
Bonded Thru
Atlantic Bonding Co., Inc.

Prepared by:

RECORD AND RETURN TO

Warranty Deed

(STATUTORY FORM - SECTION 689.02 F.S.)

This Indenture, made this 25 day of April, 2006, between **THOMAS A. THOMAS JR.** a single man, of the city of, Boynton Beach, State of Florida, grantor, and **SFUMATO VILLA'S, LLC**, a Florida Limited Liability Company, whose post office address is, 2999 NE 191st Street PH-8 Aventura, FL 33180, grantee,

Witnesseth, That said 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 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:

LEGAL DESCRIPTION: Lot 23 in Block 18, Less the South 7.5 feet for alley right-of-way, of "Hollywood Little Ranches" according to the Amended Plat thereof, recorded in Plat Book 1, Page 26 of the Public Records of Broward County, Florida; EXCEPTING THEREFROM the following described parcel: Beginning at the Northwest Corner of said Lot 23, Thence Easterly 80 feet along the North boundary of said Lot 23; Thence Southerly 125 feet along a line parallel with the East boundary line of said Lot 23; Thence West 80 feet to the West boundary line of said Lot 23; and Thence Northerly 125 feet along the West boundary line of said Lot 23 Point of Beginning. TOGETHER WITH THE FOLLOWING DESCRIBED PROPERTY: Lot 24 in Block 18, LESS the South 10.5 feet for alley right-of-way of HOLLYWOOD LITTLE RANCHES according to the Plat thereof as recorded in Plat Book 1, Page 26 of the Public Records of Broward County, Florida.

SUBJECT TO conditions, restrictions, reservations, limitations, easements and dedications of record and taxes for 2006 and subsequent years AND.

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.

"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
[Signature]
Print

[Signature]
Thomas A Thomas Jr., grantor

Witness
[Signature]
Print

STATE OF FLORIDA
COUNTY OF BROWARD

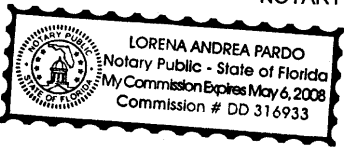
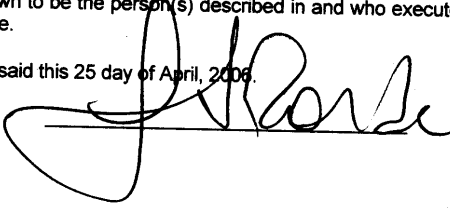
2

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared, and produced the Florida Drivers Lic. _____, or is to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged before me that executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 25 day of April, 2006.

MY COMMISSION EXPIRES:

NOTARY PUBLIC



NOTICE OF VIOLATION (S)

TO WHOM IT MAY CONCERN:


FOLIO #: 514216017110

YOU ARE NOTIFIED that one or more violations of the Florida Building Code and of Section 117 thereof, exist upon the following property:

LEGAL DESCRIPTION

HOLLYWOOD LITTLE RANCHES 1-26 B LOT 24 N 125 LESS BEG 125 S OF NE COR, W 100, N 45, E TO PT ON E/L 75 S OF NE COR, S TO POB BLK 18

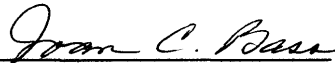
DATED on June 5, 2008



Gregory F. O'Hare
Chief Building Official
City of Hollywood, Florida
2600 Hollywood Boulevard
P.O. Box 229045
Hollywood, FL 33022-9045

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 6/5/08 by Gregory F. O'Hare, Chief Building Official of the City of Hollywood, Florida who is personally known to me X or who has produced _____ as identification.

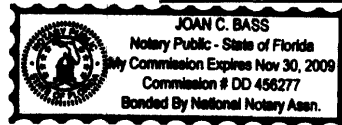


Notary Public

Print: JOAN C. BASS

Commission No.: _____

My Commission expires:



①

Prepared by and return to:

Oscar Grisales-Racini, P.A
2999 NE 191 STREET PH 8
Aventura, FL 33180
305-792-4911
File Number: 2006-364
Will Call No.:

[Space Above This Line For Recording

Data]

Warranty Deed

This Warranty Deed made this 3rd day of May, 2011 between **SFUMATO VILLA'S, LLC, A FLORIDA LIMITED LIABILITY COMPANY** whose post office address is 304 INDIAN TRACE 607, Weston, FL 33327, grantor, and **ELIAS PERCHIK, a married man** whose post office address is 978 Windward Way, Weston, FL 33327, grantee:

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

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

LOT 24 NORTH, LESS BEGINNING 125 SOUTH OF NORTH EAST COR, WEST 100, NORTH 45, HOLLYWOOD LITTLE RANCHES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 26, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

Parcel Identification Number: 514216017110

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 2005.

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

DoubleTime®

(2)

Signed, sealed and delivered in our presence:

**SFUMATO VILLA'S, LLC,
A FLORIDA LIMITED LIABILITY COMPANY**

[Signature]
Witness Name: [Signature]

[Signature] (Seal)
ELIAS PERCHIK, MANAGER

[Signature]
Witness Name: [Signature]

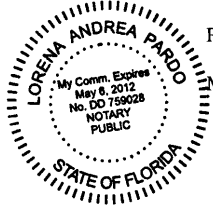
State of Florida
County of Broward

The foregoing instrument was acknowledged before me this 3rd day of May, 2011 by ELIAS PERCHIK,
MANAGER SFUMATO VILLAS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, who
 is personally known or has produced a driver's license as identification.

[Signature]

[Notary Seal]

Notary Public
Printed Name: _____
My Commission Expires: _____



Prepared by and return to:
LORENA ANDREA PARDO
Vice President
FLORIDIAN TITLE GROUP, INC
20801 Biscayne Blvd. Ste. 306
Aventura, FL 33180
305-792-4911
File Number: 2012-4218
Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 19th day of December, 2012 between SFUMATO VILLA'S, LLC, a Florida limited liability company

whose post office address is 978 Windward Way , Weston, FL 33327, grantor, and Pedro Usandizaga, a married man whose post office address is 967 Marina Dr , Weston, FL 33327, grantee:

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

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

Lot 23 in Block 18, LESS the South 7.5 feet for alley right-of-way, of "Hollywood Little Ranches" according to the Amended Plat thereof, recorded in Plat Book 1, Page 26, of the Public Records of Broward County, Florida; EXCEPTING THEREFROM the following described parcel: Beginning at the Northwest Corner of said Lot 23, thence Easterly 80 feet along the North boundary of said Lot 23; thence Southerly 125 feet along a line parallel with the East boundary line of said Lot 23; thence West 80 feet to the West boundary line of said Lot 23; and thence Northerly 125 feet along the West boundary line of said Lot 23 (to the) Point of Beginning. TOGETHER WITH THE FOLLOWING DESCRIBED PROPERTY: Lot 24 in Block 18, LESS the South 10.5 feet for alley right-of-way of "Hollywood Little Ranches" according to the Plat thereof, recorded in Plat Book 1, Page 26, of the Public Records of Broward County, Florida

Parcel Identification Number: 514216-01-7100 / 7130 / 7140

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, 2012**.

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

DoubleTime®

Signed, sealed and delivered in our presence:

[Signature]
Witness Name: LORENA PARDO
[Signature]
Witness Name: OSCAR GONZALEZ

SFUMATO VILLA'S, LLC, a Florida Limited Liability Company

By: [Signature]
ELIAS PERCHIK, Managing-Member

(Corporate Seal)

State of Florida
County of Miami-Dade

The foregoing instrument was acknowledged before me this 19th day of December, 2012 by ELIAS PERCHIK, Managing-Member of SFUMATO VILLA'S, LLC, a Florida Limited Liability Company, on behalf of the corporation. He is personally known to me or has produced a driver's license as identification.

[Notary Seal]



[Signature]
Notary Public

Printed Name: _____

My Commission Expires: _____

**** FILED: BROWARD COUNTY, FL Howard C. Forman, CLERK 6/9/2015 11:52:42 AM.****

**In the Circuit Court of the Seventeenth Judicial Circuit
In and for Broward County, Florida**

BANK OF NEW YORK MELLON
Plaintiff
VS
PERCHIK, ELIAS , SFUMATO VILLAS LLC
Defendant

CACE-09-027196
Division 11

Certificate of Title

The undersigned, Howard C. Forman, Clerk of the Court, certifies that he executed and filed a certificate of sale in this action on May 27, 2015, for the property described herein and that no objections to the sale have been filed within the time allowed for filing objections.

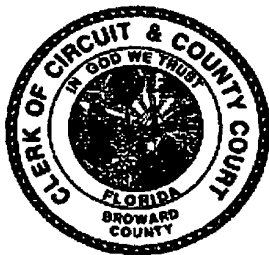
The following property in Broward County, Florida:

THE NORTH 125 FEET OF LOT 24, BLOCK 18 OF HOLLYWOOD LITTLE RANCHES, ACCORDING TO THE AMENDED PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 26 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, EXCEPTING THEREFROM THAT PORTION THEREOF DESCRIBED AS FOLLOWS; BEGINNING AT A POINT 125 FEET SOUTH OF THE NORTHEAST CORNER OF SAID LOT 24 RUNNING THENCE WEST TO A POINT ON THE WEST LINE OF SAID LOT 24, 125 FEET SOUTH OF THE NORTHWEST CORNER THEREOF; THENCE NORTH 45 FEET ALONG THE SAID LOT; THENCE EAST TO A POINT ON THE EAST LINE OF SAID LOT 75 FEET SOUTH OF THE NORTHEAST CORNER THEREOF; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 50 FEET TO THE POINT OF BEGINNING.

Property Address: 2406 Polk Street, Hollywood, FL 33020

Was sold to: THE BANK OF NEW YORK MELLON, AS SUCCESSOR TRUSTEE UNDER NOVASTAR MORTGAGE FUNDING TRUST, SERIES 2006-3 C/O OCWEN LOAN SERVICING LLC
5720 Premier Park Drive Records Services Team Lead Note Research Team West Palm Beach, FL, 33407

Witness my hand and the seal of this court on June 09, 2015



Howard C. Forman, Clerk of Circuit Courts
Broward County, Florida

Total consideration \$59,100 00

Doc Stamps \$413 70

This document prepared by (and after recording return to):

Name: David Jenkins
Firm: Premium Title Services, Inc
1000 Abernathy Road NE, Suite 200
Atlanta, GA 30328
Phone: (855)339-6325
After recording return to: 135 Weston rd suite 298,
Weston, FL 33326
Asset No. 7110403198
File No. CE1604-FL-2948733

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**Above This Line Reserved
For Official Use Only**

SPECIAL WARRANTY DEED

**STATE OF FLORIDA
COUNTY OF Broward**

THIS DEED, made this 7 day of APRIL, 2016 by and between The Bank of New York Mellon, f/k/a The Bank of New York as successor in interest to JPMorgan Chase Bank, N.A. as Trustee for NovaStar Mortgage Funding Trust, Series 2006-3, NovaStar Home Equity Loan Asset-Backed Certificates, Series 2006-3, a national banking association, organized and existing under the laws of The United States of America; hereinafter called the Grantor, whose mailing address is: c/o Ocwen Loan Servicing, LLC, 1661 Worthington Road, Suite 100, West Palm Beach, FL 33409; and N.A Professionals, LLC , A Florida Limited Liability Company hereinafter called the Grantee, whose mailing address is:

135 Weston rd suite 298, Weston, FL 33326

WITNESSETH, that the Grantor, for and in consideration for the sum of: \$92,259.00 and other valuable consideration, the receipt whereof is hereby acknowledged, hereby grants, bargains, and sells unto the Grantee, and Grantee's successors, heirs, and assigns forever, all that certain parcel of land in the County of Broward, State of Florida, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

PARCEL ID #: 514216-01-7110
Located at 2406 Polk St, Hollywood, FL 33020

TOGETHER, with all of 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 does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons claiming by, through or under said Grantor but against none other.

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

Signed, sealed and delivered in our presence:

Moraima Medina
Witness
Moraima Medina
Print Name

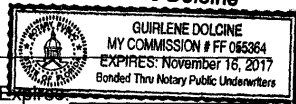
The Bank of New York Mellon, f/k/a The Bank of New York as successor in interest to JPMorgan Chase Bank, N.A. as Trustee for NovaStar Mortgage Funding Trust, Series 2006-3, NovaStar Home Equity Loan Asset-Backed Certificates, Series 2006-3 by Ocwen Loan Servicing, LLC as Attorney-In-Fact

Chris Heinichen
Witness
Chris Heinichen
Print Name

BY Jose Manrique
Jose Manrique Contract Management Coordinator
of Ocwen Loan Servicing, LLC, as Attorney-in-Fact
Address: C/O Ocwen Loan Servicing, LLC,
1661 Worthington Road, Suite 100, West Palm Beach, FL 33409

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 7 day of April, 2016 by Jose Manrique as Contract Management Coordinator of Ocwen Loan Servicing, LLC as Attorney-in-Fact for The Bank of New York Mellon, f/k/a The Bank of New York as successor in interest to JPMorgan Chase Bank, N.A. as Trustee for NovaStar Mortgage Funding Trust, Series 2006-3, NovaStar Home Equity Loan Asset-Backed Certificates, Series 2006-3, who is personally known to me or who has produced _____ as identification and who did / (did not) take an oath.

Guirene Dolcine
Notary Public
Guirene Dolcine
Printed Name
My Commission 

(Notarial Seal)

POA recorded simultaneously herewith

EXHIBIT "A"

CE1604-FL-2948733

THE NORTH 125 FEET OF LOT 24, BLOCK 18 OF HOLLYWOOD LITTLE RANCHES, ACCORDING TO THE AMENDED PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 26, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, EXCEPTING THEREFROM THAT PORTION THEREOF DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 125 FEET SOUTH OF THE NORTHEAST CORNER OF SAID LOT 24 RUNNING THENCE WEST TO A POINT ON THE WEST LINE OF SAID LOT 24, 125 FEET SOUTH OF THE NORTHWEST CORNER THEREOF; THENCE NORTH 45 FEET ALONG THE SAID LOT; THENCE EAST TO A POINT ON THE EAST LINE OF SAID LOT 75 FEET SOUTH OF THE NORTHEAST CORNER THEREOF; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 50 FEET TO THE POINT OF BEGINNING.

Parcel ID No.: 514216-01-7110

Prepared by and return to:
Michelle L. Klymko
Attorney at Law
Klymko Law, P.A.
515 E Las Olas Blvd Ste. 120
Fort Lauderdale, FL 33301
844-455-9656
File Number: 516_NAP_Polk
Parcel Identification No. 514216017110

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Warranty Deed

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

This Indenture made this 31st day of May, 2016 between N.A. Professionals, LLC, a Florida limited liability company whose post office address is 20533 Biscayne Blvd, Ste. 1303, Aventura, FL 33180 of the County of Miami-Dade, State of Florida, grantor*, and Yolvi Feijoo, a single person whose post office address is PO Box 81-6682 Hollywood FL 33081 of 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, situate, lying and being in Broward County, Florida, to-wit:

THE NORTH 125 FEET OF LOT 24, BLOCK 18 OF HOLLYWOOD LITTLE RANCHES, ACCORDING TO THE AMENDED PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 26, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, EXCEPTING THEREFROM THAT PORTION THEREOF DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 125 FEET SOUTH OF THE NORTHEAST CORNER OF SAID LOT 24 RUNNING THENCE WEST TO A POINT ON THE WEST LINE OF SAID LOT 24, 125 FEET SOUTH OF THE NORTHWEST CORNER THEREOF; THENCE NORTH 45 FEET ALONG THE SAID LOT; THENCE EAST TO A POINT ON THE EAST LINE OF SAID LOT 75 FEET SOUTH OF THE NORTHEAST CORNER THEREOF; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 50 FEET TO THE POINT OF BEGINNING.


Subject to taxes for 2016 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

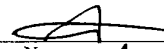
and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "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: MARIA F. LUTZ


Witness Name: Avner Cohen

N.A. Professionals, LLC, a Florida limited liability company

By: 
Neta Hirsch, Managing Member

(Corporate Seal)

State of Florida
County of Broward

The foregoing instrument was acknowledged before me this 31st day of May, 2016 by Neta Hirsch, Manager Member of N.A. Professionals, LLC, a Florida 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]

Maria F. Luz
Notary Public

Printed Name: MARIA F. LUZ

My Commission Expires: 10/7/2019



MARIA F. LUZ
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF925308
Expires 10/7/2019

Prepared by and return to:
Anthony S. Adelson, Esq.
Adelson Law Firm
501 Golden Isles Drive Suite 102
Hallandale, FL 33009
954-458-9238
File Number: 20-5382

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Warranty Deed

This Warranty Deed made this 20th day of November, 2020 between Yolvi Feijoo, a single man, whose post office address is P.O. Box 81-6682, Hollywood, FL 33081, grantor, and Fort Francis, LLC, a Florida limited liability company, whose post office address is 20507 NE 9TH PLACE, MIAMI, FL 33179, grantee:

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

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

THE NORTH 125 FEET OF LOT 24, BLOCK 18 OF HOLLYWOOD LITTLE RANCHES, ACCORDING TO THE AMENDED PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 26, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, EXCEPTING THEREFROM THAT PORTION THEREOF, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 125 FEET SOUTH OF THE NORTHEAST CORNER OF SAID LOT 24 RUNNING THENCE WEST TO A POINT ON THE WEST LINE OF SAID LOT 24, 125 FEET SOUTH OF THE NORTHWEST CORNER THEREOF; THENCE NORTH 45 FEET ALONG THE SAID LOT; THENCE EAST TO A POINT ON THE EAST LINE OF SAID LOT 75 FEET SOUTH OF THE NORTHEAST CORNER THEREOF; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 50 FEET TO THE POINT OF BEGINNING.

Parcel Identification Number: 514216017110

Subject to taxes for 2021 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.


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

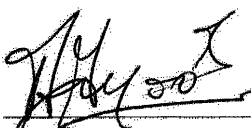
To Have and to Hold, the same in fee simple forever.

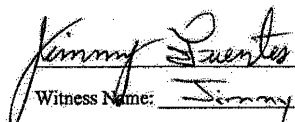
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2020.

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: Kim R. Lopez


 (Seal)
Yolvi Feijoo

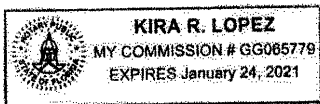

Witness Name: Jimmy Fuentes

State of Florida
County of Broward

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 12th
day of November, 2020 by Yolvi Feijoo, who is personally known or has produced a driver's license as identification.

[Notary Seal]


Notary Public
Printed Name: Kim R. Lopez
My Commission Expires: 1/24/2020



THIS INSTRUMENT PREPARED BY
Maria Juliana Ayalde, ESQ.
The Law Office of Maria Juliana Ayalde P.A.
15800 PINES BLVD STE 205
PEMBROKE PINES, FL 33027

AND RETURN TO:
David A. Coven, Esq
2856 E Oakland Park Blvd,
Fort Lauderdale, FL 33306
Property Appraisers Parcel Identification (Folio) Numbers: 5142-16-01-7110

WARRANTY DEED

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THIS WARRANTY DEED, made the 10 day of April, 2022 by **FORT FRANCIS LLC**, a Florida Limited Liability Company, whose post office address is **2000 NW 150th Ave Suite 2109 Pembroke Pines, FL 33028**, herein called the **Grantor**, to **Framada LLC**, a Florida Limited Liability Company, whose post office address is **3332 NE 33rd St. Suite 1, Fort Lauderdale, FL 33308**, hereinafter called the **Grantee**:

(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, 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 North 125 feet of Lot 24, Block 18 of Hollywood Little Ranches, according to the Amended Plat thereof, recorded in Plat Book 1, Page 26, of the public records of Broward County, Florida, excepting therefrom that portion thereof, described as follows: Beginning at a point 125 feet South of the Northeast corner of said Lot 24 running thence West to a point on the West line of said Lot 24, 125 feet South of the Northwest corner thereof; thence North 45 feet along the said lot; thence East to a point on the East Line of said lot said Lot 75 feet South of the Northeast Corner thereof; thence South along the East line of said Lot 50 feet to the point beginning.

AKA 2406 Polk St. Hollywood, FL 33020

****Subject to easements, restrictions and reservations of record, without re-imposing the same, and taxes for the year 2022 and thereafter****

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

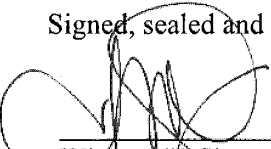
TO HAVE AND TO HOLD, the same in fee simple forever.

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, and 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, 2021.

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

Signed, sealed and delivered in the presence of:


FORT FRANCIS LLC, a Florida Limited Liability Company



Witness #1 Signature

Maria Juliana Ayalde

Witness #1 Printed Name



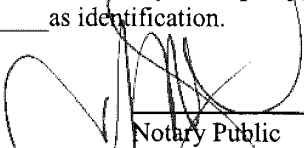
By: **Cristina F Delaney, Manager**

LUZ HELENATORO

Witness #2 Printed Name

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 28 day of April, 2022, by **Cristina F Delaney, Manager of FORT FRANCIS LLC, a Florida Limited Liability Company**, who is personally known to me or has produced license as identification.



Notary Public



Maria Juliana Ayalde

Printed Notary Name

My Commission Expires:



| | | | |
|-------------------------------|---|----------------|-----------------|
| Site Address | 136 N 24 AVENUE, HOLLYWOOD FL 33020 | ID # | 5142 16 01 7120 |
| Property Owner | FRAMADA LLC | Millage | 0513 |
| Mailing Address | 3332 NE 33 ST STE 1 FORT LAUDERDALE FL 33308 | Use | 01-02 |
| Abbr Legal Description | HOLLYWOOD LITTLE RANCHES 1-26 B N 125 FT OF LOT 24 BLK 18 | | |

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

* 2024 values are considered "working values" and are subject to change.

| Year | Land | Building / Improvement | Just / Market Value | Assessed / SOH Value | Tax |
|-------|-----------|------------------------|---------------------|----------------------|------------|
| 2024* | \$220,370 | \$402,630 | \$623,000 | \$584,360 | |
| 2023 | \$28,510 | \$322,070 | \$350,580 | \$339,380 | \$7,883.37 |
| 2022 | \$28,510 | \$280,020 | \$308,530 | \$308,530 | \$7,017.78 |

| 2024* Exemptions and Taxable Values by Taxing Authority | | | | |
|---|-----------|--------------|-----------|-------------|
| | County | School Board | Municipal | Independent |
| Just Value | \$623,000 | \$623,000 | \$623,000 | \$623,000 |
| Portability | 0 | 0 | 0 | 0 |
| Assessed/SOH | \$584,360 | \$623,000 | \$584,360 | \$584,360 |
| Homestead | 0 | 0 | 0 | 0 |
| Add. Homestead | 0 | 0 | 0 | 0 |
| Wid/Vet/Dis | 0 | 0 | 0 | 0 |
| Senior | 0 | 0 | 0 | 0 |
| Exempt Type | 0 | 0 | 0 | 0 |
| Taxable | \$584,360 | \$623,000 | \$584,360 | \$584,360 |

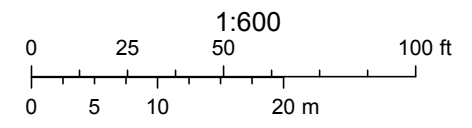
| Sales History | | | |
|---------------|-------|-----------|------------------|
| Date | Type | Price | Book/Page or CIN |
| 4/28/2022 | WD-E | \$340,000 | 118113125 |
| 12/10/2021 | WD-Q | \$360,000 | 117800052 |
| 6/30/2021 | WD-D | \$265,000 | 117415577 |
| 2/19/2019 | SWD-Q | \$239,000 | 115630226 |
| 12/20/2012 | QCD-D | \$35,000 | 49373 / 564 |

| Land Calculations | | |
|--|--------|-------|
| Price | Factor | Type |
| \$6.00 | 4,752 | SF |
| \$24.75 | 7,752 | SF |
| Adj. Bldg. S.F. (Card, Sketch) | | 1185 |
| Units/Beds/Baths | | 2/5/2 |
| Eff./Act. Year Built: 1969/1925 | | |

| Special Assessments | | | | | | | | |
|---------------------|------|-------|-------|------|------|-------|--------|------|
| Fire | Garb | Light | Drain | Impr | Safe | Storm | Clean | Misc |
| 05 | | | | | | | HW | |
| R | | | | | | | | |
| 2 | | | | | | | 397.37 | |



August 26, 2024





Real Estate Account #514216-01-7120

Owner: FRAMADA LLC
Situs: 136 N 24 AVE
[Parcel details](#)
[GIS](#)
[Property Appraiser](#)



[Get bills by email](#)

Amount Due

Your account is **paid in full**. There is nothing due at this time.
 Your last payment was made on **02/22/2024** for **\$7,804.54**.

Account History

| BILL | AMOUNT DUE | STATUS | ACTION |
|---|------------|---|-----------------------------|
| 2023 Annual Bill ⓘ | \$0.00 | Paid \$7,804.54 02/22/2024 Receipt #WWW-23-00198678 | Print (PDF) |
| 2022 Annual Bill ⓘ | \$0.00 | Paid \$7,255.31 04/28/2023 Receipt #WWW-22-00228362 | Print (PDF) |
| 2021 Annual Bill ⓘ | \$0.00 | Paid \$5,385.05 12/14/2021 Receipt #02B-21-00001247 | Print (PDF) |
| 2020 Annual Bill ⓘ | \$0.00 | Paid \$4,879.14 11/30/2020 Receipt #EEX-20-00001151 | Print (PDF) |
| 2019 Annual Bill ⓘ | \$0.00 | Paid \$2,046.47 11/26/2019 Receipt #EEX-19-00000281 | Print (PDF) |
| 2018 Annual Bill ⓘ | \$0.00 | Paid \$1,938.19 02/25/2019 Receipt #13B-18-00004571 | Print (PDF) |
| 2017 ⓘ | | | |
| 2017 Annual Bill | | Paid \$1,898.15 01/09/2019 Receipt #16A-18-00000368 | |
| Tax Deed Application #41615 | | Paid off 01/09/2019 | |
| | | Paid \$1,898.15 | |
| 2016 ⓘ | | | |
| 2016 Annual Bill | | Paid \$1,904.61 01/09/2019 Receipt #16A-18-00000368 | |
| Tax Deed Application #41615 | | Paid off 01/09/2019 | |
| | | Paid \$1,904.61 | |
| 2015 ⓘ | | | |
| 2015 Annual Bill | \$0.00 | Paid \$1,695.76 01/09/2019 Receipt #16A-18-00000368 | |
| 2015 TDA Fees Bill ⓘ | \$0.00 | Paid \$395.67 01/09/2019 Receipt #16A-18-00000368 | |
| Refund | | Processed \$237.00 12/14/2018 To FLORIDA TAX CERTIFICATE FUND LLC | |
| 2015 TDA Fees Bill ⓘ | \$0.00 | Paid \$340.50 01/09/2019 Receipt #16A-18-00000368 | |
| Tax Deed Application #41615 | | Paid off 01/09/2019 | |
| | | Paid \$2,431.93 | |
| 2014 Annual Bill ⓘ | \$0.00 | Paid \$1,833.43 02/27/2015 Receipt #30A-14-00005143 | Print (PDF) |
| 2013 ⓘ | | | |
| 2013 Annual Bill | \$0.00 | Paid \$1,635.10 02/27/2015 Receipt #30A-14-00005143 | Print (PDF) |
| Certificate #22041 | | Redeemed 02/27/2015 Face \$1,551.29, Rate 0.25% | |
| | | Paid \$1,635.10 | |
| 2012 ⓘ | | | |
| 2012 Annual Bill | \$0.00 | Paid \$1,360.36 02/27/2015 Receipt #30A-14-00005143 | Print (PDF) |
| Certificate #22233 | | Redeemed 02/27/2015 Face \$1,289.63, Rate 0.25% | |
| | | Paid \$1,360.36 | |
| 2011 ⓘ | | | |
| 2011 Annual Bill | \$0.00 | Paid \$2,032.45 10/22/2012 Receipt #16A-12-00000002 | Print (PDF) |
| Certificate #25898 | | Redeemed 10/22/2012 Face \$1,929.71, Rate 0.25% | |

2010 ⓘ

| | | | | | |
|---|--|------------------------|------------|---|--|
| 2010 Annual Bill | | Paid \$2,905.37 | 10/17/2012 | Receipt #16A-12-00000002 Tax Deed (see 2008) | |
| Tax Deed Application #27122 | | Sold | 10/17/2012 | | |

2009 ⓘ

| | | | | | |
|---|--|------------------------|------------|---|--|
| 2009 Annual Bill | | Paid \$3,567.53 | 10/17/2012 | Receipt #16A-12-00000002 Tax Deed (see 2008) | |
| Tax Deed Application #27122 | | Sold | 10/17/2012 | | |

2008 ⓘ

| | | | | | |
|---|--------|------------------------|------------|---|--|
| 2008 Annual Bill | \$0.00 | Paid \$4,551.23 | 10/17/2012 | Receipt #16A-12-00000002 Tax Deed (see 2008) | |
| Tax Deed Application #27122 | | Sold | 10/17/2012 | | |

2007 ⓘ

| | | | | | |
|---|--|------------------------|------------|---|--|
| 2007 Annual Bill | | Paid \$6,524.16 | 10/17/2012 | Receipt #16A-12-00000002 Tax Deed (see 2008) | |
| Tax Deed Application #27122 | | Sold | 10/17/2012 | | |

| | | | | | |
|------------------------------------|--------|------------------------|------------|------------------------------|---|
| 2006 Annual Bill ⓘ | \$0.00 | Paid \$3,175.26 | 02/01/2007 | Receipt #2006-7238158 |  Print (PDF) |
|------------------------------------|--------|------------------------|------------|------------------------------|---|

| | | | | | |
|------------------------------------|--------|------------------------|------------|------------------------------|---|
| 2005 Annual Bill ⓘ | \$0.00 | Paid \$2,338.42 | 11/30/2005 | Receipt #2005-9126776 |  Print (PDF) |
|------------------------------------|--------|------------------------|------------|------------------------------|---|

| | | | | | |
|------------------------------------|--------|------------------------|------------|------------------------------|---|
| 2004 Annual Bill ⓘ | \$0.00 | Paid \$1,882.07 | 11/13/2004 | Receipt #2004-9038015 |  Print (PDF) |
|------------------------------------|--------|------------------------|------------|------------------------------|---|

Total Amount Due **\$0.00**

Real Estate Account #514216-01-7120

Owner: FRAMADA LLC
Situs: 136 N 24 AVE
[Parcel details](#)
[GIS](#)
[Property Appraiser](#)



[Get bills by email](#)

2023 Annual Bill

BROWARD COUNTY RECORDS, TAXES & TREASURY DIV.

Notice of Ad Valorem Taxes and Non-ad Valorem Assessments

| BILL | ALTERNATE KEY | ESCROW CODE | MILLAGE CODE | AMOUNT DUE | |
|------------------|---------------|-------------|--------------|------------|--|
| 2023 Annual Bill | 694971 | — | 0513 | \$0.00 | PAID Print (PDF) |

| | |
|--------------------|--------------|
| If paid by: | Feb 29, 2024 |
| Please pay: | \$0.00 |

Combined taxes and assessments: \$7,883.37

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

Ad Valorem Taxes

| TAXING AUTHORITY | MILLAGE | TAXABLE | TAX |
|------------------------------------|---------|--------------|------------|
| BROWARD COUNTY GOVERNMENT | | | |
| COUNTYWIDE SERVICES | 5.54920 | \$339,380.00 | \$1,883.29 |
| VOTED DEBT | 0.11980 | \$339,380.00 | \$40.66 |
| BROWARD CO SCHOOL BOARD | | | |
| GENERAL FUND | 4.92600 | \$350,580.00 | \$1,726.95 |
| CAPITAL OUTLAY | 1.50000 | \$350,580.00 | \$525.87 |
| VOTER APPROVED DEBT LEVY | 0.18960 | \$350,580.00 | \$66.47 |
| SO FLORIDA WATER MANAGEMENT | | | |
| EVERGLADES C.P. | 0.03270 | \$339,380.00 | \$111.10 |
| OKEECHOBEE BASIN | 0.10260 | \$339,380.00 | \$34.82 |
| SFWM DISTRICT | 0.09480 | \$339,380.00 | \$32.17 |
| SOUTH BROWARD HOSPITAL | 0.09370 | \$339,380.00 | \$31.80 |
| CHILDREN'S SVCS COUNCIL OF BC | 0.45000 | \$339,380.00 | \$152.72 |
| CITY OF HOLLYWOOD | | | |
| HOLLYWOOD OPERATING | 7.46650 | \$339,380.00 | \$2,533.98 |
| DEBT SERVICE | 0.61810 | \$339,380.00 | \$209.77 |
| FL INLAND NAVIGATION | 0.02880 | \$339,380.00 | \$9.77 |

Non-Ad Valorem Assessments

| LEVYING AUTHORITY | RATE | AMOUNT |
|---|------|-----------------|
| HLWD FIRE RESCUE ASSESSMENT | | \$624.00 |
| Total Non-Ad Valorem Assessments | | \$624.00 |

Parcel Details

| | | | | | |
|----------------------------|--------------|--|--------------------------|-------------------------------|-----------|
| Owner: | FRAMADA LLC | Account | 514216-01-7120 | Assessed value: | \$339,380 |
| Situs: | 136 N 24 AVE | Alternate Key | 694971 | School assessed value: | \$350,580 |
| | | Millage code | 0513 - HOLLYWOOD 0513 | | |
| | | Millage rate | 21.17180 | | |
| 2023 TAX AMOUNTS | | LEGAL DESCRIPTION | | LOCATION | |
| Ad valorem: | \$7,259.37 | HOLLYWOOD LITTLE RANCHES 1-26 B BEG 125 S OF NE COR LOT 24, W 100,N 45,E TO PT ON E/L 75 S OF NE COR,S 50 TO POB BLK 18 | | Book, page, item: | -- |
| Non-ad valorem: | \$624.00 | | | Property class: | |
| Total Discountable: | \$7,883.37 | | | Township: | 51 |
| Total tax: | \$7,883.37 | | | Range: | 42 |
| | | | | Section: | 16 |
| | | | | Use code: | 01 |

Broward County Records, Taxes & Treasury Div.
 Broward County Tax Collector 115 S. Andrews Ave. Room A100 Fort Lauderdale, FL 33301

| | | | | | |
|--------------------------------------|-------------|-----------------------------|-------------------------|----------------------------|----------------------|
| Property ID Number 514216-01-7120 | Escrow Code | Assessed Value See Below | Exemptions See Below | Taxable Value See Below | Millage Code 0513 |
|--------------------------------------|-------------|-----------------------------|-------------------------|----------------------------|----------------------|

FRAMADA LLC
2 NE 91 ST
MIAMI SHORES, FL 33138

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

136 N 24 AVE
HOLLYWOOD LITTLE RANCHES 1-26 B
BEG 125 S OF NE COR LOT 24,
W 100,N 45,E TO PT ON E/L 75
S OF NE COR,S 50 TO POB BLK 18

| AD VALOREM TAXES | Millage | Assessed Val | Exemptions | Taxable Val | Taxes Levied |
|-------------------------------|---------|--------------|------------|-------------|--------------|
| Taxing Authority | | | | | |
| BROWARD COUNTY GOVERNMENT | | | | | |
| COUNTYWIDE SERVICES | 5.54920 | 339,380 | 0 | 339,380 | 1,883.29 |
| VOTED DEBT | 0.11980 | 339,380 | 0 | 339,380 | 40.66 |
| BROWARD CO SCHOOL BOARD | | | | | |
| GENERAL FUND | 4.92600 | 350,580 | 0 | 350,580 | 1,726.95 |
| CAPITAL OUTLAY | 1.50000 | 350,580 | 0 | 350,580 | 525.87 |
| VOTER APPROVED DEBT LEVY | 0.18960 | 350,580 | 0 | 350,580 | 66.47 |
| SO FLORIDA WATER MANAGEMENT | | | | | |
| EVERGLADES C.P. | 0.03270 | 339,380 | 0 | 339,380 | 11.10 |
| OKEECHOBEE BASIN | 0.10260 | 339,380 | 0 | 339,380 | 34.82 |
| SFWMD DISTRICT | 0.09480 | 339,380 | 0 | 339,380 | 32.17 |
| SOUTH BROWARD HOSPITAL | 0.09370 | 339,380 | 0 | 339,380 | 31.80 |
| CHILDREN'S SVCS COUNCIL OF BC | 0.45000 | 339,380 | 0 | 339,380 | 152.72 |
| CITY OF HOLLYWOOD | | | | | |
| HOLLYWOOD OPERATING | 7.46650 | 339,380 | 0 | 339,380 | 2,533.98 |
| DEBT SERVICE | 0.61810 | 339,380 | 0 | 339,380 | 209.77 |
| FL INLAND NAVIGATION | 0.02880 | 339,380 | 0 | 339,380 | 9.77 |

| | | | |
|-----------------------|----------|--------------------------|------------|
| Total Millage: | 21.17180 | Ad Valorem Taxes: | \$7,259.37 |
|-----------------------|----------|--------------------------|------------|

| NON-AD VALOREM TAXES | Rate | Amount |
|------------------------------------|------|----------|
| Levying Authority | | |
| 05 HLWD FIRE RESCUE ASSESSMENT | | 624.00 |
| Non-Ad Valorem Assessments: | | \$624.00 |

| | |
|--|------------|
| Combined Taxes and Assessments: | \$7,883.37 |
|--|------------|

| | | | | |
|------------------|--------------|--|--|--|
| If Postmarked By | Feb 29, 2024 | | | |
| Please Pay | \$0.00 | | | |

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 |
| 514216-01-7120 |

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

| | |
|------------------|------------|
| If Postmarked By | Please Pay |
| Feb 29, 2024 | \$0.00 |
| | |
| | |
| | |

Return with Payment

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

FRAMADA LLC
2 NE 91 ST
MIAMI SHORES, FL 33138

Please Pay Only One Amount

PREPARED BY: WILLIAM F. HUNTER JR.
79-45551
2131 Hollywood Blvd.
Hollywood, FL. 33022

RETURN TO: ACCURATE TITLE SERV.
6140 N.W. 11 St.
Sunrise, FL. 33313

Stamps 87.00
tax 31.90

PERSONAL REPRESENTATIVE DEED

THIS INDENTURE made this 2 day of December, 19 78, by and between
ROSE MARIE AYLWARD, Personal Representative of the ESTATE OF JOSEPH CRAFA

DECEASED, of the County of Richmond
State of New York, Party of the first part, and

JAMES MURANO, JR., and ROSEMARIE MURANO, his wife
party of the Second part, whose address is:
136 N. 24 Avenue Hollywood, Florida

FEB 9 2 54 PM '78

WITNESSETH:

NOW, THEREFORE, in consideration of the premises and the sum of Ten Dollars (\$10.00) in hand paid, said party of the first part, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the said party of the second part, and to their heirs, successors and assigns forever, said certain lands in said County of BROWARD, State of FLORIDA described as follows, to wit:

SEE SHEET ATTACHED HERETO FOR LEGAL DESCRIPTION MADE A PART HEREOF.

Subject to restrictions, easements, zoning and limitations of record, if applicable, and taxes for the current year and subsequent years thereto.

TOGETHER WITH all and singular the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining.

TO HAVE AND TO HOLD the same unto the said party of the second part, their heirs, successors and assigns, in fee simple forever. And the said party of the first part doth hereby covenant to and with the said party of the second part, their heirs, successors and assigns, that in all things preliminary to and in and about said sale and this conveyance and the laws of tender have been followed and complied with in all respects. First party and second party are used for singular or plural as context requires.

The said party of the First Part was duly appointed by the Circuit Court in and for Broward County, Florida as Personal Representative of the above estate on September 28, 1977.

IN WITNESS WHEREOF, the said party of the first part has hereunto set his hand and seal this 2 day of December 19 78.

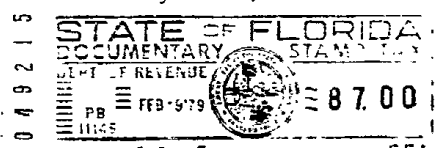
Signed, sealed and delivered in our presence:

ESTATE OF JOSEPH CRAFA, deceased

Joseph Scott
Debra Scott

BY: Rose Marie Aylward (SEAL)
Rose Marie Aylward, P. R.

STATE OF NEW YORK §
COUNTY OF RICHMOND §



I HEREBY CERTIFY that on this day personally appeared before me, an officer duly qualified and authorized to administer oaths and take acknowledgments,

ROSE MARIE AYLWARD

not individually but as Personal Representative of the above estate to me well known and known to me to be the individual described in and who executed the foregoing instrument and she acknowledged before me that she executed the same freely and voluntarily for the purposes therein expressed.

WITNESS my hand and official seal this 2 day of December 19 78 in the County and State last aforesaid.

Angelo I. Taranto
NOTARY PUBLIC
ANGELO I. TARANTO

My Commission Expires:

Notary Public State of New York
No. 24-3932425 Kings County
Comm. Expires March 30, 1979

FEB 9 1978 PAGE 78

10-2422-4

7.00

Beginning at a point 125 feet South of the Northeast corner of Lot Twenty-four (24) in Block Eighteen (18) 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; thence West to a point on the West line of said lot; 125 feet South of the Northwest corner thereof; thence North 45 feet along the West line of said lot; thence East to a point on the East line of said lot, 75 feet South of the Northeast corner thereof, thence South along the East line of said lot, 50 feet of the point of beginning.

RECORDED IN THE OFFICIAL RECORDS BOOK
OF BROWARD COUNTY FLORIDA
GRAHAM W. WATT
COUNTY ADMINISTRATOR

REF 8037
PAGE 79

98
10-2422-4

fronting upon all highways (except alleys) shall be prepared and kept on file in the office of the City Engineer, which plats shall be open during the office hours of the said City Engineer, to the inspection of any owner or occupant of any building, desiring to know the proper number of his building.

Section 139. Any person being the owner or occupant of any building now erected or that may hereafter be erected in the City of Hollywood who shall for thirty days after notice of the City Engineer of the proper number of such building neglect or refuse to number any building owned or occupied by him in conformity with the provisions of this ordinance and with the plan for numbering buildings, as aforesaid, shall be subject to a penalty of three dollars, and a similar penalty for every thirty days thereafter that he shall neglect or refuse to number said building.

All ordinances or parts of ordinances in conflict herewith are hereby repealed.

PASSED by the City Commission of the City of Hollywood this 16th day of June 1926.

Paul R. John
Mayor

J. O. Vandereen
City Clerk

RECORDED IN THE OFFICIAL RECORDS BOOK
OF BROWARD COUNTY, FLORIDA
GRAHAM W. WATT
COUNTY ADMINISTRATOR

OFF
REC 8136 PAGE 246

82-287727

Warranty Deed

THIS INSTRUMENT WAS PREPARED BY
EXECUTIVE TITLE AND ABSTRACT CO., INC.
7301 N. W. 4TH STREET
PLANTATION, FLORIDA 33317
AS A NECESSARY INCIDENT TO THE FULFILLMENT
OF CONDITIONS CONTAINED IN A TITLE
INSURANCE COMMITMENT ISSUED BY IT -

This instrument was prepared by:
TERI K. SULLIVAN

This instrument, made this 22ND day of OCTOBER 1982, between
JAMES MURANO, JR. AND ROSEMARIE MURANO, HIS WIFE

of the County of BROWARD, State of FLORIDA, grantor, and
THOMAS A. THOMAS AND MARGARET J. THOMAS, HIS WIFE

whose post office address is 1911 Harrison Street, Hollywood, Florida 33020

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

to-wit: That said grantor, for and in consideration of the sum of TEN (\$10.00) Dollars,
and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby
acknowledged, has granted, bargained and sold to the said grantee, and grantee's heirs and assigns forever, the following
described land, situate, lying and being in BROWARD County, Florida, to-wit:

BEGINNING AT A POINT 125 FEET SOUTH OF THE NORTHEAST CORNER OF LOT 24 IN
BLOCK 18 OF HOLLYWOOD LITTLE RANCHES, ACCORDING TO THE AMENDED PLAT
THEREOF, RECORDED IN PLAT BOOK 1, PAGE 26, OF THE PUBLIC RECORDS OF
BROWARD COUNTY, FLORIDA; THENCE WEST TO A POINT ON THE WEST LINE OF
SAID LOT; 125 FEET SOUTH OF THE NORTHWEST CORNER THEREOF, THENCE
NORTH 45 FEET ALONG THE WEST LINE OF SAID LOT; THENCE EAST TO A
POINT ON THE EAST LINE OF SAID LOT, 75 FEET SOUTH OF THE NORTHEAST
CORNER THEREOF, THENCE SOUTH ALONG THE EAST LINE OF SAID LOT, 50
FEET TO THE POINT OF BEGINNING.

171.00
See back page
in Broward County for Documentary
Stamp Tax as required by law.
Catherine Callahan Deputy

OCT 25 2 59 PM '82

Return to: TUL File No. E-820419
Executive Title And Abstract Co., Inc.
7301 N. W. 4th Street
Plantation, Florida 33312 ← WILL CALL

SUBJECT to restrictions, reservations and limitation of records, if any, and taxes for the year 1982
and subsequent years.
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.

"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 Suzanne Lyall
Witness Margaret J. Thomas

Seller James Murano, Jr. (Seal)
Seller Rose Marie Murano (Seal)
Seller ROSEMARIE MURANO (Seal)

RECORDED IN THE OFFICIAL RECORDS BOOK
OF BROWARD COUNTY, FLORIDA
STATE OF FLORIDA F. T. JOHNSON
COUNTY OF BROWARD COUNTY ADMINISTRATOR

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally
appeared JAMES MURANO, JR. AND ROSEMARIE MURANO, HIS WIFE

to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged before
me that THEY executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 22ND day of OCTOBER
19 82

Notary Public, State of Florida
My Commission Expires Jan. 23 1985
Margaret J. Thomas
Notary Public

REC 10474 PG 785

511

96-480736 TH00P
09-28-96 10:11AM

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

PREPARED BY AND RETURN TO:

THOMAS A. THOMAS, ESQ.
THOMAS AND THOMAS
1917 Harrison Street
Hollywood, Florida 33020
(954) 920-4283

Property Appraisers Parcel Identification
(Folio) No.(s): 11216-01-71100

Grantee S.S. No.:

Quit Claim Deed

THIS QUIT CLAIM DEED, executed this 14th day of September, 1996, by MARGARET J. THOMAS, a married woman, whose post office address is 2519 Madison Street, Hollywood, Florida 33020, First Party, to THOMAS A. THOMAS, a married man, whose post office address is 2519 Madison Street, Hollywood, Florida 33020, Second Party,

WITNESSETH that the said First Party, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS in hand paid by the Second Party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said Second Party forever all of the right, title and 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:

Beginning at a point 125 feet south of the northeast corner of Lot 24 in Block 18 of HOLLYWOOD LITTLE RANCHES, according to the amended plat thereof, recorded in Plat Book 1, Page 26, of the Public Records of Broward County, Florida; thence west to a point on the west line of said lot; 125 feet south of the northwest corner thereof, thence north 45 feet along the west line of said lot; thence east to a point on the east line of said lot, 75 feet south of the northeast corner thereof, thence south along the east line of said lot, 50 feet to the point of beginning.

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 behalf of the said Second Party forever.

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.

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 our presence:

Witness sign: K. Khan
Print Name: Khila L. Khan

Margaret Thomas
MARGARET J. THOMAS

Witness sign: J. Stary
Print Name: JARVIS STARY

STATE OF FLORIDA)
): SS
COUNTY OF BROWARD)

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared MARGARET J. THOMAS, who is personally known to me to be the person described in and who executed the foregoing instrument or who has produced _____

325451PG0701

2 ✓
DH

_____ as identification and acknowledged before me that she executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 11th
_____ day of ~~August~~, 1996.

September

SEAL

Ann Bardaji

Notary Public, State of Florida
Print Name _____
Commission No. _____

My Commission Expires:



ANN BARDAJI
My Commission Expires 06/28/98
Commission No. CC388168

EX25451PG0702

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

98-750392 T#001
12-31-98 09:19AM

\$ 0.70
DOCU. STAMPS-DEED

RECVD. BROWARD CNTY

COUNTY ADMIN.

PREPARED BY:

THOMAS A. THOMAS
1917 Harrison Street
Hollywood, Florida 33020
(954) 920-4283

Property Appraisers Parcel Identification
(Folio) No.(s): 11216-01-71100

Grantee S.S. No.:

Return to: Thomas A. Thomas, Jr., Esq.
4271 North Pine Island Road
Sunrise, Florida 33351

QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED, executed this 19th day of December, 1998, by THOMAS A. THOMAS, a married man, whose post office address is 2519 Madison Street, Hollywood, Florida 33020, First Party, to THOMAS A. THOMAS, JR., a single man, whose post office address is 4271 North Pine Island Road, Sunrise, Florida 33351, Second Party,

WITNESSETH that the said First Party, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS, 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 of 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:

Beginning at a point 125 feet south of the northeast corner of Lot 24 in Block 18, of HOLLYWOOD LITTLE RANCHES, according to the amended plat thereof, recorded in Plat Book 1, Page 26, Public Records of Broward County, Florida; thence west to a point on the west line of said lot, 125 feet south of the northwest corner thereof; thence north 45 feet along the west line of said lot; thence east to a point on the east line of said lot, 75 feet south of the northeast corner thereof; thence south along the east line of said lot, 50 feet to the point of beginning.

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 behalf of the said Second Party forever.

N.B.: First Party herein states under oath upon execution of this deed that the real property referred to above has never been the homestead of the First Party or the First Party's immediate family, nor is it contiguous to the First Party's homestead which is actually 2519 Madison Street, Hollywood, Florida 33020.

BK 29113PG0599

② [Signature]

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.

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:

Scott Cannarozzi
Witness Signature

Thomas A. Thomas
THOMAS A. THOMAS

Print Name: SCOTT CANNAROZZI

Constance Petros
Witness Signature

Print Name: CONSTANCE PETROS

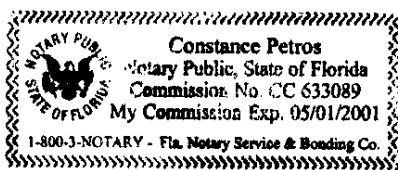
STATE OF FLORIDA)
): SS
COUNTY OF BROWARD)

I HEREBY CERTIFY that on this day, before me, an officer duly qualified to take acknowledgments, appeared THOMAS A. THOMAS, who is personally known to me to be the person described in and who executed the foregoing instrument or who has produced _____
personally known as identification, and he acknowledged before me that he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this _____
19 day of December, 1998.

Constance Petros
NOTARY PUBLIC, STATE OF FLORIDA
CONSTANCE PETROS

My Commission Expires:



BK 29113PG0600

return to:

KERINETH M. MEYER P.A.
ATTORNEY AT LAW
3025 PALM JUNGLE ROAD SUITE 261
FT. LAUDERDALE, FL 33304

PREPARED BY/RECORD AND RETURN TO:

Robert M. Sturup, Esquire
2601 E. Oakland Park Blvd., #503
Ft. Lauderdale, FL 33306

PERSONAL REPRESENTATIVE'S DEED

Ad Valorem Tax Identification # 51-42-16-01-7120
51-42-16-01-7130
51-42-16-01-7140
51-42-16-01-7100

This Indenture, made this 3 day of April, 2001 between **MARGARET THOMAS**, the duly qualified and acting personal representative of the estate of **THOMAS A. THOMAS, SR.**, deceased, hereinafter called the Grantor, and **Thomas A Thomas Jr., a single man**, whose post office address is 1530 Lakeview Circle Coral Springs FL 33071, hereinafter called the Grantee.

WITNESSETH:

WHEREAS, THOMAS A. THOMAS, SR., died testate a resident of Broward County, Florida, on April 1, 1999, seized and possessed of certain property hereinafter described; and

WHEREAS, Grantor, by virtue of the power and authority to her given by the Last Will and Testament of THOMAS A. THOMAS, SR., deceased, and by the Letters of Administration Issued to her as Personal Representative (Circuit Court, Broward County, Florida, Probate Case No. 99-5156), has granted, assigned, aliened, remised, released, conveyed and confirmed, and by these presents does grant, assign, alien, remise, release, convey and confirm unto the Grantee, his heirs, successors or assigns forever, the following described property, "as is," situate. lying and being in Broward County, Florida, to-wit:

Legal Description: Lot 23 in Block 18, Less the South 7.5 feet for alley right-of-way, of "Hollywood Little Ranches" according to the Amended Plat thereof, recorded in Plat Book 1, Page 26 of the Public Records of Broward County, Florida; EXCEPTING THEREFROM the following described parcel: Beginning at the Northwest Corner of said Lot 23, Thence Easterly 80 feet along the North boundary of said Lot 23; Thence Southerly 125 feet along a line parallel with the East boundary line of said Lot 23; Thence West 80 feet to the West boundary line of said Lot 23; and Thence Northerly 125 feet along the West boundary line of said Lot 23 Point of Beginning.

TOGETHER WITH THE FOLLOWING DESCRIBED PROPERTY:
Lot 24 in Block 18, LESS the South 10.5 feet for alley right-of-way of HOLLYWOOD LITTLE RANCHES according to the Plat thereof as recorded in Plat Book 1, Page 26 of the Public Records of Broward County, Florida.

3

together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging, or in any way appertaining; and the reversion and reversions, remainder and remainders, rent, issues and profits thereof; and also all the estate, right, title, interest, property, possession, claim and demand whatsoever, both in law and equity, which the decedent had in his lifetime, and at the time of his decease, and which the Grantor has, by virtue of the said Last Will and Testament and her appointment as the Personal Representative of decedent's estate, or otherwise, of, in and to the above granted premises, and every part and parcel thereof, with the appurtenances.

To have and to hold all singular the above granted premises, "as is" together with the appurtenances and every part thereof, unto the Grantee, his heirs successors or assigns forever.

IN WITNESS WHEREOF, the undersigned, as personal representative of the estate of said decedent, has executed this instrument under seal on the day and year first above written.

SIGNED, SEALED AND DELIVERED IN OUR PRESENCE:

✓ Andrey Bloch
Witness signature

✓ Andrey Bloch
Witness printed name

✓ Martene A. Leopold
Witness signature

✓ Martene A. Leopold
Witness printed name

✓ Margaret Thomas
Margaret Thomas, Personal Representative

CP# 1530 Lakewood Circle
Coral Springs, FL 33071

STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared Margaret Thomas, as personal representative of the estate of Thomas A. Thomas, SR., who is personally known to me to be the person described in 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 3 day of April, 2001.

Notary Public

sign ✓ Barbara R. Mohr

print ✓ BARBARA R. MOHR

✓ SEAL
✓ Commission expires



Barbara R. Mohr
Commission # CC 813128
Expires Feb. 28, 2003
Bonded Thru
Atlantic Bonding Co., Inc.

Prepared by:

RECORD AND RETURN TO

Warranty Deed

(STATUTORY FORM - SECTION 689.02 F.S.)

This Indenture, made this 25 day of April, 2006, between **THOMAS A. THOMAS JR.** a single man, of the city of, Boynton Beach, State of Florida, grantor, and **SFUMATO VILLA'S, LLC**, a Florida Limited Liability Company, whose post office address is, 2999 NE 191st Street PH-8 Aventura, FL 33180, grantee,

Witnesseth, That said 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 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:

LEGAL DESCRIPTION: Lot 23 in Block 18, Less the South 7.5 feet for alley right-of-way, of "Hollywood Little Ranches" according to the Amended Plat thereof, recorded in Plat Book 1, Page 26 of the Public Records of Broward County, Florida; EXCEPTING THEREFROM the following described parcel: Beginning at the Northwest Corner of said Lot 23, Thence Easterly 80 feet along the North boundary of said Lot 23; Thence Southerly 125 feet along a line parallel with the East boundary line of said Lot 23; Thence West 80 feet to the West boundary line of said Lot 23; and Thence Northerly 125 feet along the West boundary line of said Lot 23 Point of Beginning. TOGETHER WITH THE FOLLOWING DESCRIBED PROPERTY: Lot 24 in Block 18, LESS the South 10.5 feet for alley right-of-way of HOLLYWOOD LITTLE RANCHES according to the Plat thereof as recorded in Plat Book 1, Page 26 of the Public Records of Broward County, Florida.

SUBJECT TO conditions, restrictions, reservations, limitations, easements and dedications of record and taxes for 2006 and subsequent years AND.

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.

"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
[Signature]
Print

[Signature]
Thomas A Thomas Jr., grantor

Witness
[Signature]
Print

STATE OF FLORIDA
COUNTY OF BROWARD

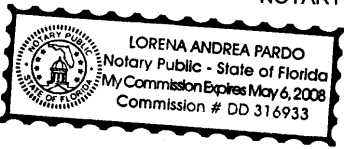
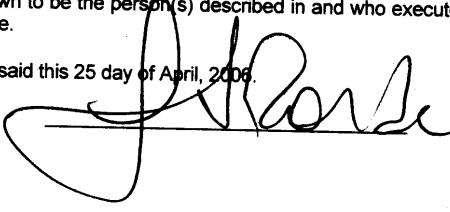
2

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared, and produced the Florida Drivers Lic. _____, or is to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged before me that executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 25 day of April, 2006.

MY COMMISSION EXPIRES:

NOTARY PUBLIC



Prepared by and return to:

Oscar Grisales-Racini, P.A
2999 NE 191 STREET PH 8
Aventura, FL 33180
305-792-4911
File Number: 2006-364
Will Call No.:

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Data]

Warranty Deed

This Warranty Deed made this 3rd day of May, 2011 between **SFUMATO VILLA'S, LLC, A FLORIDA LIMITED LIABILITY COMPANY** whose post office address is 304 INDIAN TRACE 607, Weston, FL 33327, grantor, and **ELIAS PERCHIK, a married man** whose post office address is 978 Windward Way, Weston, FL 33327, grantee:

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

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

LOT 24 NORTH, LESS BEGINNING 125 SOUTH OF NORTH EAST COR, WEST 100, NORTH 45, HOLLYWOOD LITTLE RANCHES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 26, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

Parcel Identification Number: 514216017110

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 2005.

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

DoubleTime®

(2)

Signed, sealed and delivered in our presence:

**SFUMATO VILLA'S, LLC,
A FLORIDA LIMITED LIABILITY COMPANY**

Witness Name: [Signature]

[Signature] (Seal)
ELIAS PERCHIK, MANAGER

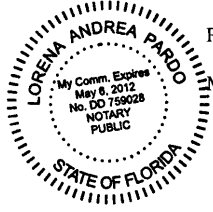
Witness Name: YANISZA PERCHIK

State of Florida
County of Broward

The foregoing instrument was acknowledged before me this 3rd day of May, 2011 by ELIAS PERCHIK, MANAGER SFUMATO VILLAS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, who is personally known or has produced a driver's license as identification.

[Notary Seal]

[Signature]
Notary Public
Printed Name: _____



My Commission Expires: _____

Tax Deed # 27122

Property Identification # 514216-01-7120

DR-506
R.01/95

Tax Deed

County of Broward

State of Florida

The following Tax Sale Certificate Numbered **22582** issued on **06/01/2009** was filed in the office of the tax collector of this County and application made for the issuance of a tax deed, the applicant having paid or redeemed all other taxes or tax sale certificates on the land described as required by law to be paid or redeemed, and the cost and expenses of this sale, and due notice of sale having been published as required by law, and no person entitled to do so having appeared to redeem said land; such land was on the **17TH Day of OCTOBER, 2012**, offered for sale as required by law for cash to the highest bidder and was sold to: **BENJIE SPERLING, TRUSTEE** whose address is: **P.O. BOX 817058, HOLLYWOOD, FL 33081** the highest bidder and having paid the sum of his bid as required by the Laws of Florida.

Now on this **17TH Day of OCTOBER, 2012** in the County of Broward, State of Florida, in consideration of the sum of **TWENTY FIVE THOUSAND DOLLARS AND ZERO CENTS (\$25,000.00)** being the amount paid pursuant to the Laws of Florida does hereby sell the following lands, including any hereditaments, buildings, fixtures and improvements of any kind and description, situated in the County and State aforesaid and described as follows:

THIS TAX DEED IS SUBJECT TO ALL EXISTING PUBLIC PURPOSE UTILITY & GOVERNMENT EASEMENTS

HOLLYWOOD LITTLE RANCHES 1-26 B
BEG 125 S OF NE COR LOT 24,
W 100, N 45,E TO PT ON E/L 75
S OF NE COR,S 50 TO POB BLK 18

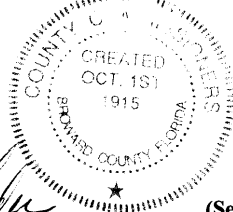
Witness:

[Handwritten signature]

[Handwritten signature]

State of Florida

County of Broward



[Handwritten signature]

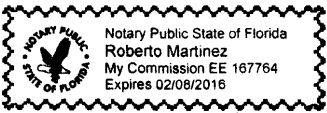
Clerk of Circuit Court or County Comptroller
Deputy County Administrator

Broward County, Florida

On this **17TH Day of OCTOBER, 2012**, before me **Roberto Martinez** personally appeared Bertha Henry, County Administrator, by **Rebecca Leder**, Deputy in and for the State and this County known to me to be the person described in, and who executed the forgoing instrument, and acknowledged the execution of this instrument to be his own free act and deed for the use and purposes therein mentioned.

Witness my hand and office seal date aforesaid.

[Handwritten signature]



**Board of County Commissioners, Broward County, Florida
Finance and Administrative Services Department
RECORDS, TAXES & TREASURY**

NOTICE OF APPLICATION FOR TAX DEED NUMBER 27122

NOTICE is hereby given that the holder of the following certificate has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of the property, and the name in which it was assessed are as follows:

Property ID: 514216-01-7120
Certificate Number: 22582
Date of Issuance: 06/01/2009
Certificate Holder: TLC GENERAL PARTNERSHIP
HOLLYWOOD LITTLE RANCHES 1-26 B
Description of Property: BEG 125 S OF NE COR LOT 24,
W 100,N 45,E TO PT ON E/L 75
S OF NE COR,S 50 TO POB BLK 18
Name in which assessed: SFUMATO VILLA'S
Legal Titleholders: SFUMATO VILLA'S
2999 NE 191 ST #PH-8
AVENTURA, FL 33180

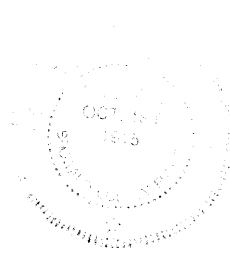
All of said property being in the County of Broward, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 17th day of October, 2012 at 10:00 AM at:

The Governmental Center
115 S. Andrews Avenue, Room 422
Fort Lauderdale, Florida

Dated this 13th day of September, 2012.

Bertha Henry
County Administrator
RECORDS, TAXES, AND TREASURY DIVISION



By: *Claudio Manicone*
Claudio Manicone
Deputy

This Tax Deed is Subject to All Existing Public Purpose Utility and Government Easements. The successful bidder is responsible to pay any outstanding taxes.

Publish: DAILY BUSINESS REVIEW
Issues: 09/13/2012, 09/20/2012, 09/27/2012 & 10/04/2012
Minimum Bid: 20064.10

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

CERTIFICATE OF MAILING NOTICES

Tax Deed No. 27122 FINAL

STATE OF FLORIDA
COUNTY OF BROWARD

THIS IS TO CERTIFY that I, County Administrator in and for Broward County, Florida, did on the 14TH day of SEPTEMBER, 2012, mail a copy of the Notice of Application for Tax Deed to the following persons prior to the sale of property, and that payment has been made for all outstanding Tax Certificates or, if the Certificate is held by the County, that all appropriate fees have been paid and deposited:

SFUMATO VILLA'S
136 NW 24TH AVE
HOLLYWOOD, FL 33020

CITY OF HOLLYWOOD
TREASURY DIVISION
2600 HOLLYWOOD BLVD
HOLLYWOOD, FL 33020

SFUMATO VILLA'S, LLC.
2999 NE 191ST ST #PH-8
AVENTURA, FL 33180

INTERNAL REVENUE SERVICE
7850 SW 6TH COURT
STOP 6030
PLANTATION, FL 33324

TLGFY, LLC
CAPITAL ONE, N.A.
PO BOX 54347
NEW ORLEANS, LA 70154-4347

U.S. DEPARTMENT OF JUSTICE
% GRISEL ALONSO,
ASST. U.S. ATTORNEY
99 NE 4TH ST., STE 310
MIAMI, FL 33132

THE FOLLOWING AGENCIES WERE NOTIFIED BY INTEROFFICE

BROWARD COUNTY CODE ENFORCEMENT,
PERMITTING LICENSING & PROTECTION DIVISION
ATTN: DIANE JOHNSON
GCE-1 NORTH UNIVERSITY DR
PLANTATION, FL 33324

BROWARD COUNTY COMMUNITY
CODE COMPLIANCE PERMITTING LICENSING
& PROTECTION DIVISION
GCE - 1 NORTH UNIVERSITY DR
PLANTATION, FL 33324

BROWARD COUNTY HIGHWAY CONSTRUCTION &
ENGINEERING DIVISION;
RIGHT OF WAY SECTION, ATTN: FRANK J GUILIANO
ONE N. UNIVERSITY DR., STE 300-B
PLANTATION, FL 33324

BROWARD COUNTY WATER & WASTEWATER;
ATTN: JEAN MANESS
2555 W. COPANS RD., POMPANO BEACH, FL

PUBLIC WORKS DEPT.; REAL PROPERTY
ATTN: DALE C. WILSON
GOVERNMENTAL CENTER, RM. 326,
115 S. ANDREWS AVE., FT. LAUDERDALE, FL 33301

BROWARD COUNTY SHERIFF'S DEPT.
ATTN: - CIVIL DIVISION
FT. LAUDERDALE, FL 33315

I certify that notice was provided pursuant to Florida Statutes, Section 197.02(4)

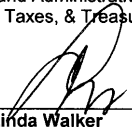
I further certify that I enclosed with every copy mailed, a statement as follows: 'Warning - property in which you are interested' is listed in the copy of the enclosed notice.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this 14TH day of SEPTEMBER, 2012, in compliance with section 197.522 Florida Statutes, 1995, as amended by Chapter 95-147 Senate Bill No. 596, Laws of Florida 1995.

SEAL



Bertha Henry
COUNTY ADMINISTRATOR
Finance and Administrative Services Department
Records, Taxes, & Treasury Division

By 
Deputy Lirida Walker

401-316 Revised 02/12

This instrument prepared by:
Steven L. Jones, Esq.
9999 NE 2d Ave., Ste. 216
Miami Shores, FL 33138

Folio No. or Parcel ID No. 514216017120

QUIT CLAIM DEED

THIS QUIT CLAIM DEED executed this 20 day of December, 2012 by **BENJIE SPERLING, a married man, both individually and as Trustee**, whose post office address is PO Box 817058, Hollywood, FL 33081, first party, to **GOLD COAST PROPERTY PARTNERS, LLC, a Florida limited liability company**, whose post office address is 300 NW 51st Court, Oakland Park, FL 33309, second party:

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:


Beginning at a point 125 feet south of the Northeast corner of Lot 24, Block 18, HOLLYWOOD LITTLE RANCHES, according to the amended plat thereof, recorded in Plat Book 1, Page 26, Public Records of Broward County, Florida; thence West to a point on the West line of said Lot, 125 feet South of the Northwest corner thereof; thence North 45 feet along the West line of said Lot; thence East to a point on the East line of said Lot 75 feet South of the Northeast corner thereof; thence South along the East line of said Lot, 50 feet to the point of beginning.


The described property does not constitute the homestead of the first party nor is it adjacent to or contiguous with any homestead property of the first party or any relative thereof.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anyway 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:


Name: SARAH L. SOUZA

 (Seal)
BENJIE SPERLING, both individually and as Trustee

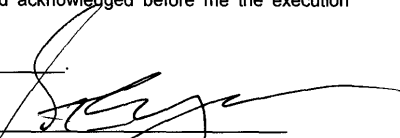

Name: Steven L. Jones

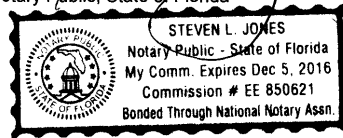
STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared **BENJIE SPERLING, a married man, both individually and as Trustee**, and who is (are) personally known or produced _____ as identification, to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged before me the execution thereof to be her (their) act and deed.

WITNESS my hand and official seal this 12/20/12

My commission expires:


Name: _____
Notary Public, State of Florida



IN THE CIRCUIT COURT OF THE 17TH
JUDICIAL CIRCUIT, IN AND FOR
BROWARD COUNTY, FLORIDA

CIVIL DIVISION

CASE NO. 12-32581 CACE 13

BENJIE SPERLING, as Trustee,
vs. Plaintiff(s),

SFUMATO VILLA'S LLC, a Florida limited liability
company; CITY OF HOLLYWOOD, a Florida municipal
corporation; BROWARD COUNTY, a political subdivision
of the State of Florida,
Defendant(s)/

SUMMARY FINAL JUDGMENT QUIETING TITLE

THIS CAUSE came before the Court April 23, 2013 on Plaintiff's Motion for Summary Final Judgment Quieting Title; there has been personal service of process upon Defendant(s); there has been prior notice of hearing; the Court having reviewed Plaintiff's Motion, Memorandum of Law and supporting Affidavit; the Court having heard argument of counsel; and the Court being otherwise fully advised in the premises, it is

ORDERED AND ADJUDGED:

1. The Court has jurisdiction over the subject matter and the parties hereto.
2. There is no material issue of fact or law in dispute and Plaintiff is entitled to judgment consistent with Rule 1.150, Florida Rules of Civil Procedure.
3. Plaintiff(s) is entitled to the relief afforded by Section 65.081, Florida Statutes, quieting and confirming its title in and to the real property described in the Complaint and hereinafter, against all Defendants save and except for Defendant(s), CITY OF HOLLYWOOD, to the extent that its liens are not satisfied from the disbursement of surplus funds, as further set forth in paragraph 6 herein.
4. There is no defense to or grounds that defeat Plaintiff's title or the tax deed under which it claims said title. The delinquent real property taxes, the non-payment of which resulted in the sale of tax certificate(s) and then led to the application for tax deed when not redeemed, were not paid prior to the sale, issuance and recording of the tax deed.
5. The Broward County Revenue Collector strictly complied with its duties under the provisions of Chapter 197, Florida Statutes, and in particular Section 197.502, F.S., after it received the application for tax deed by the holder of the tax certificate(s). It also strictly complied with the provisions of Section 197.512, F.S., by effecting publication of a notice for application for tax deed. Finally it complied with the provisions of Section 197.522, F.S., by mailing or otherwise processing the required notice of application for tax deed to those parties in interest established under Section 197.502, F.S.

②

6. The tax deed(s) dated October 17, 2012 and filed in Official Records Book 49179, Page 1561, Public Records of Broward County, Florida, is hereby confirmed as valid. It conveyed title to the property described therein to the grantee thereof, exclusive of any claims of Defendant(s) (except for CITY OF HOLLYWOOD to the extent that such claims cannot be paid from the disbursement of surplus under the provisions of Sec. 197.582, F.S.) named herein and all parties claiming by, through, under or against said Defendants, all as provided in Section 197.552, Florida Statutes.

7. The title of Plaintiff(s), BENJIE SPERLING, as Trustee, as to the following described real property in Broward County, Florida:

Beginning at a point 125 feet south of the Northeast corner of Lot 24, Block 18, HOLLYWOOD LITTLE RANCHES, according to the amended plat thereof, recorded in Plat Book 1, Page 26, Public Records of Broward County, Florida; thence West to a point on the West line of said Lot, 125 feet South of the Northwest corner thereof; thence North 45 feet along the West line of said Lot; thence East to a point on the East line of said Lot 75 feet South of the Northeast corner thereof; thence South along the East line of said Lot, 50 feet to the point of beginning

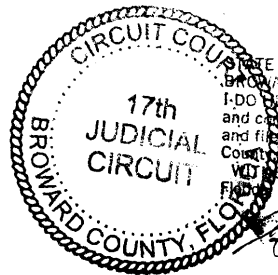
is a good title against the claims or purported claims of Defendant(s) (including the prior ownership interest of SFUMATO VILLA'S LLC), except as may be limited herein; all parties having or claiming to have any right, title or interest in the subject real property; all persons claiming by, through or against said Defendant(s) since the filing of the Notice of Lis Pendens; and those claims or purported claims are cancelled and title to the real property is forever quieted in favor of Plaintiff.

8. The Court shall retain jurisdiction of this matter relative to the surplus funds and priority of claim and disbursement under the provisions of Section 197.582, F.S., and BROWARD COUNTY is not to make disbursement from tax deed file number 27122 pending further order of court.

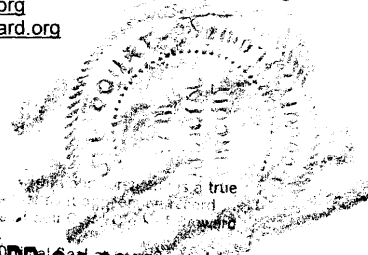
DONE AND ORDERED at Ft. Lauderdale, Broward County, Florida, this 4/23/13.

[Handwritten Signature]
CIRCUIT COURT JUDGE

Copies furnished to:
Steven L. Jones, Esq., 9999 N.E. 2nd Avenue, Suite 216, Miami Shores, Florida 33138
Sfumato Villa's LLC, c/o Oscar Grisales-Racini, 20801 Biscayne Blvd., Suite 306, Aventura, FL 33180
Tracy A. Lyons, Esq., Asst. City Attorney - tlyons@hollywoodfl.org
Carl L. Kitchner, Esq., Asst. County Attorney - ckitchner@broward.org



STATE OF FLORIDA
BROWARD COUNTY
I DO HEREBY CERTIFY that this is a true and correct copy of the original and file in the office of the Clerk of the Court, Broward County, Florida.
WITNESS my hand and official seal on this day of April, 2013.
[Handwritten Signature]
Deputy Clerk



Return to:
STEVEN L. JONES, ESQ.
9999 NORTHEAST 2nd AVENUE
MIAMI SHORES, FLORIDA 33138

THIS INSTRUMENT PREPARED BY
STEVEN L. JONES, ESQ.
9999 NORTHEAST 2nd AVENUE
MIAMI SHORES, FLORIDA 33138

FOLIO NO. 514216017120

SPECIAL WARRANTY DEED

THIS INDENTURE is made and executed the 19 day of February, 2019, by GOLD COAST PROPERTY PARTNERS, LLC, a limited liability company existing under the laws of Florida and whose post office address is 5079 N. Dixie Highway, Suite 328, Oakland Park, FL 33334, hereinafter called the grantor, to MIGUELANGEL HERRERA, a single man, whose post office address is 136 n. 24th Avenue, Hollywood, FL 33020, hereinafter called the grantee:

WITNESSETH: That the grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise release, convey and confirm unto the grantee, all that certain land situate in Broward County, Florida, viz:

Beginning at a point 125 feet South of the Northeast corner of Lot 24, Block 18, HOLLYWOOD LITTLE RANCHES, according the amended plat thereof, recorded in Plat Book 1, Page 26, Public Records of Broward County, Florida; thence West to a point on the West line of said Lot, 125 feet South of the Northwest corner thereof; thence North 45 feet along the West line of said Lot; thence East to a point on the East line of said Lot, 75 feet South of the Northeast corner thereof; thence South along the East line of said Lot, 50 feet to the point of beginning.

SUBJECT TO (1) land use designation, zoning restrictions, prohibitions and other requirements imposed by governmental authorities, none of which are hereby reimposed; (2) restrictions, easements and other matters appearing on the plat and/or common to the subdivision, none of which are hereby reimposed; (3) public utility easements of record which are located contiguous to the property lines, none of which are hereby reimposed; and (4) taxes for the year 2019 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 hereby covenants with said grantee that it is lawfully seized of said land in fee simple and that it has good right and lawful authority to sell and convey said land, and grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons claiming by, through and under grantor only and as to no others.

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

GOLD COAST PROPERTY PARTNERS, LLC
By **SUNBRIDGE RENTAL MANAGEMENT, LLC**, a Nevada limited liability company, its Manager

Signed, sealed and delivered in the presence of:

Judith J. Loffredo
Name: Judith J. Loffredo

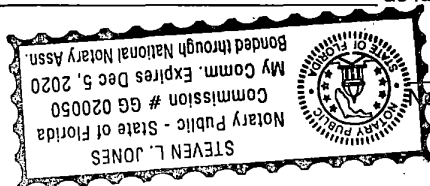
By: Johnny Fenger Sorensen
JOHNNY FENGER SORENSEN, as Manager of Sunbridge Rental Management, LLC

Steven L. Jones
Name: Steven L. Jones

STATE OF FLORIDA
COUNTY OF Miami Dade

The foregoing instrument was acknowledged before me this 19 day of February, 2019, by JOHNNY FENGER SORENSEN, as Manager of **SUNBRIDGE RENTAL MANAGEMENT, LLC**, a Nevada limited liability company, as Manager of **GOLD COAST PROPERTY PARTNERS, LLC**, a Florida limited liability company, on behalf of the company. She is personally known to me or produced He as identification.

My commission expires:



Steven L. Jones
Notary Public, State of Florida
STEVEN L. JONES
Notary Public - State of Florida
Commission # GG 020050
My Comm. Expires Dec 5, 2020
Bonded through National Notary Assn.

2

THIS INSTRUMENT PREPARED BY:
STEVEN L. JONES, ESQ.
9999 NE 2ND AVE., STE. 216
MIAMI SHORES, FL 33138

AFFIDAVIT (Limited Liability Company)

STATE OF FLORIDA
COUNTY OF

BEFORE ME, the undersigned authority, appeared JOHNNY FENGER SORENSEN, who is (are) personally known or who produced _____ as identification, and upon being first duly sworn, depose(s) and say(s):

1. He is the Manager of SUNBRIDGE RENTAL MANAGEMENT, LLC, a Nevada limited liability company, as Manager of GOLD COAST PROPERTY PARTNERS, LLC, a Florida limited liability company ("Company"), and this affidavit is made regarding the following described property:

Beginning at a point 125 feet South of the Northeast corner of Lot 24, Block 18, HOLLYWOOD LITTLE RANCHES, according the amended plat thereof, recorded in Plat Book 1, Page 26, Public Records of Broward County, Florida; thence West to a point on the West line of said Lot, 125 feet South of the Northwest corner thereof; thence North 45 feet along the West line of said Lot; thence East to a point on the East line of said Lot, 75 feet South of the Northeast corner thereof; thence South along the East line of said Lot, 50 feet to the point of beginning ("Property").

2. Company is the owner of the Property by virtue of a quit claim deed recorded in Official Records Book 49373, Page 564, Public Records of Broward County, Florida, and is one and the same entity as named therein.

3. Company was a validly created legal entity under the laws of the State of Florida as of the date it acquired title to the Property and remains in good standing as of the date hereof.

4. The current member(s) of the Company is Johnny Fenger Sorensen, and of which Affiant is one and same individual, and that this is the only individual party in interest relative to the Company and which has consented to the sale of the Property.

5. Affiant has full authority in his capacity as stated herein, on behalf of Company, to sell and convey title to the Property consistent with that contract for sale and purchase wherein Company is named as seller and MIGUELANGEL HERRERA is named as buyer; to execute the deed of conveyance, closing statement and all other documents necessary for the sale and conveyance of the Property.

6. Neither Company, its Manager nor its Sole Member is a debtor in bankruptcy and has not been a debtor in bankruptcy since becoming a manager and member of the Company.


7. This affidavit is made to induce STEVEN L. JONES, ESQ., as agent of OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, to issue a policy to insure the title to the Property.

FURTHER AFFIANT(S) SAYETH NOT.



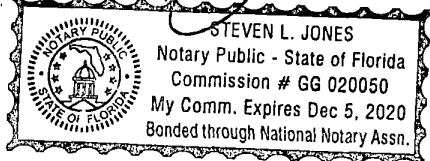
JOHNNY FENGER SORENSEN

SWORN TO and subscribed before me this 02/19/2019



Name:
Notary Public, State of Florida

My commission expires:



①

Prepared by and return to:
Alfredo Garcia-Menocal
Attorney at Law
Alfredo Garcia Menocal, P.A.
4937 SW 74th Court Suite 3
Miami, FL 33155
305-553-3464
File Number: AGM21200
Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 30 day of June, 2021 between Miguelangel Herrera, a married man whose post office address is 411 SE 4th Street, Dania, FL 33004, grantor, and Offerlane Holdings LLC, a Florida limited liability company whose post office address is 1212 E. Broward Blvd., Suite 204, Fort Lauderdale, FL 33301, grantee:

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

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

Beginning at a point 125 feet South of the Northeast corner of Lot 24, Block 18, HOLLYWOOD LITTLE RANCHES, according to the amended plat thereof, recorded in Plat Book 1, Page 26, Public Records of Broward County, Florida; thence West to a point on the West line of said Lot, 125 feet South of the Northwest corner thereof; thence North 45 feet along the West line of said Lot; thence East to a point on the East line of said Lot, 75 feet South of the Northeast corner thereof; thence South along the East line of said Lot, 50 feet to the point of beginning.

A/K/A: 136 N. 24th Avenue Hollywood FL 33020

Parcel Identification Number: 514216-01-7120

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property. Grantor's residence and homestead address is: 411 SE 4th Street Dania Beach FL 33004

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, 2020.

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: Catalina A. Asul

Witness Name: KATHY TORINO

Miguelangel Herrera

(Seal)

State of Florida
County of Miami Dade

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 30 day of June, 2021 by Miguelangel Herrera, who is personally known or has produced a drivers license as identification.

[Notary Seal]

Notary Public

Printed Name:

Catalina A Asse

My Commission Expires:

5/29/23



Prepared by and return to:
Alfredo Garcia-Menocal
Attorney at Law
Alfredo Garcia Menocal, P.A.
4937 SW 74th Court Suite 3
Miami, FL 33155
305-553-3464
File Number: AGM21200
Will Call No.:

[Space Above This Line For Recording Data]

Title Affidavit (Seller)

Before me, the undersigned authority, duly authorized to take acknowledgments and administer oaths, personally appeared Miguelangel Herrera, a married man ("Affiant"), who, after being by me first duly sworn, depose(s) and say(s) that:

1. **Miguelangel Herrera, a married man ("Seller")**, is the owner of and is selling the following described property to **Offerlane Holdings LLC, a Florida limited liability company ("Buyer")**, to wit:

Beginning at a point 125 feet South of the Northeast corner of Lot 24, Block 18, HOLLYWOOD LITTLE RANCHES, according to the amended plat thereof, recorded in Plat Book 1, Page 26, Public Records of Broward County, Florida; thence West to a point on the West line of said Lot, 125 feet South of the Northwest corner thereof; thence North 45 feet along the West line of said Lot; thence East to a point on the East line of said Lot, 75 feet South of the Northeast corner thereof; thence South along the East line of said Lot, 50 feet to the point of beginning.

A/K/A: 136 N. 24th Avenue Hollywood FL 33020

Parcel Identification Number: 514216-01-7120

2. It has been brought to Affiant's attention that certain instrument(s) recorded in the public records against one or more persons with similar name(s) to that of your Affiant may cause an objection to the title of the above property. Said matters are recorded in **OR Book 46721, Page 810 in the Public Records of Broward County Florida**. Affiant is not the same person or persons described in the aforementioned recorded instrument(s). The aforementioned matters do not in any way affect or relate to your Affiant. There are no judgments or liens whatsoever outstanding against Affiant.
3. All recording references set forth herein are to the Public Records of **Broward County, Florida**, unless otherwise noted. "Affiant", "Seller" and "Buyer" include singular or plural as context so requires or admits. This affidavit is given for the purpose of clearing any possible question or objection to the title to the above referenced property and, for the purpose of inducing **Alfredo Garcia Menocal, P.A. and Old Republic National Title Insurance Company** to issue title insurance on the subject property, with the knowledge that said title companies are relying upon the statements set forth herein. Seller hereby holds **Alfredo Garcia Menocal, P.A. and Old Republic National Title Insurance Company** harmless and fully indemnifies same (including but not limited to attorney's fees, whether suit be brought or not, and at trial and all appellate levels, and court costs and other litigation expenses) with respect to the matters set forth herein.

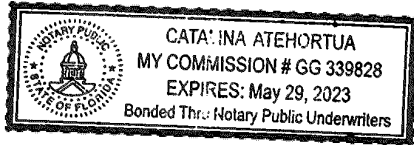
Under penalties of perjury, I declare that I have read the foregoing Affidavit and that the facts stated in it are true.


Miguelangel Herrera

State of Florida
County of Miami Dade

The foregoing instrument was sworn to and subscribed before me by means of physical presence or online notarization, this 30 day of June, 2021 by Miguelangel Herrera, who is personally known or has produced a driver's license as identification.

[Notary Seal]



Notary Public

Printed Name:

Catalina Atehortua

My Commission Expires:

5/29/23

Prepared By:

David A. Coven, Esq.
David A. Coven, P.A.
2856 East Oakland Park Boulevard,
Fort Lauderdale, Florida 33306

**AFFIDAVIT
(Limited Liability Company)**

BEFORE ME, the undersigned authority, duly authorized to take acknowledgements and administer oath personally appeared **Daniel Gitlin**, who deposes and says under penalties of perjury that:

1 This affidavit is made with regard to the following described property(ies):

Beginning at a point 125 feet South of the Northeast corner of Lot 24, Block 18, Hollywood Little Ranches, according to the amended plat thereof, recorded in Plat Book 1, Page 26, Public Records of Broward County, Florida; thence West to a point on the West line of said Lot, 125 feet South of the Northwest corner thereof; thence North 45 feet along the West line of said Lot; thence East to a point on the East line of said Lot, 75 feet South of the Northeast corner thereof; thence South along the East line of said Lot, 50 feet to the Point of Beginning.

Parcel Identification Number: 514216017120

2. **OFFERLANE HOLDINGS LLC** is 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 subject property of this transaction and at present time.

3. **OFFERLANE HOLDINGS LLC**, is not one of a family or group of entities.

4. **Daniel Gitlin** is the Managing Member of the limited liability company described in item 2 above.

5. All mananging members of **OFFERLANE HOLDINGS LLC**, a Florida limited liability company consent to the sale to **FRAMADA LLC** and authorize Affiant to execute the closing statement and all other documents necessary for the sale and conveyance to the Property.

6. The entity authorized under item 4 above is not a debtor in bankruptcy and has/have not been a debtor in bankruptcy since becoming a member of the LLC and such person has not been otherwise dissociated within the meaning of chapter 605 of the Florida Statutes.

7. The member executing the Warranty Deed is not and has not become dissociated pursuant to Sec. 605.0302(11) F.S. (by filing a statement of dissociation), Secs. 605.0601 or 605.0602, F.S., nor has that person wrongfully caused dissolution of the company.

8. This affidavit is made to induce **David A. Coven, P.A.** and **Fidelity National Title Insurance Company** to insure title to the real property described in item 1 above. Affiant(s), individually and on behalf of the Limited Liability Company described in item 2 above agree(s) to indemnify **David A. Coven, P.A.** and **Fidelity National Title Insurance Company** and hold it harmless for any loss or damage resulting from its reliance on the matters set forth in this affidavit.

9. **OFFERLANE HOLDINGS LLC** is Member-Managed.

OFFERLANE HOLDINGS LLC, a Florida Limited Liability Company

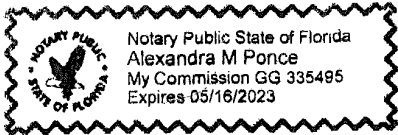
By: [Signature]
Daniel Gitlin, Manager

(Corporate Seal)

State of Florida
County of Broward

The foregoing instrument was sworn, subscribed, and acknowledged before me by means of physical presence or online notarization, this 10th day of December, 2021 by Daniel Gitlin, Manager of OFFERLANE HOLDINGS LLC, a Florida Limited Liability Company. He is personally known to me or has produced a driver's license as identification.

[Notary Seal]



[Signature]
Notary Public

Printed Name: Alexandra Ponce

My Commission Expires: _____

Prepared by and return to:
David A. Coven, Esq.

David A. Coven, P.A.
2856 East Oakland Park Blvd.
Fort Lauderdale, FL 33306
954-565-8410

File Number: 21-11-584

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 10th day of December, 2021 between OFFERLANE HOLDINGS LLC, a Florida Limited Liability Company, whose post office address is 1212 E Broward Blvd # 204, Fort Lauderdale, FL 33301, grantor, and FRAMADA LLC, a Florida Limited Liability Company, whose post office address is 2 NE 91st Street , Miami Shores, FL 33138, grantee:

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

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

Beginning at a point 125 feet South of the Northeast corner of Lot 24, Block 18, Hollywood Little Ranches, according to the amended plat thereof, recorded in Plat Book 1, Page 26, Public Records of Broward County, Florida; thence West to a point on the West line of said Lot, 125 feet South of the Northwest corner thereof; thence North 45 feet along the West line of said Lot; thence East to a point on the East line of said Lot, 75 feet South of the Northeast corner thereof; thence South along the East line of said Lot, 50 feet to the Point of Beginning.

Parcel Identification Number: 514216017120

Subject to taxes for 2022 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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, 2021**.

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:

OFFERLANE HOLDINGS LLC, a Florida Limited Liability Company
By: [Signature]
Daniel Gitlin, Manager

[Signature]
Witness Name: Alexandra Ponce

[Signature]
Witness Name: Bone Forbes

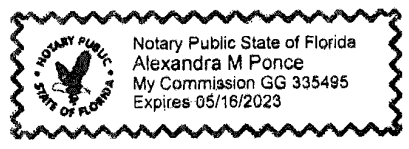
(Corporate Seal)

State of Florida
County of Broward

The foregoing instrument was sworn, subscribed, and acknowledged before me by means of physical presence or online notarization, this 10th day of December, 2021 by Daniel Gitlin, Manager of OFFERLANE HOLDINGS LLC, a Florida Limited Liability Company. He is personally known to me or has produced a driver's license as identification.

[Notary Seal]

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





NOTICE OF COMMENCEMENT

The undersigned hereby given notice that improvement will be made to certain real property, and in accordance with Chapter 713, Florida Statutes the following information is provided in the Notice of Commencement.

PERMIT NUMBER: _____

1. DESCRIPTION OF PROPERTY (Legal description & street address, if available) TAX FOLIO NO. 514216017110

SUBDIVISION HOLLYWOOD LITTLE RANCHES BLOCK 18 TRACT _____ LOT 24 BLDG _____ UNIT _____

2406 POLK STREET # A-B HOLLYWOOD, 33020

2. GENERAL DESCRIPTION OF IMPROVEMENT:

Perimetral 6 FT Height chain link fence with a gate

3. OWNER INFORMATION: a. Name FORT FRANCIS LLC (Manager Cristina F Delaney)

b. Address 20507 NE 9 PL MIAMI, FL 33179 c. Interest in property SINGLE FEE

Name and address of fee simple titleholder (if other than Owner) _____

4. CONTRACTOR'S NAME, ADDRESS AND PHONE NUMBER:

MULTITECH CORP (305)219-8761 5801 SW 89TH PL, Miami, FL 33173

5. SURETY'S NAME, ADDRESS AND PHONE NUMBER AND BOND AMOUNT:

6. LENDER'S NAME, ADDRESS AND PHONE NUMBER:

7. Persons within the State of Florida designated by Owner upon whom notices or other documents may be served as provided by Section 713.13 (1) (a) 7, Florida Statutes:

NAME, ADDRESS AND PHONE NUMBER: _____

8. In addition to himself or herself, Owner designates the following to receive a copy of the Lienor's Notice as provided in Section 713.13 (1) (b), Florida Statutes: NAME, ADDRESS AND PHONE NUMBER: _____

9. Expiration date of notice of commencement (the expiration date is 1 year from the date of recording unless a different date is specified): _____

WARNING TO OWNER: ANY PAYMENTS MADE BY THE OWNER AFTER THE EXPIRATION OF THE NOTICE OF COMMENCEMENT ARE CONSIDERED IMPROPER PAYMENTS UNDER CHAPTER 713, PART I, SECTION 713.13, FLORIDA STATUTES, AND CAN RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.

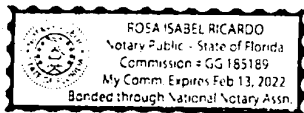
Signature of Owner or Owner's Authorized Officer/Director/Partner/Manager

DELANEY, CRISTINA F Manager

Print Name and Provide Signatory's Title/Office

State of Florida
County of Broward

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 21 day of January 2022
by DELANEY, CRISTINA F, who is personally known or produced the following type of identification: _____



Rosa Ricardo

(Signature of Notary Public)

Under Penalties of perjury, I declare that I have read the foregoing and that the facts in it are true to the best of my knowledge and belief (Section 92.525, Florida Statutes).

AMC Title Inc.
13800 N.W. 14th Street, Suite 190
Sunrise, FL 33323
Phone 954-308-3261
orders@amctitle.com

PROPERTY INFORMATION REPORT

Date of Report: February 3, 2025

Order No. 21-11-584

To: David A. Coven P.A.
2631 E. Oakland Park Boulevard, Suite 107
Fort Lauderdale, FL 33306

Pursuant to your request the Public Records of Broward County have been searched January 1, 1978 to August 21, 2024 @ 11:59 PM in order to determine ownership and encumbrances, and the following affect the property described as follows:

Description of Real Property Situated in Broward County:

See attached Exhibit "A"

Current Vested Owners:

Framada LLC, a Florida limited liability company

by virtue of Warranty Deed from Offerlane Holdings LLC, a Florida limited liability company recorded 12/13/2021 in Official Records Instrument # 117800052, of the Public Records of Broward County, Florida.

Chain of Title:

1. Warranty Deed from Miguelangel Herrera, a married man to Offerlane Holdings LLC, a Florida limited liability company recorded 07/12/2021 in Official Records Instrument # 117415577, of the Public Records of Broward County, Florida.
2. Special Warranty Deed from Gold Coast Property Partners, LLC, a Florida limited liability company to Miguelangel Herrera, a single man recorded 02/21/2019 in Official Records Instrument # 115630226, of the Public Records of Broward County, Florida.

3. Quit Claim Deed from Benjie Sperling, a married man, both individually and as Trustee to Gold Coast Property Partners, LLC, a Florida limited liability company recorded 12/31/2012 in Official Records Book 49373, Page 564, of the Public Records of Broward County, Florida.
4. Tax Deed from Clerk of Court to Benjie Sperling, Trustee recorded 10/23/2012 in Official Records Book 49179, Page 1561, of the Public Records of Broward County, Florida. NOTE – Summary Final Judgment Quieting Title recorded in Official Records Book 49732, Page 256.
5. Warranty Deed from Sfumato Villa's, LLC, a Florida limited liability company to Elias Perchik, a married man recorded 05/06/2011 in Official Records Book 47900, page 1753, of the Public Records of Broward County, Florida. NOTE – Legal description is incomplete.
6. Warranty Deed from Thomas A. Thomas Jr., a single man to Sfumato Villa's, LLC, a Florida limited liability company recorded 05/02/2006 in Official Records Book 41934, Page 1872, of the Public Records of Broward County, Florida.
7. Personal Representative's Deed from Margaret Thomas, the duly qualified and acting personal representative of the estate of Thomas A. Thomas, Sr., deceased to Thomas A. Thomas, Jr., a single man recorded 08/22/2003 in Official Records Book 35876, Page 830, of the Public Records of Broward County, Florida.
8. Quit Claim Deed from Thomas A. Thomas, a married man, to Thomas A. Thomas, Jr., a single man recorded 12/31/1998 in Official Records Book 29113, Page 599, of the Public Records of Broward County, Florida.
9. Quit Claim Deed from Margaret J. Thomas, a married woman to Thomas A. Thomas, a married man recorded 09/28/1996 in Official Records Book 25451, Page 701, of the Public Records of Broward County, Florida.
10. Warranty Deed from James Murano, Jr. and Rosemarie Murano, his wife to Thomas A. Thomas and Margaret J. Thomas, his wife recorded 10/25/1982 in Official Records Book 10474, page 785, of the Public Records of Broward County, Florida.
11. Personal Representative's Deed from Rose Marie Aylward, Personal Representative of the Estate of Joseph Crafa, deceased to James Murano, Jr. and Rosemarie Murano, his wife recorded 02/09/1978 in Official Records Book 8037, Page 78, of the Public Records of Broward County, Florida.

Mortgages:

1. NOTE: No open mortgage(s) were found of record. Agent must confirm with the owner that the property is free and clear.

Judgments, Liens and other encumbrances:

1. Nothing found of record.

Exceptions:

1. Restrictions, dedications, reservations, and easements as shown on the plat as recorded in Plat Book 1, page 26 of the Public Records of Broward County, Florida.
2. Ordinance recorded in Official Records Book 8136, Page 244, of the Public Records of Broward County, Florida.
3. Ordinance recorded in Official Records Book 40082, page 1783, and in Official Records Book 40082, Page 1789, of the Public Records of Broward County, Florida.
4. Resolution recorded in Official Records Book 44283, Page 1074, and in Official Records Book 46038, Page 953, of the Public Records of Broward County, Florida.

NOTE: For Folio #514216017120: 2023 taxes were paid on 02/22/2024 in the amount of \$7,804.54. The gross amount for 2024 was \$7,883.37. NOTE – This folio contains additional lands not covered by this report.

This report is being prepared for informational purposes only. This report is not title insurance. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified by name in the property information report as the recipient(s) of the property information report. This report does not set forth or imply any opinion, warranty, guarantee, insurance, or other similar assurance of the status of title, and does not constitute title insurance.

This report contains information obtained from public records and AMC Title Inc. makes no representations concerning the accuracy of said public record information or the information contained in this report. THIS REPORT IS NOT AN ABSTRACT OR OPINION OF TITLE, TITLE COMMITMENT OR GUARANTEE, OR TITLE INSURANCE POLICY. A full title search should be performed before issuing any

commitment, policy or endorsement. This report is being provided to you as AMC Title Inc.'s customer, and is not intended for the benefit of any third party.

LIMITATION OF LIABILITY: AMC Title Inc. makes no warranty with respect to this report. If any information contained in this report is inaccurate, you agree that AMC Title Inc.'s liability to you is limited to the price you paid for this report. AMC Title Inc. shall have no liability to any third party under any circumstances, and the liability under this report is limited to the addressee (named recipient) of the report, and may not exceed the amount paid for the report. In no event shall AMC Title Inc. be liable for any special, incidental, or consequential damages even if advised that such damages are possible or likely.

AMC Title Inc.
13800 N.W. 14th Street, Suite 190
Sunrise, FL 33323

Countersigned: _____
Alison M. Chastain, Esq.

Exhibit "A"

Beginning at a point 125 feet South of the Northeast corner of Lot 24, Block 18, Hollywood Little Ranches, according to the amended plat thereof, recorded in Plat Book 1, Page 26, Public Records of Broward County, Florida; thence West to a point on the West line of said Lot, 125 feet South of the Northwest corner thereof; thence North 45 feet along the West line of said Lot; thence East to a point on the East line of said Lot, 75 feet South of the Northeast corner thereof; thence South along the East line of said Lot, 50 feet to the Point of Beginning.

AMC Title Inc.
13800 N.W. 14th Street, Suite 190
Sunrise, FL 33323
Phone 954-308-3261
orders@amctitle.com

PROPERTY INFORMATION REPORT

Date of Report: February 3, 2025

Order No. 21-12-641

To: David A. Coven P.A.
2631 E. Oakland Park Boulevard, Suite 107
Fort Lauderdale, FL 33306

Pursuant to your request the Public Records of Broward County have been searched as of August 21, 2024 @ 11:59 PM in order to determine ownership and encumbrances, and the following affect the property described as follows:

Description of Real Property Situated in Broward County:

See attached Exhibit "A"

Current Vested Owners:

Framada LLC, a Florida limited liability company

by virtue of Warranty Deed Fort Francis LLC, a Florida limited liability company 04/29/2022 in Official Records Instrument #118113125, of the Public Records of Broward County, Florida.

Chain of Title:

1. Warranty Deed from Yolvi Feijoo, a single man to Fort Francis, LLC, a Florida limited liability company recorded 11/23/2020 in Official Records Instrument # 116880621, of the Public Records of Broward County, Florida.
2. Warranty Deed from N.A. Professionals, LLC, a Florida limited liability company to Yolvi Feijoo, a single person, recorded 06/10/2016 in Official Records Instrument # 113747347, of the Public Records of Broward County, Florida.

3. Special Warranty Deed from The Bank of New York Mellon, f/k/a The Bank of New York as successor in interest to JPMorgan Chase Bank, N.A. as Trustee for NovaStar Mortgage Funding Trust, Series 2006-3, NovaStar Home Equity Loan Asset-Backed Certificates, Series 2006-3 to N.A. Professionals, LLC, a Florida limited liability company recorded 04/27/2016 in Official Records Instrument # 113655701, of the Public Records of Broward County, Florida.
4. Certificate of Title from Clerk of Court to The Bank of New York Mellon, f/k/a The Bank of New York as successor in interest to JPMorgan Chase Bank, N.A. as Trustee for NovaStar Mortgage Funding Trust, Series 2006-3 recorded 06/12/2015 in Official Records Instrument # 113047664, of the Public Records of Broward County, Florida.
5. Warranty Deed from Sfumato Villa's, LLC, a Florida limited liability company to Elias Perchik, a married man recorded 05/06/2011 in Official Records Book 47900, page 1753, of the Public Records of Broward County, Florida. NOTE – Legal description is incomplete.
6. Warranty Deed from Thomas A. Thomas Jr., a single man to Sfumato Villa's, LLC, a Florida limited liability company recorded 05/02/2006 in Official Records Book 41934, Page 1872, of the Public Records of Broward County, Florida.
7. Personal Representative's Deed from Margaret Thomas, the duly qualified and acting personal representative of the estate of Thomas A. Thomas, Sr., deceased to Thomas A. Thomas, Jr., a single man recorded 08/22/2003 in Official Records Book 35876, Page 830, of the Public Records of Broward County, Florida. NOTE – There does not appear to be a deed from Margaret Thomas individually as to this portion of property.
8. Warranty Deed from Stuart Spak and Karen Spak, his wife to Thomas A. Thomas and Margaret Thomas, his wife recorded 05/31/1990 Official Records Book 15472, Page 355, of the Public Records of Broward County, Florida.
9. Warranty Deed from William R. McDonald and Juanita McDonald, his wife to Stuart Spak and Karen Spak, his wife recorded 06/09/1987 in Official Records Book 14514, Page 441, of the Public Records of Broward County, Florida.
10. Quit Claim Deed from Mary Catherine McDonald, an unmarried woman to Mary Catherine McDonald, an unmarried woman, William R. McDonald and Juanita McDonald, her parents, as joint tenants with right of survivorship recorded in Official Records Book 12429, Page 974, of the Public Records of Broward County, Florida. NOTE – See Affidavit recorded in Official Records Book 14514, Page 448 Mary McDonald a/k/a Mary Roach died on 05/12/1986.
11. Personal Representative's Deed from Howard Acres, as Personal Representative of the Estate of Mildred Ida Acres, deceased to Mary Catherine McDonald

recorded 12/23/1980 in Official Records Book 9318, Page 549, of the Public Records of Broward County, Florida.

Mortgages:

1. NOTE: No open mortgage(s) were found of record. Agent must confirm with the owner that the property is free and clear.

Judgments, Liens and other encumbrances:

1. Notice of Violation recorded June 11, 2008 in Official Records Book 45440, page 1742, of the Public Records of Broward County, Florida.

Exceptions:

1. Restrictions, dedications, reservations, and easements as shown on the plat as recorded in Plat Book 1, page 26 of the Public Records of Broward County, Florida.
2. Ordinance recorded in Official Records Book 8136, Page 244, of the Public Records of Broward County, Florida.
3. Ordinance recorded in Official Records Book 40082, page 1783, and in Official Records Book 40082, Page 1789, of the Public Records of Broward County, Florida.
4. Resolution recorded in Official Records Book 44283, Page 1074, and in Official Records Book 46038, Page 953, of the Public Records of Broward County, Florida.

NOTE: For Folio #514216017120: 2023 taxes were paid on 02/22/2024 in the amount of \$7,804.54. The gross amount for 2024 was \$7,883.37. NOTE – This folio contains additional lands not covered by this report.

This report is being prepared for informational purposes only. This report is not title insurance. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified by name in the property information report as the recipient(s) of the property information report. This report does not set forth or imply

any opinion, warranty, guarantee, insurance, or other similar assurance of the status of title, and does not constitute title insurance.

This report contains information obtained from public records and AMC Title Inc. makes no representations concerning the accuracy of said public record information or the information contained in this report. THIS REPORT IS NOT AN ABSTRACT OR OPINION OF TITLE, TITLE COMMITMENT OR GUARANTEE, OR TITLE INSURANCE POLICY. A full title search should be performed before issuing any commitment, policy or endorsement. This report is being provided to you as AMC Title Inc.'s customer, and is not intended for the benefit of any third party.

LIMITATION OF LIABILITY: AMC Title Inc. makes no warranty with respect to this report. If any information contained in this report is inaccurate, you agree that AMC Title Inc.'s liability to you is limited to the price you paid for this report. AMC Title Inc. shall have no liability to any third party under any circumstances, and the liability under this report is limited to the addressee (named recipient) of the report, and may not exceed the amount paid for the report. In no event shall AMC Title Inc. be liable for any special, incidental, or consequential damages even if advised that such damages are possible or likely.

AMC Title Inc.
13800 N.W. 14th Street, Suite 190
Sunrise, FL 33323

Countersigned: _____
Alison M. Chastain, Esq.

Exhibit "A"

The North 125 feet of Lot 24, Block 18 of Hollywood Little Ranches, according to the Amended Plat thereof, recorded in Plat Book 1, Page 26, of the public records of Broward County, Florida, excepting therefrom that portion thereof, described as follows: Beginning at a point 125 feet South of the Northeast corner of said Lot 24 running thence West to a point on the West line of said Lot 24, 125 feet South of the Northwest corner thereof; thence North 45 feet along the said lot; thence East to a point on the East Line of said lot said Lot 75 feet South of the Northeast Corner thereof; thence South along the East line of said Lot 50 feet to the point beginning.