

ABP Homes



RETURN TO:
JANICE LAVERNIA RUBIN, P.A.
7685 SW 104 ST, SUITE 210
MIAMI, FL 33158

CFN 2011R0439461
DR Bk 27744 Pgs 3498 - 3499 (2 Pgs)
RECORDED 07/05/2011 15:48:50
DEED DDC TAX 3,810.00
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

This instrument prepared by,
and after recording return to:
Mark J. Boulris, Esq.
9100 S. Dadeland Boulevard
Suite 1500
Miami, Florida 33156

Parcel Identification Number: 01-4128-013-0200

-----The space above this line for recording office use only-----

WARRANTY DEED

THIS WARRANTY DEED is made this 20th day of June 2011, by FRED J. WITKOFF and VIVIAN LEVINE WITKOFF, husband and wife (collectively, "Grantor"), whose address is 752 Navarre Avenue, Coral Gables, Florida 33134, to DAVID A. NEBLETT, an unmarried man ("Grantee"), whose address is 2550 S. Bayshore Drive, Miami, Florida 33133.

Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration paid to Grantor by Grantee, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey, to Grantee and Grantee's personal representatives, heirs, successors, and assigns forever, the following described land, situate, lying and being in Miami-Dade County, Florida (the "Property"):

Lot 20, in Block 3, of PINECREST MANOR FIRST ADDITION, according to the Plat thereof, as recorded in Plat Book 59, Page 63, of the Public Records of Miami-Dade County, Florida.

TOGETHER WITH all easements, tenements, hereditaments and appurtenances belonging to the Property; and

TOGETHER WITH all buildings and other improvements now or hereafter located on the Property.

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

This conveyance is made subject to:

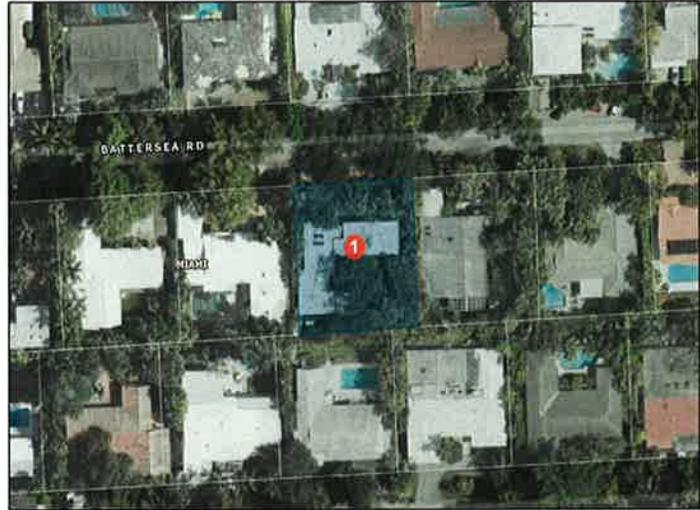
- (a) Covenants, easements, and restrictions of record;
- (b) Restrictions and matters appearing on the plat or otherwise common to the subdivision;
- (c) Comprehensive land use plans, zoning, restrictions, prohibitions and other requirements imposed by governmental authority;
- (d) oil, gas, and mineral rights of record; and
- (e) Taxes for the year 2011 and subsequent years.



MIAMI-DADE COUNTY
OFFICE OF THE PROPERTY APPRAISER
PROPERTY SEARCH SUMMARY REPORT

Honorable Pedro J. Garcia
Property Appraiser

Property Information:	
Folio	01-4128-013-0200
Property Address	3630 BATTERSEA RD
Owner Name(s)	DAVID A NEBLETT
Mailing Address	2550 S BAYSHORE DR MIAMI FL 33133
Primary Zone	0100
Use Code	0001
Beds/Baths/Half	4/2/0
Floors	1
Living Units	1
Adj. Sq. Footage	2,654
Lot Size	10,400 SQ FT
Year Built	1966
Legal Description	PINECREST MANOR 1ST ADD PB 59-63 LOT 20 BLK 3 LOT SIZE 100.000 X 104 OR 27744-3498 0611 01



Aerial Photography 2010

Assessment Information:		
	Current	Previous
Year	2012	2011
Land Value	\$384,800	\$312,000
Building Value	\$175,946	\$221,933
Market Value	\$560,746	\$533,933
Assessed Value	\$560,746	\$310,770

Exemption Information:		
	Current	Previous
Year	2012	2011
Homestead	\$25,000	\$25,000
2nd Homestead	\$25,000	\$25,000
Senior	\$0	\$0
Veteran Disability	\$0	\$0
Civilian Disability	\$0	\$0
Widow(er)	\$0	\$0

Taxable Value Information:		
	Current	Previous
Year	2012	2011
	Exemption/Taxable	Exemption/Taxable
County	\$50,000 / \$510,746	\$50,000 / \$260,770
School Board	\$25,000 / \$535,746	\$25,000 / \$285,770
City	\$50,000 / \$510,746	\$50,000 / \$260,770
Regional	\$50,000 / \$510,746	\$50,000 / \$260,770

Sale Information:			
Date	Amount	Recording Book-Page	Qualification Code
6/2011	\$635,000	27744-3498	Sales qualified as a result of examination of the deed

Disclaimer:

The Office of the Property Appraiser and Miami-Dade County are continually editing and updating the tax roll and GIS data to reflect the latest property information and GIS positional accuracy. No warranties, expressed or implied, are provided for data and the positional or thematic accuracy of the data herein, its use, or its interpretation. Although this website is periodically updated, this information may not reflect the data currently on file at Miami-Dade County's systems of record. The Property Appraiser and Miami-Dade County assumes no liability either for any errors, omissions, or inaccuracies in the information provided regardless of the cause of such or for any decision made, action taken, or action not taken by the user in reliance upon any information provided herein. See Miami-Dade County full disclaimer and User Agreement at <http://www.miamidade.gov/info/disclaimer.asp>.

Property information inquiries, comments, and suggestions email: pawebmail@miamidade.gov
GIS inquiries, comments, and suggestions email: gis@miamidade.gov

Generated on: Monday, August 27, 2012



CFN 2009R0689689
 DR Bk 27023 Pgs 2520 - 2521; (2pgs)
 RECORDED 09/24/2009 09:51:28
 DEED DOC TAX 9,240.00
 HARVEY RUVIN, CLERK OF COURT
 MIAMI-DADE COUNTY, FLORIDA

Prepared by and return to:
 James Marx, Esq.
 Akerman Senterfitt
 One Southeast Third Avenue Suite 2500
 Miami, FL 33131
 File Number: OXENBERG SALE

Folio No.: 01-4115-024-0320

Warranty Deed

This Warranty Deed made this 15 day of September, 2009 between Harvey Oxenberg, a single man whose post office address is 4080 Barbarossa Avenue, Miami, FL 33133, grantor, and Anne Johnston whose post office address is 2 Chesterfield Hill, London W1J 5BH, United Kingdom, 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 Miami-Dade County Florida to-wit:

Lot 11, Block B, BISCAYNE PARK TERRACE SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 2, Page(s) 36, of the Public Records of Miami Dade County, Florida.

a/k/a 3003 Seminole Street, Miami, FL 33133

Subject to:

- 1) Covenants, Conditions, Restrictions, Reservations and Easements of record, without reimposing same
- 2) Taxes for the year 2009 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.

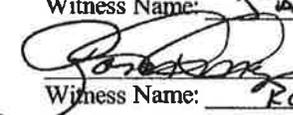
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2008.

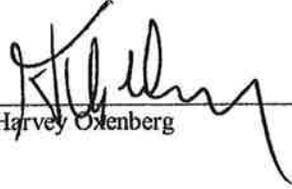
[Notarization page follows]

DoubleTimes

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: James Marx

Witness Name: Rosa M. Marx

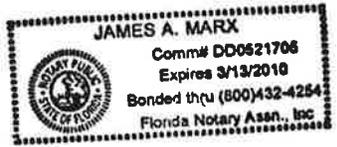

Harvey Oxenberg (Seal)

State of Florida
County of Miami-Dade

The foregoing instrument was acknowledged before me this 15 day of September, 2009 by Harvey Oxenberg, who
 is personally known or has produced a driver's license as identification.

[Notary Seal]


Notary Public
Printed Name: James Marx
My Commission Expires: 3-13-10

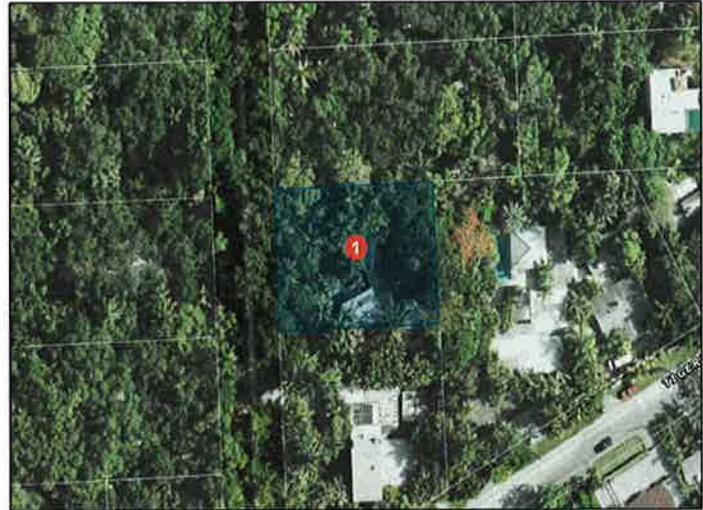




MIAMI-DADE COUNTY
OFFICE OF THE PROPERTY APPRAISER
PROPERTY SEARCH SUMMARY REPORT

Honorable Pedro J. Garcia
Property Appraiser

Property Information:	
Folio	01-4115-024-0320
Property Address	3003 SEMINOLE ST
Owner Name(s)	ANNE JOHNSTON
Mailing Address	2 CHESTERFIELD HILL LONDON W1J5BH
Primary Zone	0100
Use Code	0001
Beds/Baths/Half	3/2/0
Floors	3
Living Units	1
Adj. Sq. Footage	2,191
Lot Size	18,225 SQ FT
Year Built	1968
Legal Description	BISCAYNE PARK TERR PB 2-36 LOT 11 BLK B LOT SIZE 135.000 X 135 OR 20423-0732 05/2002 1 OR 27023-2520 0909 01



Aerial Photography 2010

Assessment Information:		
	Current	Previous
Year	2012	2011
Land Value	\$455,625	\$455,625
Building Value	\$427,703	\$430,231
Market Value	\$883,328	\$885,856
Assessed Value	\$883,328	\$885,856

Taxable Value Information:		
	Current	Previous
Year	2012	2011
	Exemption/Taxable	Exemption/Taxable
County	\$0 / \$883,328	\$0 / \$885,856
School Board	\$0 / \$883,328	\$0 / \$885,856
City	\$0 / \$883,328	\$0 / \$885,856
Regional	\$0 / \$883,328	\$0 / \$885,856

Exemption Information:		
	Current	Previous
Year	2012	2011
Homestead	\$0	\$0
2nd Homestead	\$0	\$0
Senior	\$0	\$0
Veteran Disability	\$0	\$0
Civilian Disability	\$0	\$0
Widow(er)	\$0	\$0

Sale Information:			
Date	Amount	Recording Book-Page	Qualification Code
9/2009	\$1,540,000	27023-2520	Sales qualified as a result of examination of the deed
2/2002	\$845,000	20423-0732	Sales which are qualified
4/2000	\$600,000	19108-1800	Sales which are qualified
6/1998	\$550,000	18137-4249	Sales which are qualified
8/1996	\$0	17339-1267	Sales which are disqualified as a result of examination of the deed
5/1993	\$511,500	15941-3704	Sales which are qualified

Disclaimer:

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Property information inquiries, comments, and suggestions email: pawebmail@miamidade.gov
GIS inquiries, comments, and suggestions email: gis@miamidade.gov

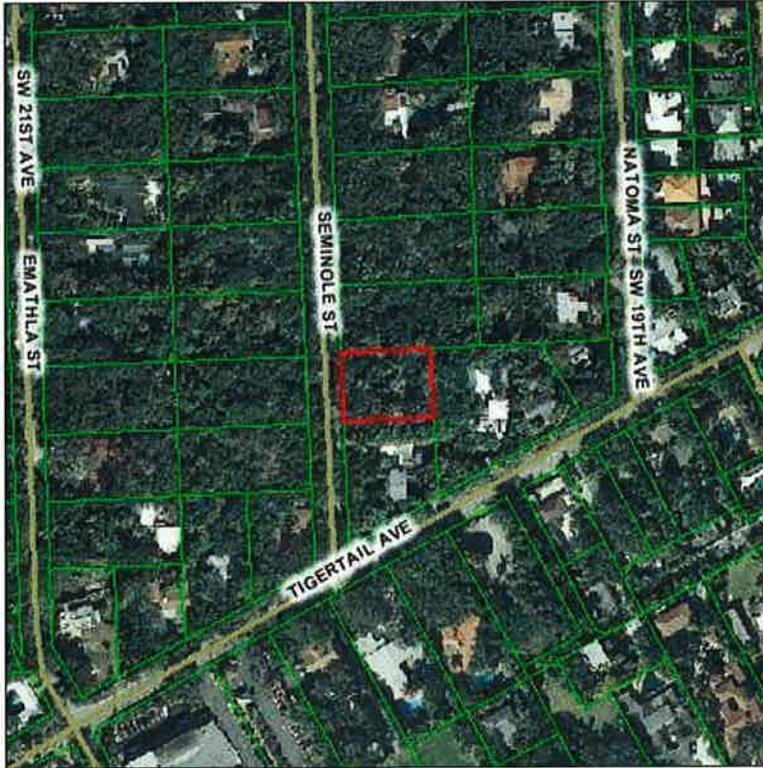
Generated on: Monday, August 27, 2012

My Home
Miami-Dade County, Florida

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Property Information Map



Aerial Photography - 2009

0 114 ft

This map was created on 5/11/2012 9:23:34 AM for reference purposes only.

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Close

Summary Details:

Folio No.:	01-4115-024-0320
Property:	3003 SEMINOLE ST
Mailing Address:	ANNE JOHNSTON 2 CHESTERFIELD HILL LONDON W1J5BH

Property Information:

Primary Zone:	0100 SINGLE FAMILY RESIDENCE
CLUC:	0001 RESIDENTIAL - SINGLE FAMILY
Beds/Baths:	3/2
Floors:	3
Living Units:	1
Adj Sq Footage:	2,191
Lot Size:	18,225 SQ FT
Year Built:	1968
Legal Description:	BISCAYNE PARK TERR PB 2-36 LOT 11 BLK B LOT SIZE 135.000 X 135 OR 20423-0732 05/2002 1 OR 27023-2520 0909 01

Assessment Information:

Year:	2011	2010
Land Value:	\$455,625	\$455,625
Building Value:	\$430,231	\$432,761
Market Value:	\$885,856	\$888,386
Assessed Value:	\$885,856	\$888,386

Taxable Value Information:

Year:	2011	2010
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	\$0/\$885,856	\$0/\$888,386
County:	\$0/\$885,856	\$0/\$888,386
City:	\$0/\$885,856	\$0/\$888,386
School Board:	\$0/\$885,856	\$0/\$888,386

Sale Information:

Sale Date:	9/2009
Sale Amount:	\$1,540,000
Sale O/R:	27023-2520
Sales Qualification Description:	Sales qualified as a result of examination of the deed
View Additional Sales	



MIAMI-DADE COUNTY
OFFICE OF THE PROPERTY APPRAISER
PROPERTY SEARCH SUMMARY REPORT

Honorable Pedro J. Garcia
Property Appraiser

Property Information:	
Folio	11-3205-017-0060
Property Address	1115 NE 97 ST
Owner Name(s)	JENNIFER FREHLING
Mailing Address	1115 NE 97 ST EL PORTAL FL 33138
Primary Zone	1400 SINGLE FAMILY RESIDENCE
Use Code	0001 RESIDENTIAL - SINGLE FAMILY
Beds/Baths/Half	3/1/1
Floors	1
Living Units	1
Adj. Sq. Footage	2,329
Lot Size	8,475 SQ FT
Year Built	1949
Legal Description	REV PL MIAMI SHORES SEC 8 PB 43-51 LOT 6 BLK 180 LOT SIZE 75.000 X 113 OR 19800-4552 07 2001 1 COC 23284-0196 04 2005 1



Aerial Photography 2010

Assessment Information:		
	Current	Previous
Year	2012	2011
Land Value	\$146,632	\$122,194
Building Value	\$275,322	\$197,921
Market Value	\$421,954	\$320,115
Assessed Value	\$421,954	\$304,385

Exemption Information:		
	Current	Previous
Year	2012	2011
Homestead	\$0	\$25,000
2nd Homestead	\$0	\$25,000
Senior	\$0	\$0
Veteran Disability	\$0	
Civillian Disability	\$0	\$0
Widow(er)	\$0	\$0

Taxable Value Information:		
	Current	Previous
Year	2012	2011
	Exemption/Taxable	Exemption/Taxable
County	\$0 / \$421,954	\$50,000 / \$254,385
School Board	\$0 / \$421,954	\$25,000 / \$279,385
City	\$0 / \$421,954	\$50,000 / \$254,385
Regional	\$0 / \$421,954	\$50,000 / \$254,385

Sale Information:			
Date	Amount	Recording Book-Page	Qualification Code
6/2011	\$590,000	27721-3803	Sales qualified as a result of examination of the deed
4/2005	\$662,500	23284-0196	Sales which are qualified
7/2001	\$365,000	19800-4552	Sales which are qualified
6/1996	\$205,000	17231-3967	Sales which are qualified
9/1995	\$195,000	16932-3263	Sales which are qualified
6/1994	\$186,500	16399-2991	Sales which are qualified
11/1991	\$0	15648-0579	Sales which are disqualified as a result of examination of the deed
1/1989	\$157,000	13982-1503	Sales which are qualified

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GIS inquiries, comments, and suggestions email: gis@miamidade.gov

Generated on: Monday, August 27, 2012



CFN 2011R0388778
 DR Bk 27721 Pgs 3803 - 3804 (2pgs)
 RECORDED 06/14/2011 15:47:36
 DEED DOC TAX 3,540.00
 HARVEY RUVIN, CLERK OF COURT
 MIAMI-DADE COUNTY, FLORIDA

Prepared by and return to:
Richard Gonzalez, Esq
Attorney at Law
Richard Gonzalez, P.A.
4770 Biscayne Boulevard, Suite 1110
Miami, FL 33137
305-573-8808
 File Number: **RG110501**
 Will Call No.:

Parcel Identification No. **11-32-05-017-0060**

[Space Above This Line For Recording Data]

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

This Indenture made this **6th** day of **June**, 2011 between **Alexis Denis**, a single man and **Roland Fernandez**, a single man whose post office address is **P.O. Box 370665 Miami, FL 33137** of the County of **Miami-Dade**, State of **Florida**, grantor*, and **Jennifer Frehling**, a single woman whose post office address is **1115 NE 97 ST , El Portal, FL 33138** of the County of **Miami-Dade**, 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 **Miami-Dade County, Florida**, to-wit:

Lot 6, Block 180, REVISED PLAT OF MIAMI SHORES, SECTION 8, according to the map or plat thereof as recorded in Plat Book 43, Page 51, Public Records of Miami-Dade County, Florida.

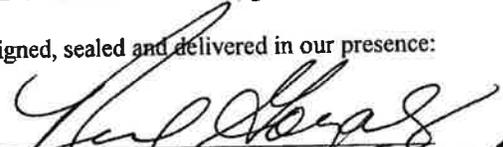
Street address known as **1115 NE 97 ST Miami Shores, FL 33138**

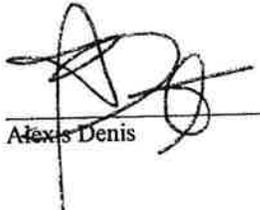
and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

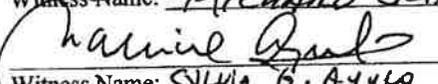
* "Grantor" and "Grantee" are used for singular or plural, as context requires.

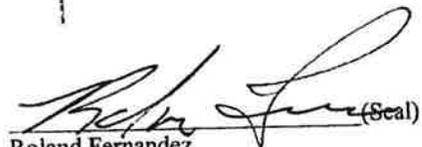
In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

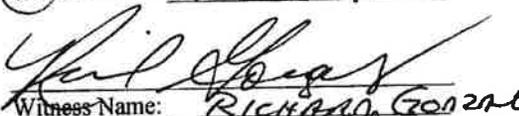
Signed, sealed and delivered in our presence:

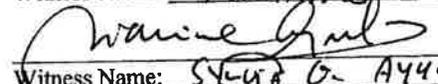

 Witness Name: Richard Gonzalez


 Alexis Denis (Seal)


 Witness Name: Sylvia G. Ayala


 Roland Fernandez (Seal)


 Witness Name: Richard Gonzalez

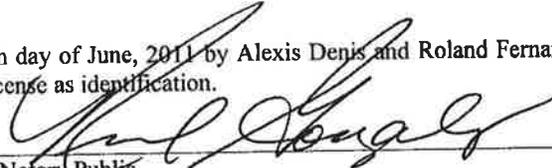

 Witness Name: Sylvia G. Ayala

DoubleTimes

State of Florida
County of Miami-Dade

The foregoing instrument was acknowledged before me this 6th day of June, 2011 by Alexis Denis and Roland Fernandez, who are personally known or have produced a driver's license as identification.

[Notary Seal]



Notary Public

Printed Name: RICHARD GONZALEZ

My Commission Expires: _____

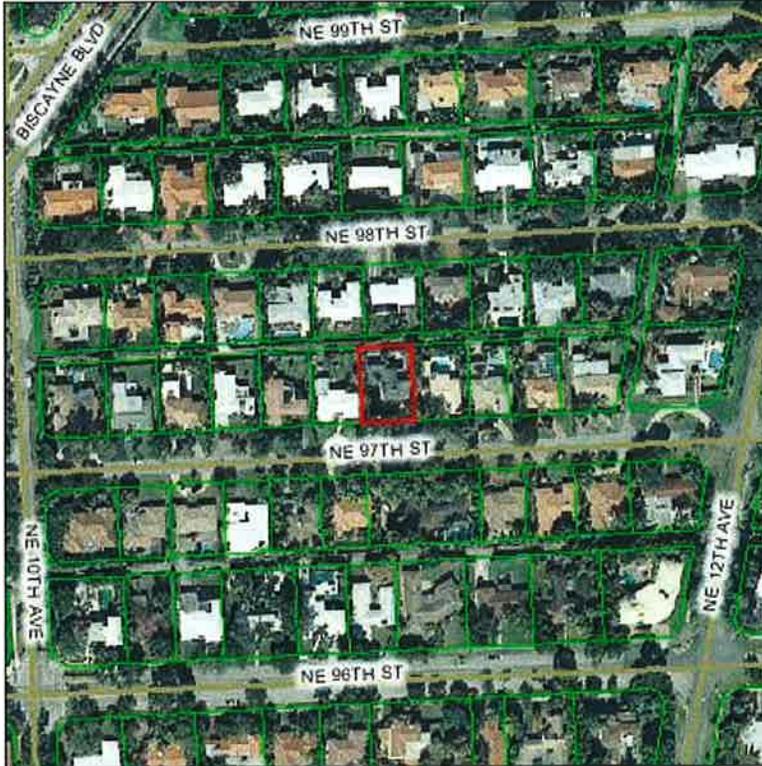


My Home
Miami-Dade County, Florida

miamidade.gov



Property Information Map



Aerial Photography - 2009

0 111 ft

This map was created on 5/16/2012 2:53:25 PM for reference purposes only.

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Close

Summary Details:

Folio No.:	11-3205-017-0060
Property:	1115 NE 97 ST
Mailing Address:	JENNIFER FREHLING 1115 NE 97 ST EL PORTAL FL 33138-

Property Information:

Primary Zone:	1400 SINGLE FAMILY RESIDENCE
CLUC:	0001 RESIDENTIAL - SINGLE FAMILY
Beds/Baths:	3/1
Floors:	1
Living Units:	1
Adj Sq Footage:	2,329
Lot Size:	8,475 SQ FT
Year Built:	1949
Legal Description:	REV PL MIAMI SHORES SEC 8 PB 43-51 LOT 6 BLK 180 LOT SIZE 75,000 X 113 OR 19800-4552 07 2001 1 COC 23284-0196 04 2005 1

Assessment Information:

Year:	2011	2010
Land Value:	\$122,194	\$101,944
Building Value:	\$197,921	\$197,943
Market Value:	\$320,115	\$299,887
Assessed Value:	\$304,385	\$299,887

Exemption Information:

Year:	2011	2010
Homestead:	\$25,000	\$25,000
2nd Homestead:	YES	YES

Taxable Value Information:

Year:	2011	2010
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	\$50,000/\$254,385	\$50,000/\$249,887
County:	\$50,000/\$254,385	\$50,000/\$249,887
City:	\$50,000/\$254,385	\$50,000/\$249,887
School Board:	\$25,000/\$279,385	\$25,000/\$274,887

Sale Information:

Sale Date:	3/2011
Sale Amount:	\$590,000
Sale O/R:	27721-3803
Sales Qualification Description:	Sales qualified as a result of examination of the deed
View Additional Sales	



CFN 2011R0438737
 OR Bk 27744 Pgs 2114 - 2115; (2pgs)
 RECORDED 07/05/2011 14:15:08
 DEED DOC TAX 4,494.00
 HARVEY RUVIN, CLERK OF COURT
 MIAMI-DADE COUNTY, FLORIDA

Prepared by:
 Maria C. Arriola Vélez
 Maria C. Arriola Vélez, PA
 35 Almería Avenue
 Coral Gables, FL 33134

Folio No. 03-4129-032-2820

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

THIS INDENTURE, made this 1st day of July, 2011, between *Juan Carlos Penalosa and Isabel Penalosa fka Isabel Guerrero, husband and wife*, whose post office address is 1865 Brickell Avenue, Unit A901, Miami, FL 33129, *Grantors*, and *Linda Meredith, a single woman*, whose post office address is 63 Enterprise Road, Rhinebeck, New York, 12572, *Grantee*:

WITNESSETH that the Grantors, for and in consideration of the sum of Ten and No/100 US Dollars (\$10.00) and other good and valuable considerations to Grantors in hand paid by Grantee, the receipt whereof is hereby acknowledged, have granted, bargained and sold to the Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Miami-Dade County, Florida, to wit:

Lots 14, 15 and 16, in Block 252, of CORAL GABLES RIVIERA SECTION PART 12, according to the Plat thereof as recorded in Plat Book 28, Page 35, of the Public Records of Miami-Dade County, Florida

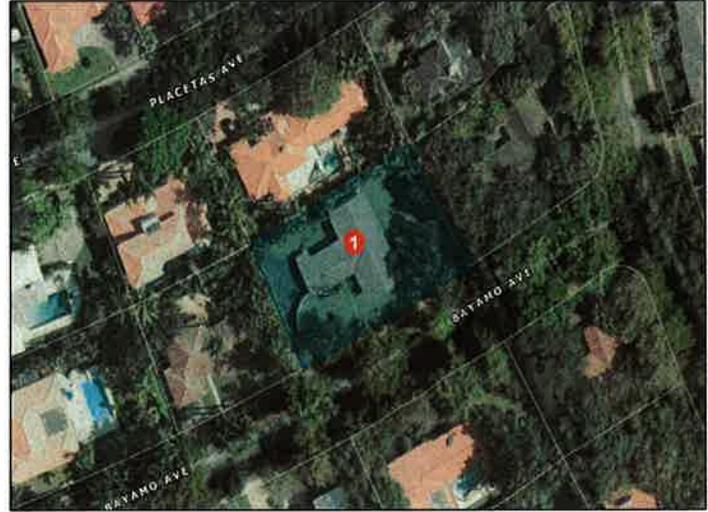
Subject to: (1) conditions, restrictions, limitations and easements of record, which are not reimposed hereby; (2) real property taxes for years subsequent to December 31, 2010, which are not yet due and payable; (3) zoning and municipal ordinances and matters of Plat and those common to the subdivision. To have and to hold the same in fee simple forever. And Grantors do



MIAMI-DADE COUNTY
OFFICE OF THE PROPERTY APPRAISER
PROPERTY SEARCH SUMMARY REPORT

Honorable Pedro J. Garcia
Property Appraiser

Property Information:	
Folio	03-4129-032-2820
Property Address	915 BAYAMO AVE
Owner Name(s)	LINDA MEREDITH
Mailing Address	63 ENTERPRISE RD RHINEBECK NY 12572
Primary Zone	0100
Use Code	0001
Beds/Baths/Half	3/2/0
Floors	1
Living Units	1
Adj. Sq. Footage	2,266
Lot Size	16,071 SQ FT
Year Built	1954
Legal Description	CORAL GABLES RIVIERA SEC 12 PB 28-35 LOTS 14 TO 16 INC BLK 252 LOT SIZE IRREGULAR OR 21867-1343-44 1103 1 OR 27744-2114 0711 01



Aerial Photography 2010

Assessment Information:		
	Current	Previous
Year	2012	2011
Land Value	\$425,882	\$425,882
Building Value	\$186,318	\$187,955
Market Value	\$612,200	\$613,837
Assessed Value	\$612,200	\$613,837

Taxable Value Information:		
	Current	Previous
Year	2012	2011
	Exemption/Taxable	Exemption/Taxable
County	\$0 / \$612,200	\$50,000 / \$563,837
School Board	\$0 / \$612,200	\$25,000 / \$588,837
City	\$0 / \$612,200	\$50,000 / \$563,837
Regional	\$0 / \$612,200	\$50,000 / \$563,837

Exemption Information:		
	Current	Previous
Year	2012	2011
Homestead	\$0	\$25,000
2nd Homestead	\$0	\$25,000
Senior	\$0	\$0
Veteran Disability	\$0	
Civilian Disability	\$0	\$0
Widow(er)	\$0	\$0

Sale Information:			
Date	Amount	Recording Book-Page	Qualification Code
7/2011	\$749,000	27744-2114	Sales qualified as a result of examination of the deed
6/2011	\$0	27744-2112	Corrective deed, quit claim deed, or tax deed; Deed bearing Florida Documentary Stamp at the minimum rate prescribed under Chapter 201, F.S.; Transfer of ownership where no doc stamps were paid; or, Transfer of ownership by other than a deed such as a final judgement or court order.
11/2003	\$695,000	21867-1343	Sales which are qualified
6/2000	\$425,000	19169-1204	Sales which are qualified

12/2000	\$460,000	19414-4881	Sales which are qualified
---------	-----------	------------	---------------------------

Disclaimer:

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Property information inquiries, comments, and suggestions email: pawebmail@miamidade.gov
GIS inquiries, comments, and suggestions email: gis@miamidade.gov

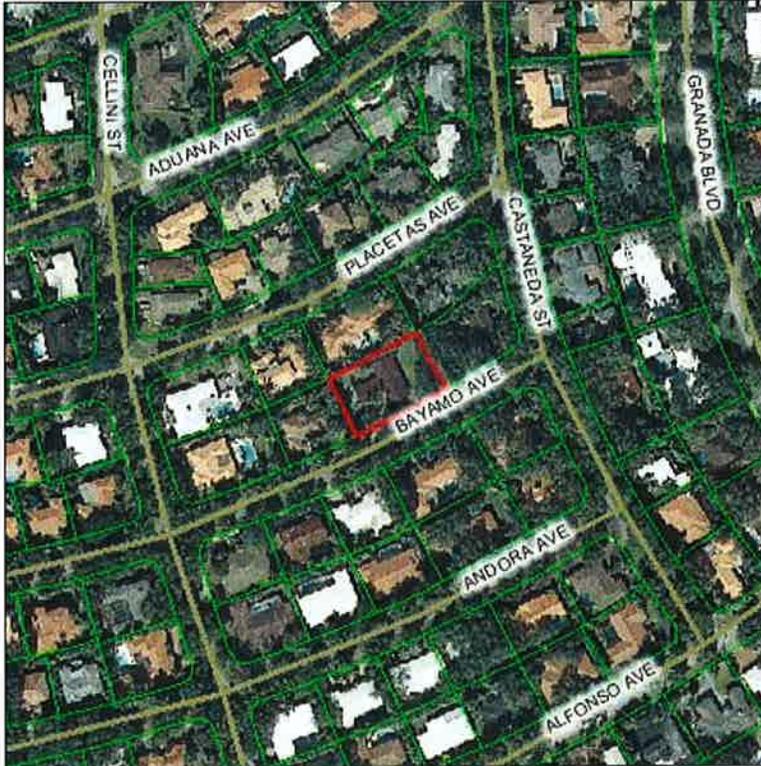
Generated on: Monday, August 27, 2012

My Home
Miami-Dade County, Florida

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Property Information Map



Aerial Photography - 2009

0 118 ft

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Close

Summary Details:

Folio No.:	03-4129-032-2820
Property:	915 BAYAMO AVE
Mailing Address:	LINDA MEREDITH 63 ENTERPRISE RD RHINEBECK NY 12572-

Property Information:

Primary Zone:	0800 SINGLE FAMILY RESIDENCE
CLUC:	0001 RESIDENTIAL - SINGLE FAMILY
Beds/Baths:	3/2
Floors:	1
Living Units:	1
Adj Sq Footage:	2,266
Lot Size:	16,071 SQ FT
Year Built:	1954
Legal Description:	CORAL GABLES RIVIERA SEC 12 PB 28-35 LOTS 14 TO 16 INC BLK 252 LOT SIZE IRREGULAR OR 21867-1343-44 1103 1 OR 27744-2114 0711 01

Assessment Information:

Year:	2011	2010
Land Value:	\$425,882	\$449,988
Building Value:	\$187,955	\$189,181
Market Value:	\$613,837	\$639,169
Assessed Value:	\$613,837	\$639,169

Exemption Information:

Year:	2011	2010
Homestead:	\$25,000	\$25,000
2nd Homestead:	YES	YES

Taxable Value Information:

Year:	2011	2010
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	\$50,000/\$563,837	\$50,000/\$589,169
County:	\$50,000/\$563,837	\$50,000/\$589,169
City:	\$50,000/\$563,837	\$50,000/\$589,169
School Board:	\$25,000/\$588,837	\$25,000/\$614,169

Sale Information:

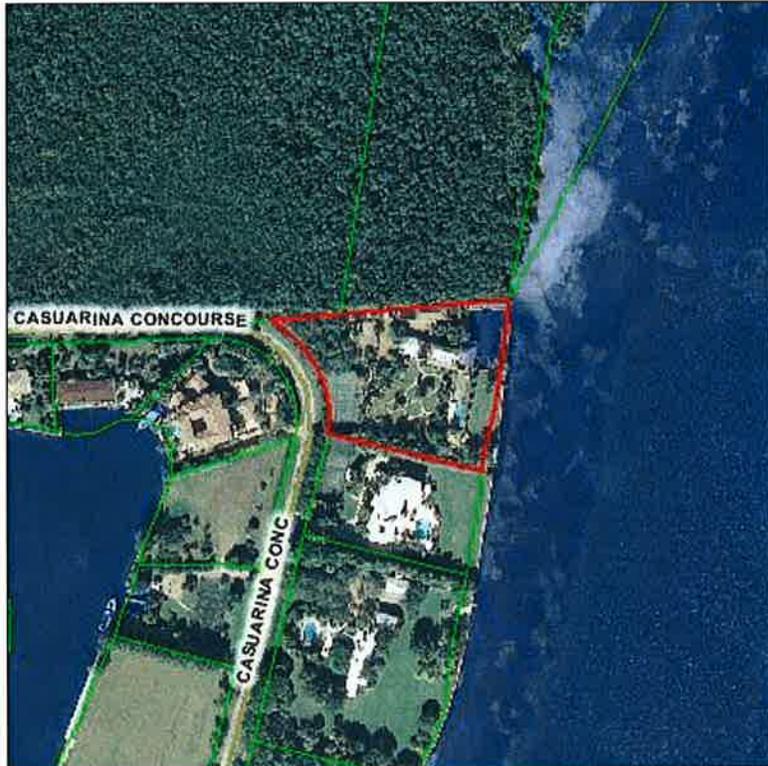
Sale Date:	7/2011
Sale Amount:	\$749,000
Sale O/R:	27744-2114
Sales Qualification Description:	Sales qualified as a result of examination of the deed
View Additional Sales	

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Property Information Map



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0 145 ft

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Close

Summary Details:

Folio No.:	03-4132-019-0380
Property:	55 CASUARINA CONC
Mailing Address:	MILTON J WALLACE & W PATRICIA
	55 CASUARINA CONCOURSE CORAL GABLES FL 33143-6509

Property Information:

Primary Zone:	1400 SINGLE FAMILY RESIDENCE
CLUC:	0001 RESIDENTIAL - SINGLE FAMILY
Beds/Baths:	5/6
Floors:	1
Living Units:	1
Adj Sq Footage:	14,072
Lot Size:	2.63 ACRES
Year Built:	1965
Legal Description:	32 54 41 GABLES ESTATES NO 2 PB 60-37 LOT 38 BLK A LOT SIZE 114882 SQ FT OR 18308-2344 0998 4 OR 18308-2344 0998 01

Assessment Information:

Year:	2011	2010
Land Value:	\$10,281,939	\$10,281,939
Building Value:	\$2,338,236	\$2,352,271
Market Value:	\$12,620,175	\$12,634,210
Assessed Value:	\$4,986,481	\$4,912,790

Exemption Information:

Year:	2011	2010
Homestead:	\$25,000	\$25,000
2nd Homestead:	YES	YES

Taxable Value Information:

Year:	2011	2010
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	\$50,000/\$4,936,481	\$50,000/\$4,862,790
County:	\$50,000/\$4,936,481	\$50,000/\$4,862,790
City:	\$50,000/\$4,936,481	\$50,000/\$4,862,790
School Board:	\$25,000/\$4,961,481	\$25,000/\$4,887,790

Sale Information:

Sale Date:	9/1998
Sale Amount:	\$0
Sale O/R:	18308-2344
Sales Qualification Description:	Sales which are disqualified as a result of examination of the deed
	View Additional Sales

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0  143 ft

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Close

Summary Details:

Folio No.:	03-5105-002-0500
Property:	140 ARVIDA PKWY
Mailing Address:	MARY J BASTIAN 140 ARVIDA PKWY CORAL GABLES FL 33156-2313

Property Information:

Primary Zone:	1400 SINGLE FAMILY RESIDENCE
CLUC:	0001 RESIDENTIAL - SINGLE FAMILY
Beds/Baths:	7/5
Floors:	3
Living Units:	1
Adj Sq Footage:	11,478
Lot Size:	67,000 SQ FT
Year Built:	1963
Legal Description:	5 55 41 GABLES ESTS NO 3 PB 65-66 LOTS 5 & 5A BLK E LOT SIZE 67000 SQ FT OR 12237-2592 0784 1 OR 12237-2592 0784 00

Assessment Information:

Year:	2011	2010
Land Value:	\$7,504,000	\$7,504,000
Building Value:	\$2,192,240	\$2,203,349
Market Value:	\$9,696,240	\$9,707,349
Assessed Value:	\$4,590,045	\$4,522,212

Exemption Information:

Year:	2011	2010
Homestead:	\$25,000	\$25,000
2nd Homestead:	YES	YES
Widow:	\$500	\$500

Taxable Value Information:

Year:	2011	2010
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	\$50,500/\$4,539,545	\$50,500/\$4,471,712
County:	\$50,500/\$4,539,545	\$50,500/\$4,471,712
City:	\$50,500/\$4,539,545	\$50,500/\$4,471,712
School Board:	\$25,500/\$4,564,545	\$25,500/\$4,496,712

Sale Information:

Sale Date:	7/1984
Sale Amount:	\$1,750,000
Sale O/R:	12237-2592
Sales Qualification Description:	Sales which are qualified
View Additional Sales	



MIAMI-DADE COUNTY
OFFICE OF THE PROPERTY APPRAISER
PROPERTY SEARCH SUMMARY REPORT

Honorable Pedro J. Garcia
Property Appraiser

Property Information:																									
Folio	01-4129-017-0140																								
Property Address	4075 BONITA AVE																								
Owner Name(s)	SHANE BATTIER HEIDI BATTIER																								
Mailing Address	4075 BONITA AVE COCONUT GROVE FL 33133																								
Primary Zone	0100 SINGLE FAMILY RESIDENCE																								
Use Code	0001 RESIDENTIAL - SINGLE FAMILY																								
Beds/Baths/Half	4/3/0																								
Floors	2																								
Living Units	1																								
Adj. Sq. Footage	4,341																								
Lot Size	8,023 SQ FT																								
Year Built	2007																								
Legal Description	29 54 41 AMENDED PL BONITA PARK PB 8-8 LOT 17 LESS W45FT LOT 18 & W16FT LOT 19 BLK 2 LOT SIZE 71.000 X 113 COC 26231-2047/26397-3964 0208 1																								
Assessment Information:																									
	<table border="1"> <thead> <tr> <th></th> <th>Current</th> <th>Previous</th> </tr> </thead> <tbody> <tr> <td>Year</td> <td>2012</td> <td>2011</td> </tr> <tr> <td>Land Value</td> <td>\$278,799</td> <td>\$278,799</td> </tr> <tr> <td>Building Value</td> <td>\$741,246</td> <td>\$20,640</td> </tr> <tr> <td>Market Value</td> <td>\$1,020,045</td> <td>\$299,439</td> </tr> <tr> <td>Assessed Value</td> <td>\$1,020,045</td> <td>\$230,640</td> </tr> </tbody> </table>		Current	Previous	Year	2012	2011	Land Value	\$278,799	\$278,799	Building Value	\$741,246	\$20,640	Market Value	\$1,020,045	\$299,439	Assessed Value	\$1,020,045	\$230,640						
	Current	Previous																							
Year	2012	2011																							
Land Value	\$278,799	\$278,799																							
Building Value	\$741,246	\$20,640																							
Market Value	\$1,020,045	\$299,439																							
Assessed Value	\$1,020,045	\$230,640																							
Exemption Information:																									
	<table border="1"> <thead> <tr> <th></th> <th>Current</th> <th>Previous</th> </tr> </thead> <tbody> <tr> <td>Year</td> <td>2012</td> <td>2011</td> </tr> <tr> <td>Homestead</td> <td>\$0</td> <td>\$25,000</td> </tr> <tr> <td>2nd Homestead</td> <td>\$0</td> <td>\$25,000</td> </tr> <tr> <td>Senior</td> <td>\$0</td> <td>\$0</td> </tr> <tr> <td>Veteran Disability</td> <td>\$0</td> <td>\$0</td> </tr> <tr> <td>Civilian Disability</td> <td>\$0</td> <td>\$0</td> </tr> <tr> <td>Widow(er)</td> <td>\$0</td> <td>\$0</td> </tr> </tbody> </table>		Current	Previous	Year	2012	2011	Homestead	\$0	\$25,000	2nd Homestead	\$0	\$25,000	Senior	\$0	\$0	Veteran Disability	\$0	\$0	Civilian Disability	\$0	\$0	Widow(er)	\$0	\$0
	Current	Previous																							
Year	2012	2011																							
Homestead	\$0	\$25,000																							
2nd Homestead	\$0	\$25,000																							
Senior	\$0	\$0																							
Veteran Disability	\$0	\$0																							
Civilian Disability	\$0	\$0																							
Widow(er)	\$0	\$0																							



Aerial Photography 2010

Taxable Value Information:			
	Current		Previous
Year	2012		2011
	Exemption/Taxable		Exemption/Taxable
County	\$0 / \$1,020,045		\$50,000 / \$180,640
School Board	\$0 / \$1,020,045		\$25,000 / \$205,640
City	\$0 / \$1,020,045		\$50,000 / \$180,640
Regional	\$0 / \$1,020,045		\$50,000 / \$180,640
Sale Information:			
Date	Amount	Recording Book-Page	Qualification Code
12/2011	\$1,592,650	28136-2954	Sales qualified as a result of examination of the deed
2/2008	\$1,660,000	26231-2047	Sales which are qualified
12/2007	\$0	26177-3559	Sales which are disqualified as a result of examination of the deed
3/2005	\$635,000	23149-0393	Sales which are qualified
12/2005	\$0	24048-2724	Sales which are disqualified as a result of examination of the deed
8/1996	\$157,000	17309-4274	Sales which are qualified
4/1986	\$130,000	12888-2750	Sales which are qualified

3/1976	\$48,000	00000-0000	Sales which are qualified
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GIS Inquiries, comments, and suggestions email: gis@miamidade.gov

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Close

Summary Details:

Folio No.:	03-5105-002-0500
Property:	140 ARVIDA PKWY
Mailing Address:	MARY J BASTIAN 140 ARVIDA PKWY CORAL GABLES FL 33156-2313

Property Information:

Primary Zone:	1400 SINGLE FAMILY RESIDENCE
CLUC:	0001 RESIDENTIAL - SINGLE FAMILY
Beds/Baths:	7/5
Floors:	3
Living Units:	1
Adj Sq Footage:	11,478
Lot Size:	67,000 SQ FT
Year Built:	1963
Legal Description:	5 55 41 GABLES ESTS NO 3 PB 65-66 LOTS 5 & 5A BLK E LOT SIZE 67000 SQ FT OR 12237-2592 0784 1 OR 12237-2592 0784 00

Assessment Information:

Year:	2011	2010
Land Value:	\$7,504,000	\$7,504,000
Building Value:	\$2,192,240	\$2,203,349
Market Value:	\$9,696,240	\$9,707,349
Assessed Value:	\$4,590,045	\$4,522,212

Exemption Information:

Year:	2011	2010
Homestead:	\$25,000	\$25,000
2nd Homestead:	YES	YES
Widow:	\$500	\$500

Taxable Value Information:

Year:	2011	2010
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	\$50,500/\$4,539,545	\$50,500/\$4,471,712
County:	\$50,500/\$4,539,545	\$50,500/\$4,471,712
City:	\$50,500/\$4,539,545	\$50,500/\$4,471,712
School Board:	\$25,500/\$4,564,545	\$25,500/\$4,496,712

Sale Information:

Sale Date:	7/1984
Sale Amount:	\$1,750,000
Sale O/R:	12237-2592
Sales Qualification Description:	Sales which are qualified
View Additional Sales	

return to: ✓ This Instrument Prepared By
JOHN H. PATTERSON
of Holland & Knight
5915 Ponce De Leon Blvd.
Coral Gables, Florida 33146

SPECIAL WARRANTY DEED

91 168708
1991 SEP 25 AM 11:34

THIS SPECIAL WARRANTY DEED, made this 6th day of August, 1981, by and between JACK STUPP (the "Grantor"), a resident of the Province of Ontario, Canada, and 486426 ONTARIO LIMITED (the "Grantee"), a corporation organized and existing under the laws of the Province of Ontario, Canada, the Post Office address of which is c/o Fasken & Calvin, Box 30, Toronto-Dominion Center, Toronto, Canada M5K 1C1, Attn: Peter J. Rowcliffe.

WITNESSETH THAT:

Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration paid to Grantor by Grantee, the receipt of which is acknowledged, has granted, bargained and sold, and hereby grants, bargains and sells to Grantee, its successors and assigns, forever, property, situated in Palm Beach County, Florida, described as:

The East 274.91 feet of the West 374.91 feet of Tract "E", of the Replat of a Portion of ADAMS ADDITION TO PALM BEACH, according to the Plat thereof, as recorded in Plat Book 16, Page 9, of the Public Records of Palm Beach County, Florida, together with the improvements thereon.

Subject to: real property taxes subsequent to 1980; zoning and other regulatory laws and ordinances; and restrictions and easements of record, if any.

This conveyance is made to 486426 Ontario Limited solely as a contribution to capital and not in exchange for any of its capital stock.

2,588,800.00
4.60
12,999.60

And Grantor does hereby specially warrant the title to the above-described property and will defend the same against the lawful claims of all persons claiming by, through or under Grantor.

IN WITNESS WHEREOF, Grantor has hereunto set his hand and seal the day and year first above written.

Signed, sealed and delivered in the presence of:

Peter Rowcliffe
Peter Rowcliffe

Jack Stupp
JACK STUPP

PROVINCE OF ONTARIO, CANADA)
CITY OF TORONTO) SS:

The foregoing instrument was acknowledged before me, a Notary Public, in and for the Province of Ontario, Canada, this 6th day of August, 1981, by Jack Stupp, a resident of the Province of Ontario, Canada.



Peter James Rowcliffe
Notary Public in and for the Province of Ontario, Canada
My Commission or Appointment is Unlimited.

83601 P.1845

55035

STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
900.00

ORIDA
TAMP TAX
900.00

ORIDA
TAMP TAX
900.00

ORIDA
TAMP TAX
900.00

ORIDA
TAMP TAX
900.00

55036

STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
900.00

ORIDA
TAMP TAX
900.00

ORIDA
TAMP TAX
900.00

ORIDA
TAMP TAX
900.00

ORIDA
TAMP TAX
900.00

55037

STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
900.00

ORIDA
TAMP TAX
900.00

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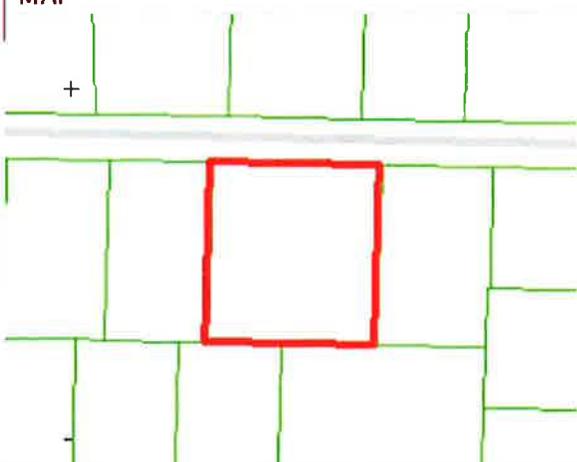
This is not a certified copy

55035

83601 P.1846

Record Veritoo
Palm Beach County, Fla
John B. Dunkle
Clerk Circuit Court

Owner: 486426 ONTARIO LIMITED PCN: 50434314080000051 1 of 1

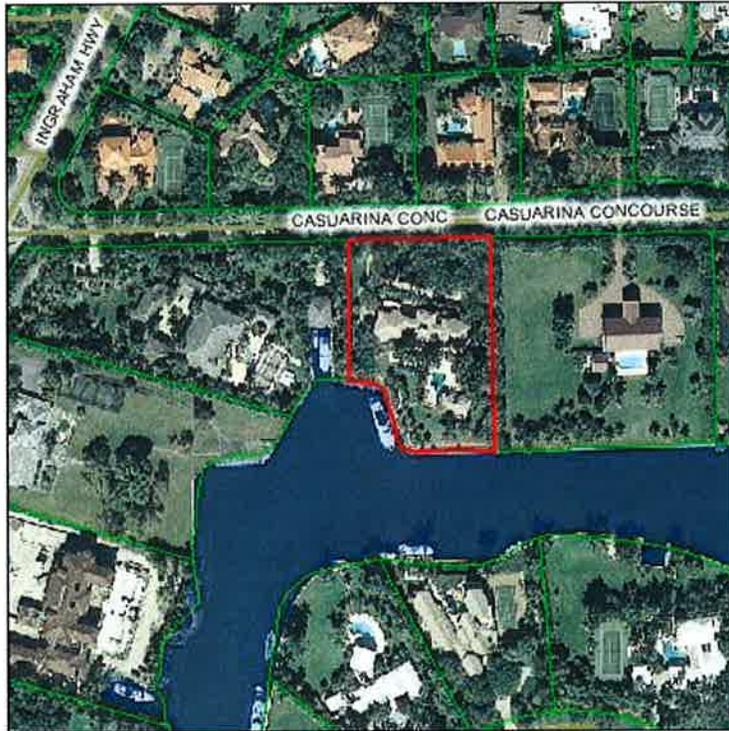
Property Detail	
Parcel Control Number: 50434314080000051	Location Address: 144 WELLS RD
Owners: 486426 ONTARIO LIMITED	
Mailing Address: 939 EGLINTON AVE E STE 200, TORONTO ON M4G 4E8 CANADA,	
Last Sale: AUG-1981	Book/Page#: 03601 / 1845 Price: \$2,888,800
Legal Description: REPL OF PORTION OF ADAMS ADD E 165.33 FT OF W 265.33 FT OF LT E	
2011 Values (Current)	2011 Taxes
Improvement Value \$0	Ad Valorem \$94,398
Land Value \$5,030,000	Non Ad Valorem \$0
Total Market Value \$5,030,000	Total Tax \$94,398
Assessed Value \$5,030,000	2012 Qualified Exemptions
Exemption Amount \$0	No Details Found
Taxable Value \$5,030,000	Applicants
All values are as of January 1st each year	
Building Footprint (Building 1)	Subarea and Square Footage (Building 1)
No Image Found	Description Area Sq. Footage
	Extra Features
	Description Unit
	No Extra Feature Available
Structural Details (Building 1)	Acres 0.7418
No Description	MAP
	

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Property Information Map



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0 130 ft

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Close

Summary Details:

Folio No.:	03-4132-019-0060
Property:	650 CASUARINA CONC
Mailing Address:	EUGENE P CONESE & W ANNA MAY 650 CASUARINA CONCOURSE CORAL GABLES FL 33143-6446

Property Information:

Primary Zone:	0100 SINGLE FAMILY RESIDENCE
CLUC:	0001 RESIDENTIAL - SINGLE FAMILY
Beds/Baths:	8/6
Floors:	3
Living Units:	1
Adj Sq Footage:	13,853
Lot Size:	2 ACRES
Year Built:	1987
Legal Description:	32 54 41 GABLES ESTATES NO 2 PB 60-37 LOT 6 BLK A LOT SIZE 87125 SQ FT OR 17154-1936 0396 1 OR 17154-1936 0396 00

Assessment Information:

Year:	2011	2010
Land Value:	\$5,706,688	\$5,706,688
Building Value:	\$2,744,215	\$2,759,365
Market Value:	\$8,450,903	\$8,466,053
Assessed Value:	\$5,673,441	\$5,589,598

Exemption Information:

Year:	2011	2010
Homestead:	\$25,000	\$25,000
2nd Homestead:	YES	YES
Veteran:	\$5,000	\$5,000

Taxable Value Information:

Year:	2011	2010
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	\$55,000/ \$5,618,441	\$55,000/ \$5,534,598
County:	\$55,000/ \$5,618,441	\$55,000/ \$5,534,598
City:	\$55,000/ \$5,618,441	\$55,000/ \$5,534,598
School Board:	\$30,000/ \$5,643,441	\$30,000/ \$5,559,598

Sale Information:

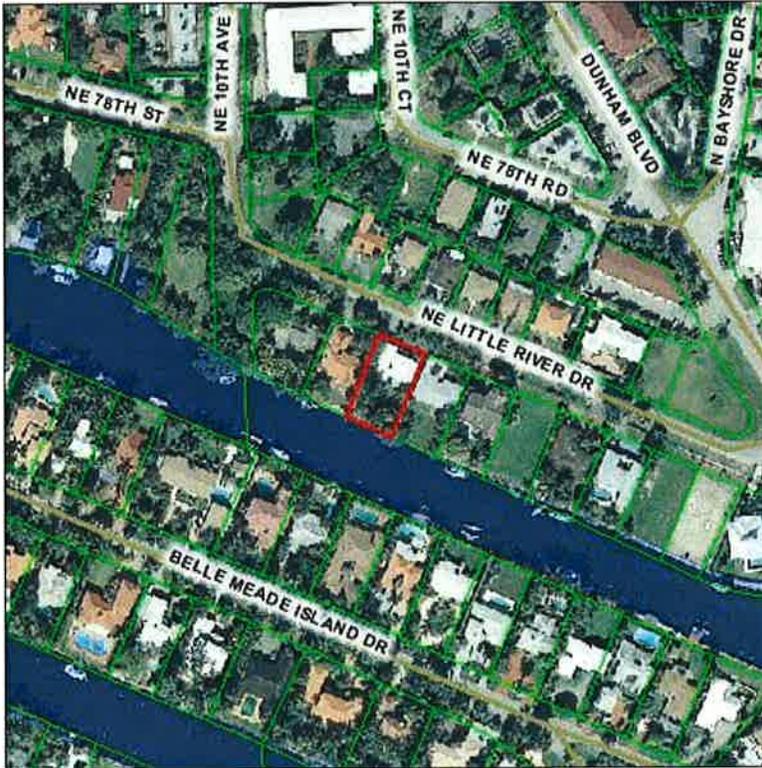
Sale Date:	3/1996
Sale Amount:	\$4,150,000
Sale O/R:	17154-1936
Sales Qualification Description:	Sales which are qualified
View Additional Sales	

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Property Information Map



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0 115 ft

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Close

Summary Details:

Folio No.:	01-3208-008-0880
Property:	1026 NE LITTLE RIVER DR
Mailing Address:	MICHAEL LUBRANECKI & W MARIAN 1026 NE LITTLE RIVER DR MIAMI FL 33138-4229

Property Information:

Primary Zone:	0100 SINGLE FAMILY RESIDENCE
CLUC:	0001 RESIDENTIAL - SINGLE FAMILY
Beds/Baths:	4/3
Floors:	2
Living Units:	1
Adj Sq Footage:	3,351
Lot Size:	11,250 SQ FT
Year Built:	1963
Legal Description:	HAYNSWORTH VILLAGE PB 44-54 LOT 19 BLK 5 OR 17041-1906 1295 1 OR 17041-1906 1295 00

Assessment Information:

Year:	2011	2010
Land Value:	\$167,270	\$237,825
Building Value:	\$239,247	\$240,763
Market Value:	\$406,517	\$478,588
Assessed Value:	\$253,991	\$250,238

Exemption Information:

Year:	2011	2010
Homestead:	\$25,000	\$25,000
2nd Homestead:	YES	YES

Taxable Value Information:

Year:	2011	2010
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	\$50,000/\$203,991	\$50,000/\$200,238
County:	\$50,000/\$203,991	\$50,000/\$200,238
City:	\$50,000/\$203,991	\$50,000/\$200,238
School Board:	\$25,000/\$228,991	\$25,000/\$225,238

Sale Information:

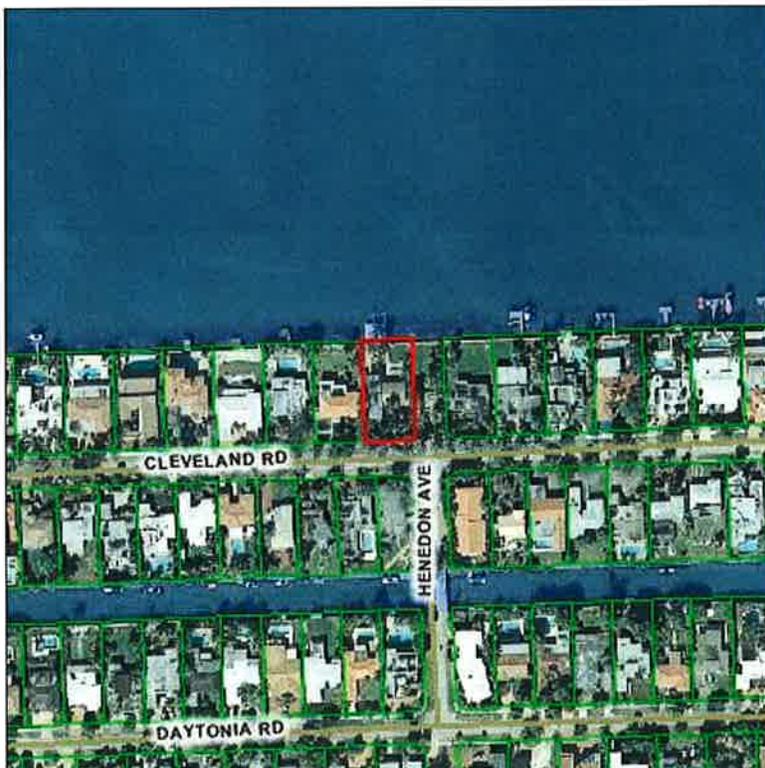
Sale Date:	12/1995
Sale Amount:	\$200,000
Sale O/R:	17041-1906
Sales Qualification Description:	Sales which are qualified
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Summary Details:

Folio No.:	02-3203-001-1180
Property:	1601 CLEVELAND RD
Mailing Address:	ARTHUR J LANE MARIANNE V LANE 3201 NE 183 ST # 704 AVENTURA FL 33180-

Property Information:

Primary Zone:	0800 SINGLE FAMILY RESIDENCE
CLUC:	0001 RESIDENTIAL - SINGLE FAMILY
Beds/Baths:	4/2
Floors:	2
Living Units:	1
Adj Sq Footage:	2,783
Lot Size:	11,250 SQ FT
Year Built:	1950
Legal Description:	BISCAYNE POINT PB 14-35 LOT 24 BLK 6 LOT SIZE 75,000 X 150 OR 20038-2775 11 2001 5 OR 20038-2775 1101 01

Assessment Information:

Year:	2011	2010
Land Value:	\$515,288	\$396,375
Building Value:	\$327,333	\$316,463
Market Value:	\$842,621	\$712,838
Assessed Value:	\$373,459	\$355,133

Exemption Information:

Year:	2011	2010
Homestead:	\$25,000	\$25,000
2nd Homestead:	YES	YES

Taxable Value Information:

Year:	2011	2010
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	\$50,000/\$323,459	\$50,000/\$305,133
County:	\$50,000/\$323,459	\$50,000/\$305,133
City:	\$50,000/\$323,459	\$50,000/\$305,133
School Board:	\$25,000/\$348,459	\$25,000/\$330,133

Sale Information:

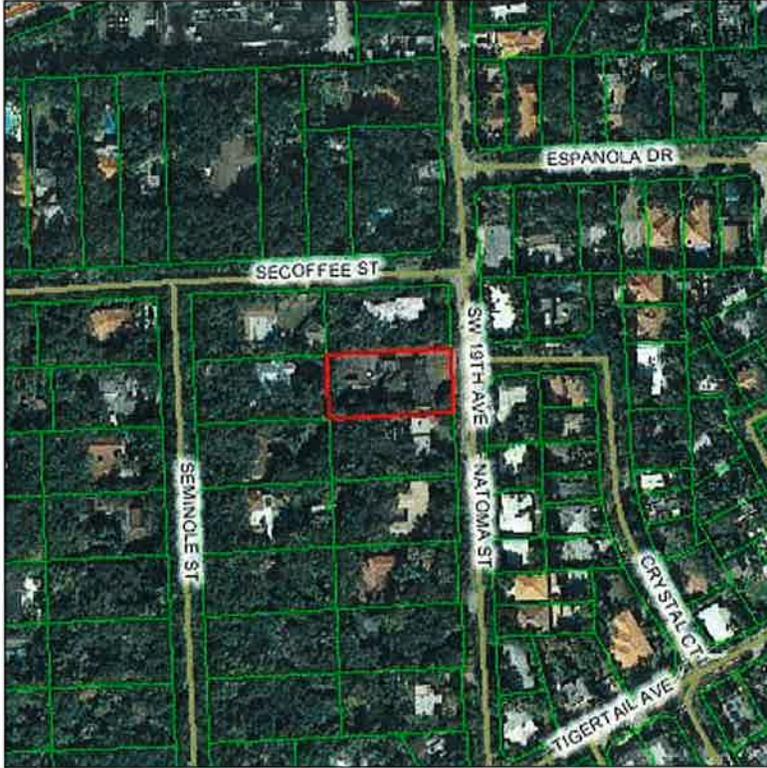
Sale Date:	11/2001
Sale Amount:	\$0
Sale O/R:	20038-2775
Sales Qualification Description:	Sales which are disqualified as a result of examination of the deed
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Summary Details:

Folio No.:	01-4115-024-0230
Property:	2710 NATOMA ST
Mailing Address:	ANTONIO DE ALMEIDA SANTOS JTRS MARIA FERNANDEZ LEDON JTRS 2710 NATOMA ST MIAMI FL 33133-

Property Information:

Primary Zone:	0100 SINGLE FAMILY RESIDENCE
CLUC:	0001 RESIDENTIAL - SINGLE FAMILY
Beds/Baths:	4/3
Floors:	2
Living Units:	1
Adj Sq Footage:	3,088
Lot Size:	20,000 SQ FT
Year Built:	1950
Legal Description:	BISCAYNE PARK TERR PB 2-36 LOT 2 BLK B LOT SIZE 100.000 X 200 OR 15540-0001 0692 1 OR 27804-2310 0711 11

Assessment Information:

Year:	2011	2010
Land Value:	\$500,000	\$500,000
Building Value:	\$280,707	\$282,272
Market Value:	\$780,707	\$782,272
Assessed Value:	\$456,119	\$449,379

Exemption Information:

Year:	2011	2010
Homestead:	\$25,000	\$25,000
2nd Homestead:	YES	YES

Taxable Value Information:

Year:	2011	2010
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	\$50,000/\$406,119	\$50,000/\$399,379
County:	\$50,000/\$406,119	\$50,000/\$399,379
City:	\$50,000/\$406,119	\$50,000/\$399,379
School Board:	\$25,000/\$431,119	\$25,000/\$424,379

Sale Information:

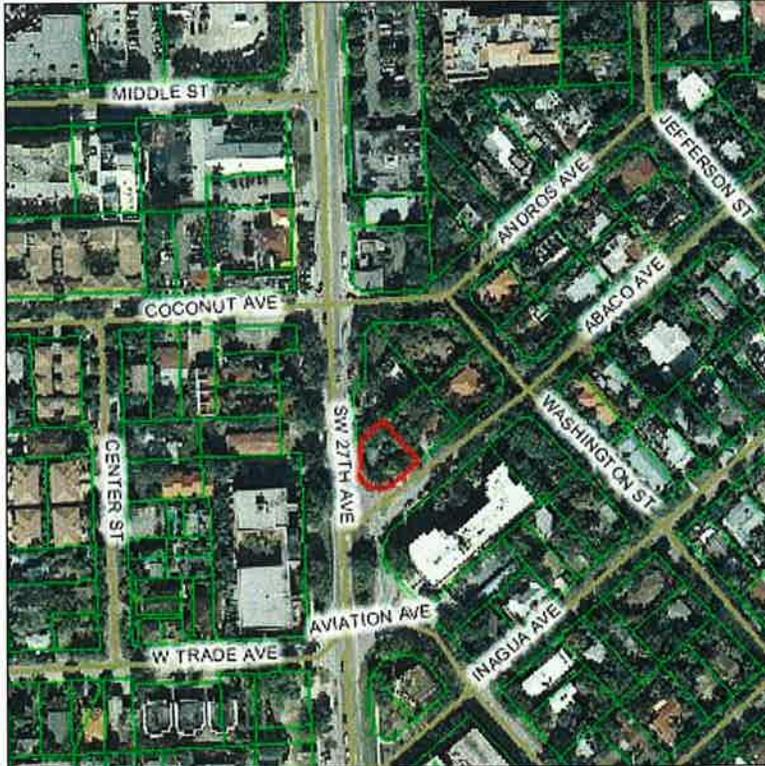
Sale Date:	7/2011
Sale Amount:	\$100
Sale O/R:	27804-2310
Sales Qualification Description:	Corrective deed, quit claim deed, or tax deed; Deed bearing Florida Documentary Stamp at the minimum rate prescribed under Chapter 201, F.S.; Transfer of ownership where no doc stamps were paid; or, Transfer of ownership by other than a deed such as a final judgement or court order.

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Summary Details:

Folio No.:	01-4115-031-0010
Property:	2921 SW 27 AVE
Mailing Address:	MARK KAMILAR & VICTOR ROCHA & THE CRIMINAL DEFENSE CENTER P A 2921 SW 27 AVE MIAMI FL 33133-3703

Property Information:

Primary Zone:	6103 NEIGHBORHOOD-ARTERIAL
CLUC:	0011 RETAIL OUTLET
Beds/Baths:	1/1
Floors:	1
Living Units:	1
Adj Sq Footage:	2,178
Lot Size:	7,820 SQ FT
Year Built:	1939
Legal Description:	TRIANGLE COS SUB PB 32-79 LOT 1 LESS ANDROS AVE & LESS SE 75FT OF NE100FT & LESS DBS 1733-142 1892-279 & 2879-433 LOT SIZE 7820 SQUARE FEET OR 19922-4711 0901 5

Assessment Information:

Year:	2011	2010
Land Value:	\$528,360	\$547,400
Building Value:	\$87,802	\$88,030
Market Value:	\$616,162	\$635,430
Assessed Value:	\$616,162	\$635,430

Taxable Value Information:

Year:	2011	2010
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	\$0/\$616,162	\$0/\$635,430
County:	\$0/\$616,162	\$0/\$635,430
City:	\$0/\$616,162	\$0/\$635,430
School Board:	\$0/\$616,162	\$0/\$635,430

Sale Information:

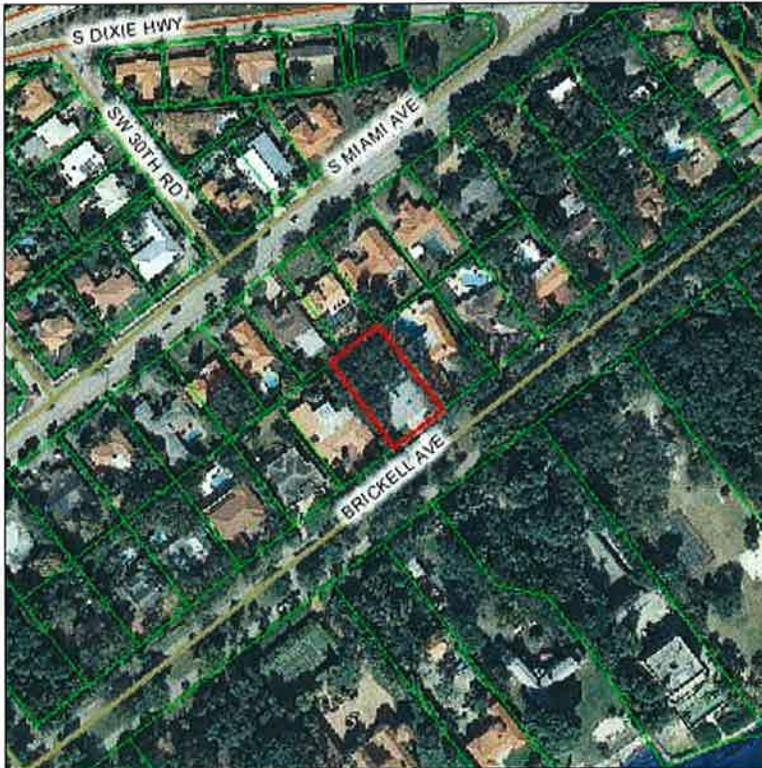
Sale Date:	9/2001
Sale Amount:	\$0
Sale O/R:	19922-4711
Sales Qualification Description:	Sales which are disqualified as a result of examination of the deed
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Summary Details:

Folio No.:	01-4139-001-1190
Property:	3004 BRICKELL AVE
Mailing Address:	ENRIQUE PAREDES MARIANNE PAREDES 3004 BRICKELL AVE MIAMI FL 33129-

Property Information:

Primary Zone:	0100 SINGLE FAMILY RESIDENCE
CLUC:	0001 RESIDENTIAL - SINGLE FAMILY
Beds/Baths:	3/2
Floors:	2
Living Units:	1
Adj Sq Footage:	3,380
Lot Size:	18,000 SQ FT
Year Built:	1954
Legal Description:	BRICKELLS FLAGLER LOT 44 & LOT 45 BLK 57 LOT SIZE 100 X 180 PB 5-44 OR 22376-2626/2628 05 2004 1 COC 25705-4136 05 2007 1 OR 25705-4136 0507 00

Assessment Information:

Year:	2011	2010
Land Value:	\$810,000	\$810,000
Building Value:	\$309,995	\$311,770
Market Value:	\$1,119,995	\$1,121,770
Assessed Value:	\$1,119,995	\$1,121,770

Exemption Information:

Year:	2011	2010
Homestead:	\$25,000	\$0
2nd Homestead:	YES	NO

Taxable Value Information:

Year:	2011	2010
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	\$50,000/\$1,069,995	\$0/\$1,121,770
County:	\$50,000/\$1,069,995	\$0/\$1,121,770
City:	\$50,000/\$1,069,995	\$0/\$1,121,770
School Board:	\$25,000/\$1,094,995	\$0/\$1,121,770

Sale Information:

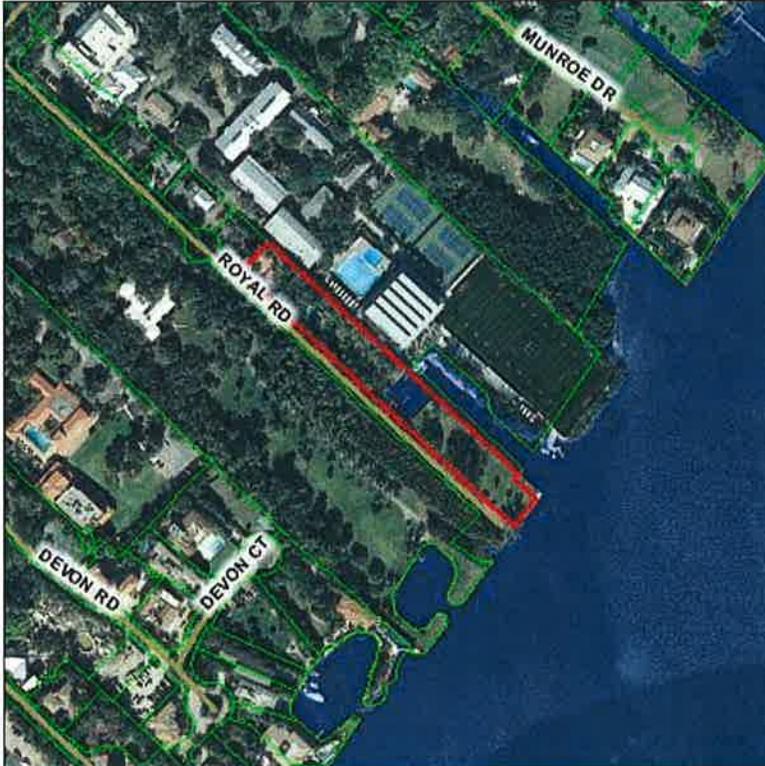
Sale Date:	5/2007
Sale Amount:	\$1,850,000
Sale O/R:	25705-4136
Sales Qualification Description:	Sales which are qualified
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Summary Details:

Folio No.:	01-4121-049-0610
Property:	3187 ROYAL RD
Mailing Address:	CAROLINE WEISS LE REM ADEENA WEISS ORTIZ 3187 ROYAL RD COCONUT GROVE FL 33133-

Property Information:

Primary Zone:	0100 SINGLE FAMILY RESIDENCE
CLUC:	0001 RESIDENTIAL - SINGLE FAMILY
Beds/Baths:	4/3
Floors:	3
Living Units:	1
Adj Sq Footage:	4,015
Lot Size:	73,709 SQ FT
Year Built:	1950
Legal Description:	THE ROYAL GDNS PB 20-3 LOTS 1 THRU 7 BLK 7 & BEG SW COR OF LOT 1 BLK 7 TH SELY 120FT TO BLHD/L NELY91.43FT NWLY106FT SWLY90FT TO POB

Assessment Information:

Year:	2011	2010
Land Value:	\$3,683,234	\$4,137,850
Building Value:	\$393,023	\$535,427
Market Value:	\$4,076,257	\$4,673,277
Assessed Value:	\$908,799	\$895,369

Exemption Information:

Year:	2011	2010
Homestead:	\$25,000	\$25,000
2nd Homestead:	NO	YES
Widow:	\$500	\$500
Senior:	\$0	\$50,000

Taxable Value Information:

Year:	2011	2010
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	\$908,799/\$0	\$50,500/\$844,869
County:	\$908,799/\$0	\$100,500/\$794,869
City:	\$908,799/\$0	\$100,500/\$794,869
School Board:	\$908,799/\$0	\$25,500/\$869,869

Sale Information:

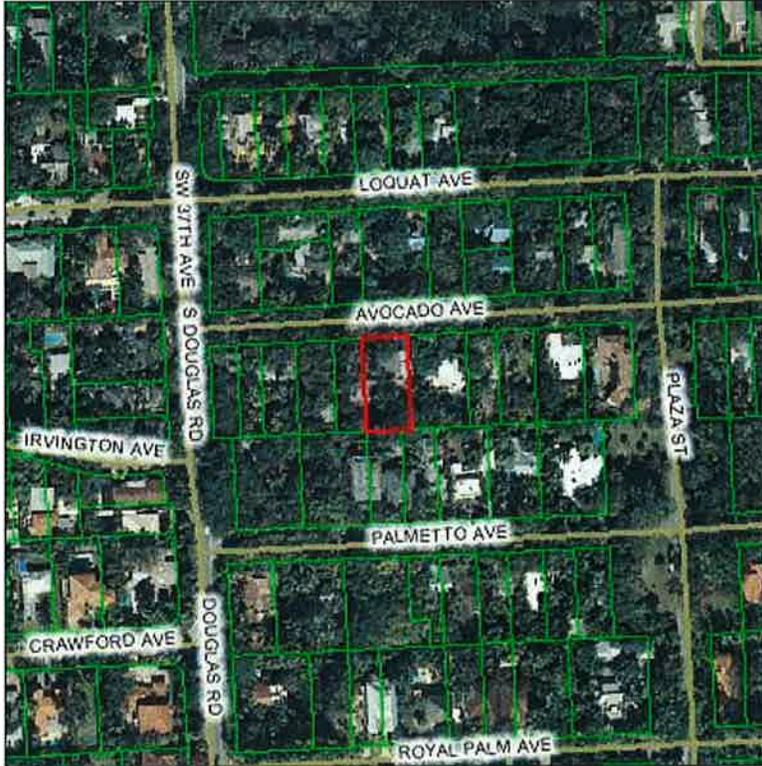
Sale Date:	4/2010
Sale Amount:	\$100
Sale O/R:	27539-0046
Sales Qualification Description:	Corrective deed, quit claim deed, or tax deed; Deed bearing Florida Documentary Stamp at the minimum rate prescribed under Chapter

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Summary Details:

Folio No.:	01-4121-013-0950
Property:	3656 AVOCADO AVE
Mailing Address:	JACQUELINE SCHWARTZ 3656 AVOCADO AVE COCONUT GROVE FL 33133-6206

Property Information:

Primary Zone:	0100 SINGLE FAMILY RESIDENCE
CLUC:	0001 RESIDENTIAL - SINGLE FAMILY
Beds/Baths:	2/1
Floors:	1
Living Units:	1
Adj Sq Footage:	2,092
Lot Size:	9,100 SQ FT
Year Built:	1949
Legal Description:	21 54 41 PB 1-62 COCONUT GROVE PARK 2ND AMD PLAT LOT 5 1/2 & W 15FT OF LOT 6 BLK MLOT SIZE 65,000 X 140 OR 17569-4004 0397 1 OR 17569-4004 0397 00

Assessment Information:

Year:	2011	2010
Land Value:	\$232,050	\$291,200
Building Value:	\$174,026	\$174,978
Market Value:	\$406,076	\$466,178
Assessed Value:	\$319,630	\$314,907

Exemption Information:

Year:	2011	2010
Homestead:	\$25,000	\$25,000
2nd Homestead:	YES	YES

Taxable Value Information:

Year:	2011	2010
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	\$50,000/\$269,630	\$50,000/\$264,907
County:	\$50,000/\$269,630	\$50,000/\$264,907
City:	\$50,000/\$269,630	\$50,000/\$264,907
School Board:	\$25,000/\$294,630	\$25,000/\$289,907

Sale Information:

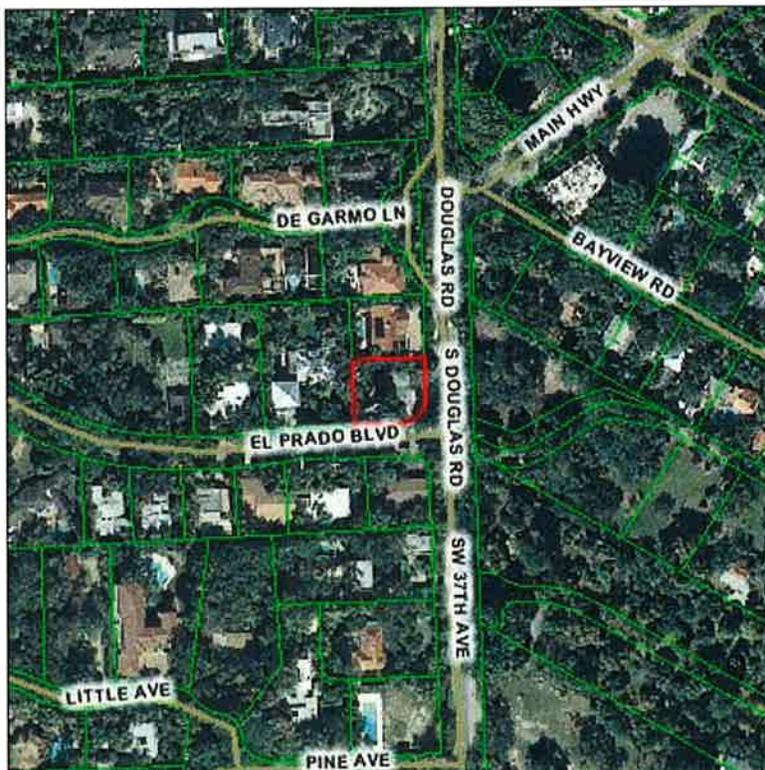
Sale Date:	3/1997
Sale Amount:	\$246,300
Sale O/R:	17569-4004
Sales Qualification Description:	Sales which are qualified
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Summary Details:

Folio No.:	01-4129-039-0020
Property:	3701 EL PRADO BLVD
Mailing Address:	MICHAEL W ACRA & W PATRICIA A ACRA 3701 EL PRADO BLVD MIAMI FL 33133-6401

Property Information:

Primary Zone:	0100 SINGLE FAMILY RESIDENCE
CLUC:	0001 RESIDENTIAL - SINGLE FAMILY
Beds/Baths:	2/1
Floors:	2
Living Units:	1
Adj Sq Footage:	1,227
Lot Size:	9,566 SQ FT
Year Built:	1956
Legal Description:	29 54 41 HARRIS-EWING SUB PB 63-90 LOT 2 LOT SIZE 89.400 X 107 OR 19261-3249 08 2000 4 COC 22285-4303 04 2004 1

Assessment Information:

Year:	2011	2010
Land Value:	\$276,457	\$205,310
Building Value:	\$116,860	\$117,676
Market Value:	\$393,317	\$322,986
Assessed Value:	\$327,830	\$322,986

Exemption Information:

Year:	2011	2010
Homestead:	\$25,000	\$25,000
2nd Homestead:	YES	YES

Taxable Value Information:

Year:	2011	2010
Applied Exemption/ Taxable Value:		
Regional:	\$50,000/\$277,830	\$50,000/\$272,986
County:	\$50,000/\$277,830	\$50,000/\$272,986
City:	\$50,000/\$277,830	\$50,000/\$272,986
School Board:	\$25,000/\$302,830	\$25,000/\$297,986

Sale Information:

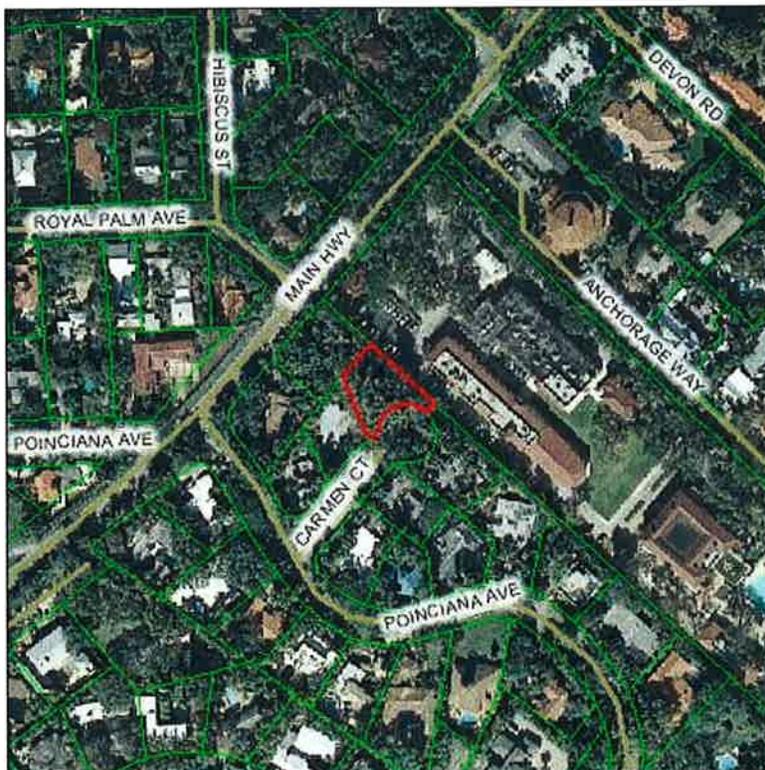
Sale Date:	4/2004
Sale Amount:	\$645,000
Sale O/R:	22285-4303
Sales Qualification Description:	Sales which are qualified
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Summary Details:

Folio No.:	01-4128-001-0060
Property:	3756 CARMEN CT
Mailing Address:	EDWARD P FARRELL & W JODI
	3756 CARMEN CT MIAMI FL 33133-6547

Property Information:

Primary Zone:	0100 SINGLE FAMILY RESIDENCE
CLUC:	0001 RESIDENTIAL - SINGLE FAMILY
Beds/Baths:	2/2
Floors:	2
Living Units:	1
Adj Sq Footage:	1,494
Lot Size:	8,820 SQ FT
Year Built:	1954
Legal Description:	FOUR-WAY LODGE ESTS PB 68-9 LOT 6 BLK 1 LOT SIZE 8820 SQUARE FEET OR 19562-3165 03/2001 1 OR 19562-3165 0301 00

Assessment Information:

Year:	2011	2010
Land Value:	\$273,420	\$224,910
Building Value:	\$119,498	\$120,269
Market Value:	\$392,918	\$345,179
Assessed Value:	\$350,356	\$345,179

Exemption Information:

Year:	2011	2010
Homestead:	\$25,000	\$25,000
2nd Homestead:	YES	YES

Table Value Information:

Year:	2011	2010
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	\$50,000/\$300,356	\$50,000/\$295,179
County:	\$50,000/\$300,356	\$50,000/\$295,179
City:	\$50,000/\$300,356	\$50,000/\$295,179
School Board:	\$25,000/\$325,356	\$25,000/\$320,179

Sale Information:

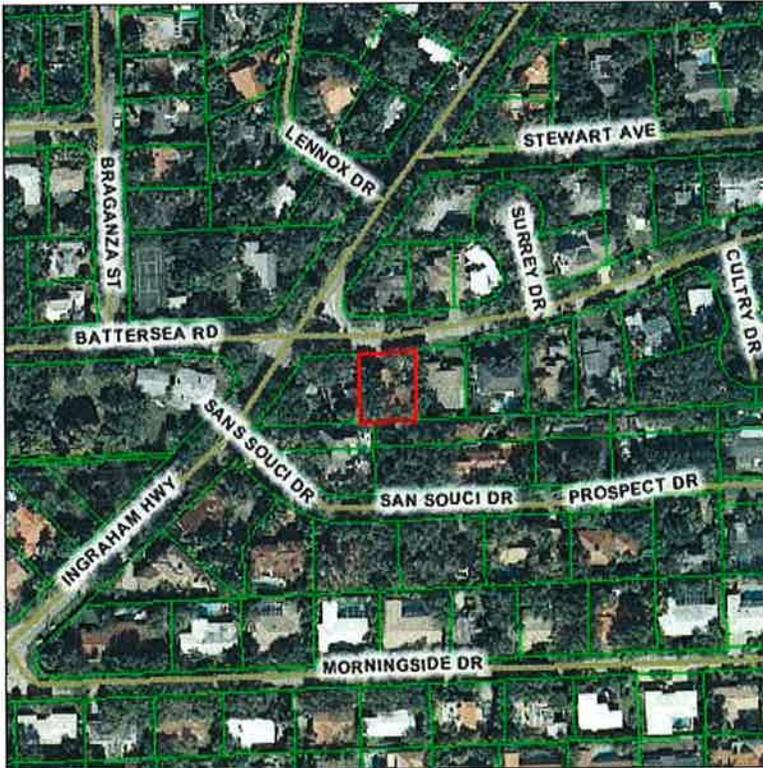
Sale Date:	3/2001
Sale Amount:	\$330,000
Sale O/R:	19562-3165
Sales Qualification Description:	Sales which are qualified
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Summary Details:

Folio No.:	01-4129-006-0180
Property:	3920 BATTERSEA RD
Mailing Address:	ANDREW L SIPOS JR TR 40935 FLETCHER RD UMATILLA FL 32784-

Property Information:

Primary Zone:	0100 SINGLE FAMILY RESIDENCE
CLUC:	0001 RESIDENTIAL - SINGLE FAMILY
Beds/Baths:	3/2
Floors:	1
Living Units:	1
Adj Sq Footage:	2,180
Lot Size:	7,567 SQ FT
Year Built:	1954
Legal Description:	PINECREST MANOR PB 59-27 LOT 2 BLK 2 LOT SIZE 7567 SQUARE FEET OR 19127-3516 05 2000 1 OR 19127-3516 0500 00

Assessment Information:

Year:	2011	2010
Land Value:	\$194,850	\$162,690
Building Value:	\$184,999	\$185,249
Market Value:	\$379,849	\$347,939
Assessed Value:	\$379,849	\$347,939

Taxable Value Information:

Year:	2011	2010
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	\$0/\$379,849	\$0/\$347,939
County:	\$0/\$379,849	\$0/\$347,939
City:	\$0/\$379,849	\$0/\$347,939
School Board:	\$0/\$379,849	\$0/\$347,939

Sale Information:

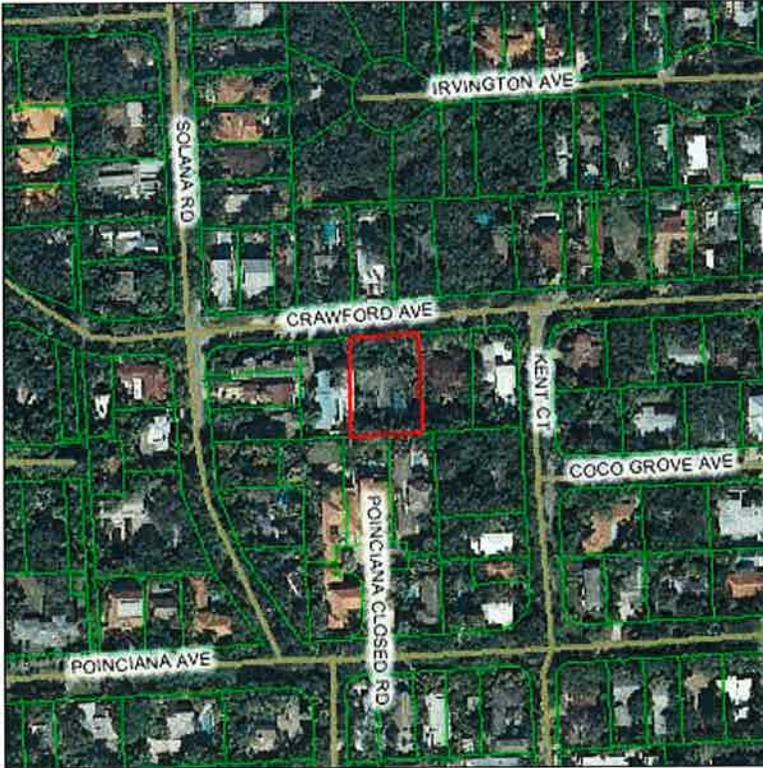
Sale Date:	5/2000
Sale Amount:	\$317,500
Sale O/R:	19127-3516
Sales Qualification Description:	Sales which are qualified
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Summary Details:

Folio No.:	01-4120-008-0180
Property:	3920 CRAWFORD AVE
Mailing Address:	RUDOLPH F CREW 3920 CRAWFORD AVE MIAMI FL 33133-6158

Property Information:

Primary Zone:	0100 SINGLE FAMILY RESIDENCE
CLUC:	0001 RESIDENTIAL - SINGLE FAMILY
Beds/Baths:	3/2
Floors:	1
Living Units:	1
Adj Sq Footage:	2,097
Lot Size:	14,700 SQ FT
Year Built:	1951
Legal Description:	COCO GROVE PB 44-58 LOT 2 LESS W1.78FT & WLY 37.74FT LOT 3 BLK 2 LOT SIZE 100.000 X 147 OR 21087-1613 02/2003 1 COC 22470-1400 06 2004 1

Assessment Information:

Year:	2011	2010
Land Value:	\$363,825	\$426,300
Building Value:	\$172,609	\$172,839
Market Value:	\$536,434	\$599,139
Assessed Value:	\$536,434	\$599,139

Taxable Value Information:

Year:	2011	2010
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	\$0/\$536,434	\$0/\$599,139
County:	\$0/\$536,434	\$0/\$599,139
City:	\$0/\$536,434	\$0/\$599,139
School Board:	\$0/\$536,434	\$0/\$599,139

Sale Information:

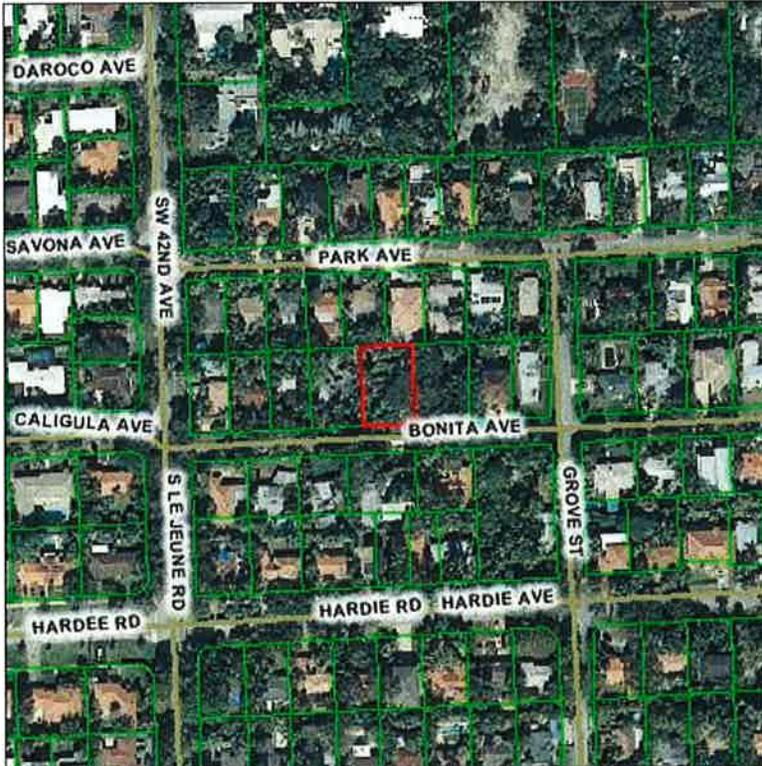
Sale Date:	6/2004
Sale Amount:	\$840,000
Sale O/R:	22470-1400
Sales Qualification Description:	Sales which are qualified
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Summary Details:

Folio No.:	01-4129-017-0600
Property:	4145 BONITA AVE
Mailing Address:	W J HOPWOOD 4145 BONITA AVE MIAMI FL 33133-6338

Property Information:

Primary Zone:	0100 SINGLE FAMILY RESIDENCE
CLUC:	0001 RESIDENTIAL - SINGLE FAMILY
Beds/Baths:	2/1
Floors:	1
Living Units:	1
Adj Sq Footage:	1,033
Lot Size:	8,475 SQ FT
Year Built:	1948
Legal Description:	AMENDED PL BONITA PARK PB 8-8 E1/2 LOT 17 & ALL LOT 18 BLK 5 LOT SIZE 75.000 X 113

Assessment Information:

Year:	2011	2010
Land Value:	\$250,330	\$185,497
Building Value:	\$73,991	\$73,991
Market Value:	\$324,321	\$259,488
Assessed Value:	\$190,033	\$187,225

Exemption Information:

Year:	2011	2010
Homestead:	\$25,000	\$25,000
2nd Homestead:	YES	YES

Taxable Value Information:

Year:	2011	2010
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	\$50,000/\$140,033	\$50,000/\$137,225
County:	\$50,000/\$140,033	\$50,000/\$137,225
City:	\$50,000/\$140,033	\$50,000/\$137,225
School Board:	\$25,000/\$165,033	\$25,000/\$162,225

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Summary Details:

Folio No.:	01-3219-008-2460
Property:	4151 PALMLN
Mailing Address:	ROX NV % MIRYAM SOTO 3034 SW 100 CT MIAMI FL 33165-2929

Property Information:

Primary Zone:	0100 SINGLE FAMILY RESIDENCE
CLUC:	0001 RESIDENTIAL - SINGLE FAMILY
Beds/Baths:	4/4
Floors:	1
Living Units:	1
Adj Sq Footage:	4,464
Lot Size:	33,977 SQ FT
Year Built:	1951
Legal Description:	BAY POINT PB 40-63 LOT 9 BLK 16 AND PROP INT IN & TO COMMON ELEMENTS NOT DEDICATED TO PUBLIC LOT SIZE 33977 SQUARE FEET OR 11178-52 0881 6

Assessment Information:

Year:	2011	2010
Land Value:	\$2,650,206	\$2,038,620
Building Value:	\$476,148	\$376,404
Market Value:	\$3,126,354	\$2,415,024
Assessed Value:	\$2,656,526	\$2,415,024

Taxable Value Information:

Year:	2011	2010
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	\$0/\$2,656,526	\$0/\$2,415,024
County:	\$0/\$2,656,526	\$0/\$2,415,024
City:	\$0/\$2,656,526	\$0/\$2,415,024
School Board:	\$0/\$3,126,354	\$0/\$2,415,024

Sale Information:

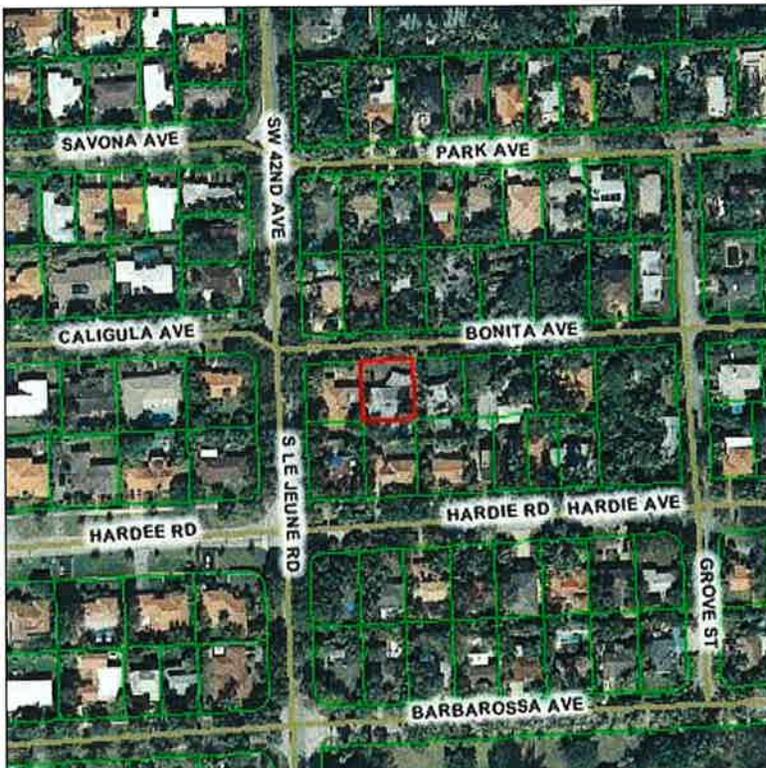
Sale Date:	8/1981
Sale Amount:	\$1,050,000
Sale O/R:	11178-0052
Sales Qualification Description:	Other disqualified
View Additional Sales	

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Property Information Map



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0 109 ft

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Close

Summary Details:

Folio No.:	01-4129-017-0420
Property:	4160 BONITA AVE
Mailing Address:	JOAN ELLIOT TERRY TRS 3901 SE ST LUCIE BLVD #51 MARINER CAY STUART FL 34997-

Property Information:

Primary Zone:	0100 SINGLE FAMILY RESIDENCE
CLUC:	0001 RESIDENTIAL - SINGLE FAMILY
Beds/Baths:	3/2
Floors:	1
Living Units:	1
Adj Sq Footage:	2,176
Lot Size:	8,475 SQ FT
Year Built:	1950
Legal Description:	AMENDED PL BONITA PARK PB 8-8 LOT 6 & W 1/2 LOT 5 BLK 4 LOT SIZE 75.000 X 113 OR 16657-3292 0195 1 COC 26540-4189 08 2008 1 OR 26759-4113 0109 19

Assessment Information:

Year:	2011	2010
Land Value:	\$294,506	\$218,231
Building Value:	\$193,214	\$193,771
Market Value:	\$487,720	\$412,002
Assessed Value:	\$453,202	\$412,002

Taxable Value Information:

Year:	2011	2010
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	\$0/\$453,202	\$0/\$412,002
County:	\$0/\$453,202	\$0/\$412,002
City:	\$0/\$453,202	\$0/\$412,002
School Board:	\$0/\$487,720	\$0/\$412,002

Sale Information:

Sale Date:	1/2009
Sale Amount:	\$100
Sale O/R:	26759-4113
Sales Qualification Description:	Deeds to or executed by trustees in bankruptcy, executors, guardians, or receivers
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Summary Details:

Folio No.:	30-4024-007-0460
Property:	5990 SW 49 ST
Mailing Address:	VICTOR J MAYA 5990 SW 49 ST MIAMI FL 33155-6305

Property Information:

Primary Zone:	0100 SINGLE FAMILY RESIDENCE
CLUC:	0001 RESIDENTIAL - SINGLE FAMILY
Beds/Baths:	2/1
Floors:	1
Living Units:	1
Adj Sq Footage:	1,738
Lot Size:	10,572 SQ FT
Year Built:	1950
Legal Description:	24 54 40 .24 AC BILTMORE HEIGHTS REV PB 39-65 W 105.72FT OF N1/2 OF TR 8 LOT SIZE 105.720 X 100 OR 16335-2716 0494 1 COC 26227-1944 02 2008 1

Assessment Information:

Year:	2011	2010
Land Value:	\$112,592	\$118,897
Building Value:	\$127,281	\$127,315
Market Value:	\$239,873	\$246,212
Assessed Value:	\$239,873	\$246,212

Exemption Information:

Year:	2011	2010
Homestead:	\$25,000	\$25,000
2nd Homestead:	YES	YES

Taxable Value Information:

Year:	2011	2010
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	\$50,000/\$189,873	\$50,000/\$196,212
County:	\$50,000/\$189,873	\$50,000/\$196,212
School Board:	\$25,000/\$214,873	\$25,000/\$221,212

Sale Information:

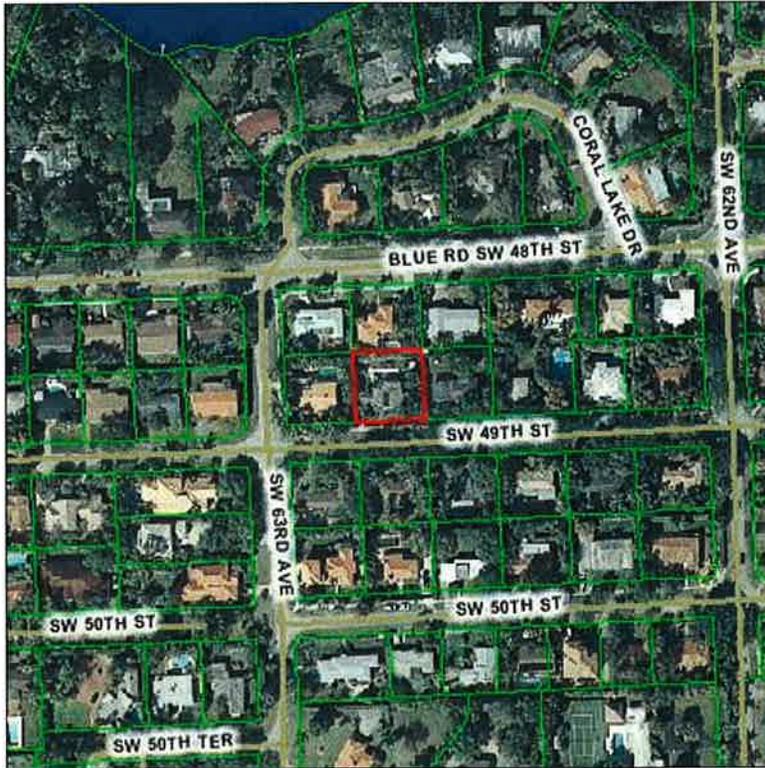
Sale Date:	2/2008
Sale Amount:	\$450,000
Sale O/R:	26227-1944
Sales Qualification Description:	Sales which are qualified
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Summary Details:

Folio No.:	30-4024-007-0060
Property:	6275 SW 49 ST
Mailing Address:	DAVID LUIS BROWN & W TINA LUIS
	6275 SW 49 ST MIAMI FL 33155-6240

Property Information:

Primary Zone:	0100 SINGLE FAMILY RESIDENCE
CLUC:	0001 RESIDENTIAL - SINGLE FAMILY
Beds/Baths:	2/2
Floors:	1
Living Units:	1
Adj Sq Footage:	1,782
Lot Size:	10,000 SQ FT
Year Built:	1949
Legal Description:	24 54 40 .23 AC BILTMORE HGTS REV PB 39-65 S1/2 OF E100FT OF W200FT OF TR 1 LOT SIZE 100.000 X 100 OR 20507-0106-0110 06/2002 1 COC 24966-1991 09 2006 1

Assessment Information:

Year:	2011	2010
Land Value:	\$106,500	\$112,464
Building Value:	\$141,496	\$141,743
Market Value:	\$247,996	\$254,207
Assessed Value:	\$247,996	\$254,207

Taxable Value Information:

Year:	2011	2010
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	\$0/\$247,996	\$0/\$254,207
County:	\$0/\$247,996	\$0/\$254,207
School Board:	\$0/\$247,996	\$0/\$254,207

Sale Information:

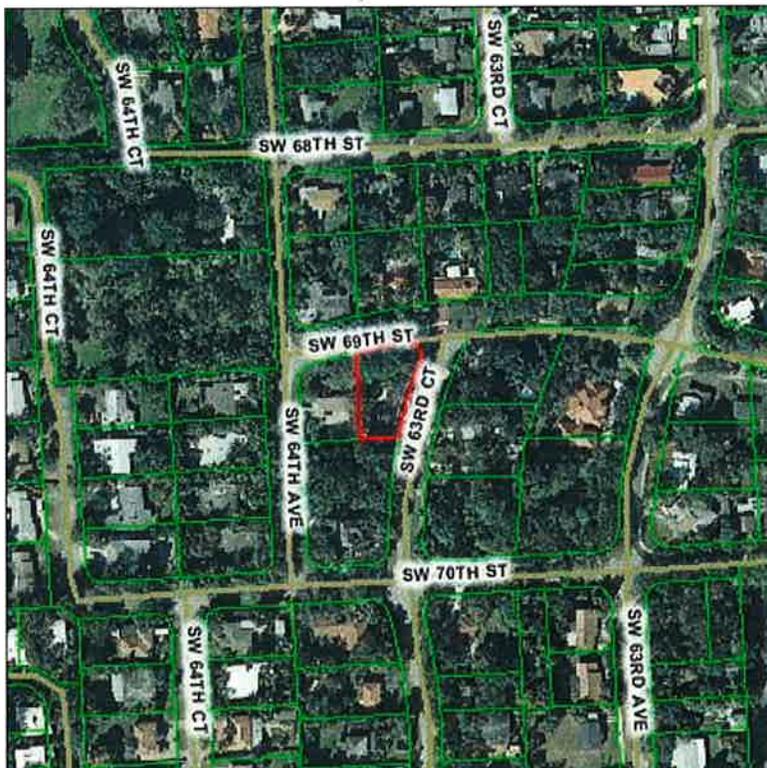
Sale Date:	9/2006
Sale Amount:	\$575,000
Sale O/R:	24966-1991
Sales Qualification Description:	Sales which are qualified
	View Additional Sales

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Summary Details:

Folio No.:	09-4025-022-0430
Property:	6380 SW 69 ST
Mailing Address:	LUIS DEL PINO 6380 SW 69 ST SOUTH MIAM FL 33143-3356

Property Information:

Primary Zone:	0800 SINGLE FAMILY RESIDENCE
CLUC:	0001 RESIDENTIAL - SINGLE FAMILY
Beds/Baths:	2/2
Floors:	1
Living Units:	1
Adj Sq Footage:	1,696
Lot Size:	13,523.60 SQ FT
Year Built:	1963
Legal Description:	25 54 40 COCOPLUM TERRACE PB 25-4 E31.2FT OF LOT 2 & ALL LOT 3 BLK 7 LOT SIZE IRREGULAR OR 19428-3248 12/2000 1

Assessment Information:

Year:	2011	2010
Land Value:	\$97,488	\$97,488
Building Value:	\$138,910	\$139,794
Market Value:	\$236,398	\$237,282
Assessed Value:	\$236,398	\$237,282

Exemption Information:

Year:	2011	2010
Homestead:	\$25,000	\$25,000
2nd Homestead:	YES	YES

Taxable Value Information:

Year:	2011	2010
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	\$50,000/\$186,398	\$50,000/\$187,282
County:	\$50,000/\$186,398	\$50,000/\$187,282
City:	\$50,000/\$186,398	\$50,000/\$187,282
School Board:	\$25,000/\$211,398	\$25,000/\$212,282

Sale Information:

Sale Date:	3/2007
Sale Amount:	\$567,000
Sale O/R:	25439-1991
Sales Qualification Description:	Sales which are qualified
	View Additional Sales

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Property Information Map



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Summary Details:

Folio No.:	03-4129-031-0020
Property:	6801 GRANADA BLVD
Mailing Address:	CALIFON COMPANY N V C/O GARRY B, SCHWARTZ PA 4000 PONCE DE LEON BLVD 470 CORAL GABLE FL 33146-1432

Property Information:

Primary Zone:	1600 SINGLE FAMILY RESIDENCE
CLUC:	0001 RESIDENTIAL - SINGLE FAMILY
Beds/Baths:	3/7
Floors:	2
Living Units:	1
Adj Sq Footage:	9,448
Lot Size:	2.95 ACRES
Year Built:	1951
Legal Description:	29 54 41 2.95 AC CARTEE HOMESTEAD PB 43-30 TRACT 2 LOT SIZE 128502 SQUARE FEET OR 10742-1520 0580 6 OR 27645-0175 0311 11

Assessment Information:

Year:	2011	2010
Land Value:	\$2,505,789	\$2,634,291
Building Value:	\$1,292,162	\$1,299,770
Market Value:	\$3,797,951	\$3,934,061
Assessed Value:	\$3,797,951	\$3,934,061

Taxable Value Information:

Year:	2011	2010
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	\$0/\$3,797,951	\$0/\$3,934,061
County:	\$0/\$3,797,951	\$0/\$3,934,061
City:	\$0/\$3,797,951	\$0/\$3,934,061
School Board:	\$0/\$3,797,951	\$0/\$3,934,061

Sale Information:

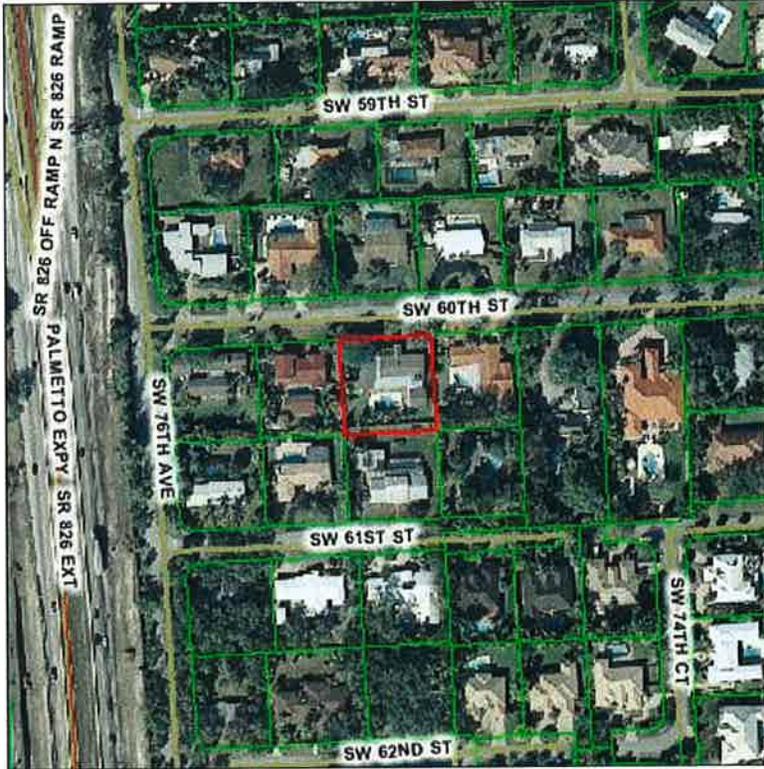
Sale Date:	3/2011
Sale Amount:	\$100
Sale O/R:	27645-0175
Sales Qualification Description:	Corrective deed, quit claim deed, or tax deed; Deed bearing Florida Documentary Stamp at the minimum rate prescribed under Chapter 201, F.S.; Transfer of ownership where no doc stamps were paid; or, Transfer of ownership by other than a deed such as a final judgement or court order.
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Summary Details:

Folio No.:	30-4026-023-0030
Property:	7550 SW 60 ST
Mailing Address:	FRANCISCO R FERNANDEZ 7550 SW 60 ST SOUTH MIAMI FL 33143-1708

Property Information:

Primary Zone:	2100 SINGLE FAMILY RESIDENCE
CLUC:	0001 RESIDENTIAL - SINGLE FAMILY
Beds/Baths:	4/3
Floors:	1
Living Units:	1
Adj Sq Footage:	2,792
Lot Size:	19,600 SQ FT
Year Built:	1962
Legal Description:	26 54 40 COLLEGE MANOR PB 72-57 LOT 3 LOT SIZE 140.000 X 140 OR 19623-900 04/2001 4 COC 23347-3703 05 2005 1

Assessment Information:

Year:	2011	2010
Land Value:	\$147,050	\$125,425
Building Value:	\$263,127	\$264,203
Market Value:	\$410,177	\$389,628
Assessed Value:	\$395,472	\$389,628

Exemption Information:

Year:	2011	2010
Homestead:	\$25,000	\$25,000
2nd Homestead:	YES	YES

Taxable Value Information:

Year:	2011	2010
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	\$50,000/\$345,472	\$50,000/\$339,628
County:	\$50,000/\$345,472	\$50,000/\$339,628
School Board:	\$25,000/\$370,472	\$25,000/\$364,628

Sale Information:

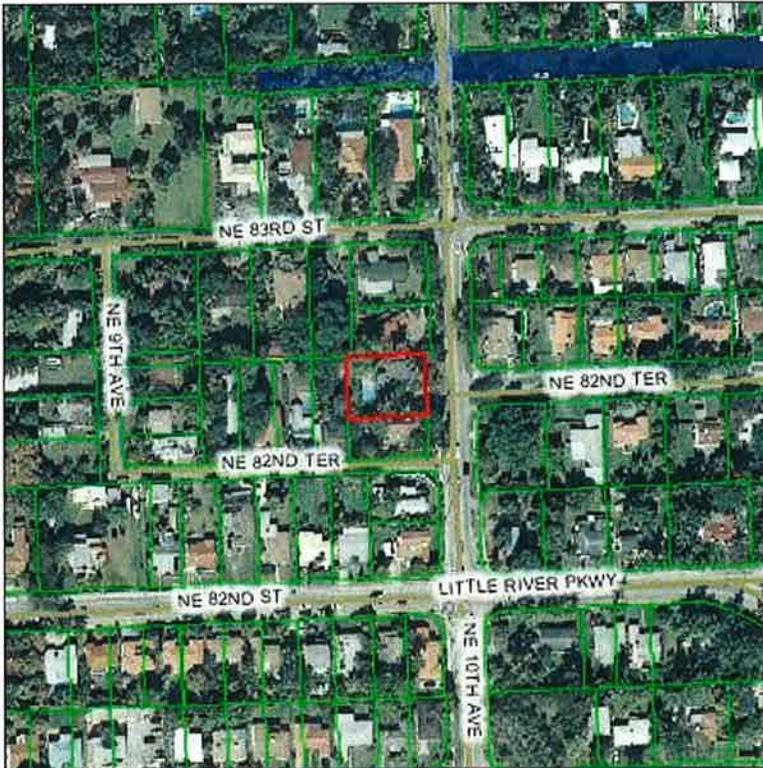
Sale Date:	5/2005
Sale Amount:	\$600,000
Sale O/R:	23347-3703
Sales Qualification Description:	Sales which are qualified
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Summary Details:

Folio No.:	01-3207-004-0010
Property:	8250 NE 10 AVE
Mailing Address:	MARK R MACCAGNO 8250 NE 10 AVE MIAMI FL 33138-4108

Property Information:

Primary Zone:	0100 SINGLE FAMILY RESIDENCE
CLUC:	0001 RESIDENTIAL - SINGLE FAMILY
Beds/Baths:	2/2
Floors:	1
Living Units:	1
Adj Sq Footage:	1,104
Lot Size:	10,350 SQ FT
Year Built:	1950
Legal Description:	6-7-8 53 42 GRIFFINGS BISC HGTS RE-SUB 2ND AMD PL PB 16-42 LOT 1 LESS E10FT & LOT 2 LESS S10FT & E10FT LOT SIZE 90.000 X 115

Assessment Information:

Year:	2011	2010
Land Value:	\$46,678	\$32,251
Building Value:	\$101,926	\$102,043
Market Value:	\$148,604	\$134,294
Assessed Value:	\$91,506	\$90,154

Exemption Information:

Year:	2011	2010
Homestead:	\$25,000	\$25,000
2nd Homestead:	YES	YES

Taxable Value Information:

Year:	2011	2010
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	\$50,000/\$41,506	\$50,000/\$40,154
County:	\$50,000/\$41,506	\$50,000/\$40,154
City:	\$50,000/\$41,506	\$50,000/\$40,154
School Board:	\$25,000/\$66,506	\$25,000/\$65,154

Sale Information:

Sale Date:	11/2000
Sale Amount:	\$0
Sale O/R:	19439-3077
Sales Qualification Description:	Sales which are disqualified as a result of examination of the deed
View Additional Sales	



Gary R. Nikolits, CFA
Property Appraiser
 Palm Beach County

Property Appraiser's Public Access **PAPA**



Location Address 2815 N FLAGLER DR
 Municipality WEST PALM BEACH
 Parcel Control Number 74-43-43-10-00-006-0080
 Subdivision
 Official Records Book Page
 Sale Date
Legal Description 10-43-43, N 198 FT OF S 1551 FT OF GOV LT 6 W OF FLAGLER DR (LESS ST R/W)

Owners
 CONGREGATIONAL BETHEL

Mailing address
 2815 N FLAGLER DR
 WEST PALM BEACH FL 33407 5215

No Sales Information Available.

Exemption Applicant/Owner	Year	Detail
CONGREGATIONAL BETHEL	2012	FULL: RELIGIOUS ORGANIZATIONS

Number of Units	0	*Total Square Feet	32545	Acres	3.5693
Use Code	7100 - RELIGIOUS	Zoning	SF7 - Single Family Low Density (74-WEST PALM BEACH)		

Tax Year	2012 P	2011	2010
Improvement Value	\$1,755,705	\$1,795,573	\$1,824,638
Land Value	\$495,975	\$495,975	\$495,975
Total Market Value	\$2,251,680	\$2,291,548	\$2,320,613

P = Preliminary All values are as of January 1st each year

Tax Year	2012 P	2011	2010
Assessed Value	\$2,251,680	\$2,291,548	\$2,320,613
Exemption Amount	\$2,251,680	\$2,291,548	\$2,320,613
Taxable Value	\$0	\$0	\$0

Tax Year	2012 P	2011	2010
Ad Valorem	\$0	\$0	\$0
Non Ad Valorem	\$4,377	\$4,190	\$0
Total tax	\$4,377	\$4,190	\$0



CFN 2011R0062519
 DR Bk 27568 Pg 3391; (1pg)
 RECORDED 01/28/2011 11:48:29
 DEED DOC TAX 9,900.00
 HARVEY RUVIN, CLERK OF COURT
 MIAMI-DADE COUNTY, FLORIDA
 LAST PAGE

Prepared by and Return to:
Kramer and Golden, P.A.
Richard A. Golden Esq
1175 NE 125TH STREET SUITE 512
NORTH MIAMI FL 33161
RTSC FILE NO. 286-10P

Parcel ID Number: 20-5013-003-0520

Warranty Deed

This Indenture, Made this **30th** day of **December**, 2010 A.D., **Between**
Maurice Bared, a single man

of the County of **Miami-Dade**, State of **Florida**, grantor, and
JAD PINECREST PROPERTY LLC, A Florida limited liability company

whose address is: **12101 Rock Garden Lane, Miami, FL 33156**

of the County of **Miami-Dade**, State of **Florida**, grantee.

Witnesseth that the GRANTOR, for and in consideration of the sum of
 -----**TEN DOLLARS (\$10)**----- DOLLARS,
 and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has
 granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate,
 lying and being in the County of **Miami-Dade** State of **Florida** to wit:

Lot 12, Block 4, Town & Ranch Estates, according to the map or plat thereof, as recorded in Plat Book 50, Page 46, of the Public Records of Miami-Dade County, Florida.

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

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:

Printed Name: Stacy Shaffer
 Witness

_____ (Seal)
Maurice Bared
 P.O. Address: 12101 ROCK GARDEN LANE, Miami, FL 33156

Printed Name: Susana Kawebium
 Witness

STATE OF **Florida**
 COUNTY OF **Miami-Dade**

The foregoing instrument was acknowledged before me this **30th** day of **December**, 2010 by
Maurice Bared, a single man

he is personally known to me or he has produced his **Florida driver's license** as identification.



Printed Name: _____
Notary Public
 My Commission Expires: _____



MIAMI-DADE COUNTY
OFFICE OF THE PROPERTY APPRAISER
PROPERTY SEARCH SUMMARY REPORT

Honorable Pedro J. Garcia
Property Appraiser

Property Information:	
Folio	20-5013-003-0520
Property Address	12101 ROCK GARDEN LN
Owner Name(s)	JAD PINECREST PROPERTY LLC
Mailing Address	12101 ROCK GARDEN LN MIAMI FL 33156
Primary Zone	2300 ESTATE RESIDENTIAL
Use Code	0001 RESIDENTIAL - SINGLE FAMILY
Beds/Baths/Half	4/3/0
Floors	1
Living Units	1
Adj. Sq. Footage	5,661
Lot Size	37,592 SQ FT
Year Built	1958
Legal Description	13 55 40 .863 AC TOWN & RANCH ESTS PB 50-46 LOT 12 BLK 4 LOT SIZE IRREGULAR OR 10227-0116 1178 1 F/A/U 30-5013-003-0520



Aerial Photography 2010

Assessment Information:		
	Current	Previous
Year	2012	2011
Land Value	\$526,288	\$563,880
Building Value	\$638,225	\$641,585
Market Value	\$1,164,513	\$1,205,465
Assessed Value	\$1,164,513	\$1,205,465

Exemption Information:		
	Current	Previous
Year	2012	2011
Homestead	\$0	\$0
2nd Homestead	\$0	\$0
Senior	\$0	\$0
Veteran Disability	\$0	\$0
Civilian Disability	\$0	\$0
Widow(er)	\$0	\$0

Taxable Value Information:		
	Current	Previous
Year	2012	2011
	Exemption/Taxable	Exemption/Taxable
County	\$0 / \$1,164,513	\$0 / \$1,205,465
School Board	\$0 / \$1,164,513	\$0 / \$1,205,465
City	\$0 / \$1,164,513	\$0 / \$1,205,465
Regional	\$0 / \$1,164,513	\$0 / \$1,205,465

Sale Information:			
Date	Amount	Recording Book-Page	Qualification Code
12/2010	\$1,650,000	27568-3391	Sales qualified as a result of examination of the deed
12/2010	\$100	27568-3390	Corrective deed, quit claim deed, or tax deed; Deed bearing Florida Documentary Stamp at the minimum rate prescribed under Chapter 201, F.S.; Transfer of ownership where no doc stamps were paid; or, Transfer of ownership by other than a deed such as a final judgement or court order.
6/2004	\$1,000,000	22444-0343	Sales which are qualified
11/1978	\$236,000	10227-0116	Sales which are qualified

9/1973	\$133,000	00000-0000	Sales which are qualified
12/1971	\$121,500	00000-0000	Sales which are qualified

Disclaimer:

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Property information inquiries, comments, and suggestions email: pawebmail@miamidade.gov
GIS inquiries, comments, and suggestions email: gis@miamidade.gov

Generated on: Monday, August 27, 2012

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Close

Summary Details:

Folio No.:	20-5013-003-0520
Property:	12101 ROCK GARDEN LN
Mailing Address:	JAD PINECREST PROPERTY LLC
	12101 ROCK GARDEN LN MIAMI FL 33156-

Property Information:

Primary Zone:	2300 ESTATE RESIDENTIAL
CLUC:	0001 RESIDENTIAL - SINGLE FAMILY
Beds/Baths:	4/3
Floors:	1
Living Units:	1
Adj Sq Footage:	5,661
Lot Size:	37,592 SQ FT
Year Built:	1958
Legal Description:	13 55 40 .863 AC TOWN & RANCH ESTS PB 50-46 LOT 12 BLK 4 LOT SIZE IRREGULAR OR 10227-0116 1178 1 F/A/U 30-5013-003-0520

Assessment Information:

Year:	2011	2010
Land Value:	\$563,880	\$563,880
Building Value:	\$641,585	\$132,370
Market Value:	\$1,205,465	\$696,250
Assessed Value:	\$1,205,465	\$696,250

Exemption Information:

Year:	2011	2010
Homestead:	\$0	\$25,000
2nd Homestead:	NO	YES

Taxable Value Information:

Year:	2011	2010
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	\$0/\$1,205,465	\$50,000/\$646,250
County:	\$0/\$1,205,465	\$50,000/\$646,250
City:	\$0/\$1,205,465	\$50,000/\$646,250
School Board:	\$0/\$1,205,465	\$25,000/\$671,250

Sale Information:

Sale Date:	12/2010
Sale Amount:	\$1,650,000
Sale O/R:	27568-3391
Sales Qualification Description:	Sales qualified as a result of examination of the deed
View Additional Sales	



CFN 2009R0465501
 OR Bk 26919 Pgs 1031 - 1032; (2pgs)
 RECORDED 06/26/2009 14:20:51
 DEED DOC TAX 2,944.20
 HARVEY RUVIN, CLERK OF COURT
 MIAMI-DADE COUNTY, FLORIDA

Prepared by and return to:

Joseph B. Ryan III, P.A.
 2701 South Bayshore Drive Suite 402
 Miami, FL 33133
 305-444-4949
 File Number: **Stoetzer**
 Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 12th day of June, 2009 between **Robert F. Stoetzer and K. Toby Stoetzer, his wife** whose post office address is **118 Andrea Lane, PO Box 1907, Blowing Rock, NC 28605**, grantor, and **Lu Zhou and Xiaojing Wang, his wife** whose post office address is **7930 SW 120th Street, Pincrest, FL 33156**, 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 **Miami-Dade County, Florida** to-wit:

Lot 2, in Block 3, of SUNILAND ESTATES, according to the Plat thereof, recorded in Plat Book 50, Page 28, of the Public Records of Miami-Dade County, Florida.

Parcel Identification Number: 20-5015-005-0420

1. Subject to taxes for 2009 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, 2008**.

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:

Joseph B. Ryan
Witness Name: Joseph B. Ryan

Doris Collins
Witness Name: Doris Collins

Joseph B. Ryan
Witness Name: Joseph B. Ryan III

Doris Collins
Witness Name: Doris Collins

Robert F. Stoetzer
Robert F. Stoetzer (Seal)

K. Toby Stoetzer (Seal)
K. Toby Stoetzer
118 Andrea Lane, PO Box 1907
Blowing Rock, NC 28605

State of Florida
County of Miami-Dade

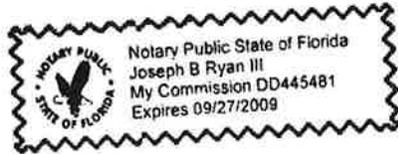
The foregoing instrument was acknowledged before me this 12th day of June, 2009 by Robert F. Stoetzer and K. Toby Stoetzer, who are personally known or have produced a driver's license as identification.

[Notary Seal]

Joseph B. Ryan
Notary Public

Printed Name: _____

My Commission Expires: _____





MIAMI-DADE COUNTY
OFFICE OF THE PROPERTY APPRAISER
PROPERTY SEARCH SUMMARY REPORT

Honorable Pedro J. Garcia
Property Appraiser

Property Information:	
Folio	20-5015-005-0420
Property Address	7930 SW 120 ST
Owner Name(s)	LU ZHOU & W XIAOJING WANG
Mailing Address	7930 SW 120 ST MIAMI FL 33156
Primary Zone	2300 ESTATE RESIDENTIAL
Use Code	0002 MULTIFAMILY 2 LIVING UNITS
Beds/Baths/Half	6/4/0
Floors	1
Living Units	2
Adj. Sq. Footage	2,603
Lot Size	38,768 SQ FT
Year Built	1951
Legal Description	SUNILAND ESTATES PB 50-28 LOT 2 BLK 3 LOT SIZE IRREGULAR F/A/U 30-5015-005-0420 OR 26919-1031 0609 01



Aerial Photography 2010

Assessment Information:		
	Current	Previous
Year	2012	2011
Land Value	\$368,296	\$368,296
Building Value	\$23,002	\$43,687
Market Value	\$391,298	\$411,983
Assessed Value	\$391,298	\$411,983

Exemption Information:		
	Current	Previous
Year	2012	2011
Homestead	\$0	\$0
2nd Homestead	\$0	\$0
Senior	\$0	\$0
Veteran Disability	\$0	\$0
Civilian Disability	\$0	\$0
Widow(er)	\$0	\$0

Taxable Value Information:		
	Current	Previous
Year	2012	2011
	Exemption/Taxable	Exemption/Taxable
County	\$0 / \$391,298	\$0 / \$411,983
School Board	\$0 / \$391,298	\$0 / \$411,983
City	\$0 / \$391,298	\$0 / \$411,983
Regional	\$0 / \$391,298	\$0 / \$411,983

Sale Information:			
Date	Amount	Recording Book-Page	Qualification Code
6/2009	\$490,660	26919-1031	Sales qualified as a result of examination of the deed

Disclaimer:

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Property information inquiries, comments, and suggestions email: pawebmail@miamidade.gov
GIS inquiries, comments, and suggestions email: gis@miamidade.gov

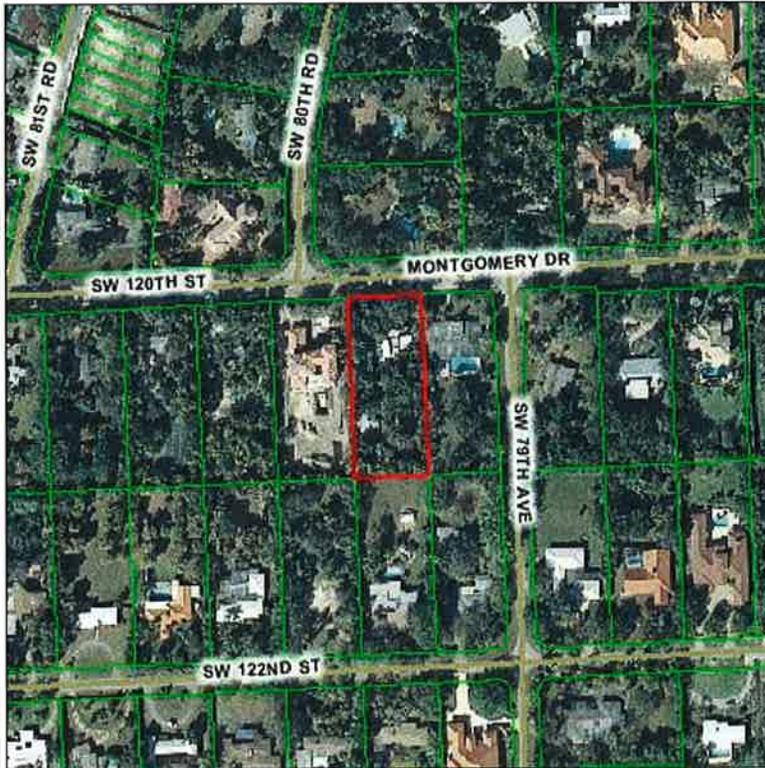
Generated on: Monday, August 27, 2012

My Home
Miami-Dade County, Florida

miamidade.gov



Property Information Map



Aerial Photography - 2009

0 132 ft

This map was created on 5/16/2012 3:27:04 PM for reference purposes only.

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Close

Summary Details:

Folio No.:	20-5015-005-0420
Property:	7930 SW 120 ST
Mailing Address:	LU ZHOU & W XIAO JING WANG 7930 SW 120 ST MIAMI FL 33156-

Property Information:

Primary Zone:	2300 ESTATE RESIDENTIAL
CLUC:	0002 MULTIFAMILY 2 LIVING UNITS
Beds/Baths:	6/4
Floors:	1
Living Units:	2
Adj Sq Footage:	2,603
Lot Size:	38,768 SQ FT
Year Built:	1951
Legal Description:	SUNILAND ESTATES PB 50-28 LOT 2 BLK 3 LOT SIZE IRREGULAR F/A/U 30-5015-005-0420 OR 26919-1031 0609 01

Assessment Information:

Year:	2011	2010
Land Value:	\$368,296	\$368,296
Building Value:	\$43,687	\$43,789
Market Value:	\$411,983	\$412,085
Assessed Value:	\$411,983	\$412,085

Taxable Value Information:

Year:	2011	2010
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	\$0/\$411,983	\$0/\$412,085
County:	\$0/\$411,983	\$0/\$412,085
City:	\$0/\$411,983	\$0/\$412,085
School Board:	\$0/\$411,983	\$0/\$412,085

Sale Information:

Sale Date:	6/2009
Sale Amount:	\$490,660
Sale O/R:	26919-1031
Sales Qualification Description:	Sales qualified as a result of examination of the deed
View Additional Sales	



FORTUNE

305-361-3440

PATRICIA BASTIDAS
305-725-1063







CFN 2005R0463497
 DR Bk 23347 Pgs 3703 - 3704: (2pgs)
 RECORDED 05/06/2005 16:05:56
 DEED DDC TAX 3,600.00
 HARVEY RUVIN, CLERK OF COURT
 MIAMI-DADE COUNTY, FLORIDA

WARRANTY DEED

THIS WARRANTY DEED made this 5th day of May, A.D. 2005 by ERELIO PENA and MARIA MEDEL, husband and wife whose postoffice address is: 250 Velarde Avenue, Coral Gables, Florida 33134 hereinafter referred to as grantor(s) and FRANCISCO R. FERNANDEZ, an unmarried person whose postoffice address is: 7550 S.W. 60th Street, Miami, Florida 33143 hereinafter called the grantee(s):

WITNESSETH: That the grantor(s), for and in consideration of the sum of TEN (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the grantees, all that certain land situated in Miami-Dade County, Florida, viz:

Lot 3, COLLEGE MANOR, according to the Plat thereof, as recorded in Plat Book 72, Page 57 of the Public Records of Miami-Dade County, Florida.

Folio No.: 30 4026 023 0030

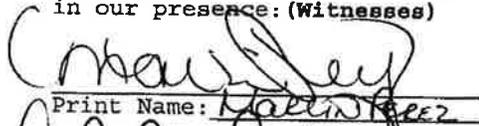
TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

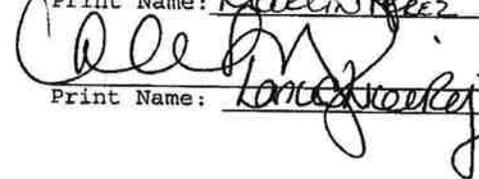
TO HAVE AND TO HOLD, the same in fee simple forever.

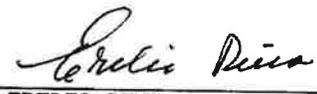
AND the grantor(s) hereby covenant with said grantee(s) that the grantor(s) are lawfully seized of said land in fee simple; that the grantor(s) have good right and lawful authority to sell and convey said land; that the grantor(s) hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2004.

IN WITNESS WHEREOF, the said grantor(s) have signed and sealed these presents the date and year first above written.

Signed, sealed and delivered
 in our presence: (Witnesses)


 Print Name: Martin Fernandez


 Print Name: Lancy Rodriguez



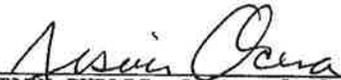
ERELIO PENA
 250 VELARDE AVENUE
 CORAL GABLES, FL. 33134

MARIA MEDEL
 250 VELARDE AVENUE
 CORAL GABLES, FL. 33134

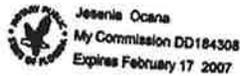
2

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 5
day of May, 2005, by ERELIO PENA and MARIA MEDEL, husband
and wife who are personally known to me or have produced
Fl. Id. as identification and who did/did not
take an oath.


NOTARY PUBLIC, State of Florida
Print Name: Jaseria Ocana

My Commission Expires:



THIS INSTRUMENT PREPARED BY:
VICTOR H. DE YURRE, ESQ.
1221 Brickell Avenue
9th Floor
Miami, Florida 33131
(305) 373-9194

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#7550 SW 60 ST
Miami, FL 33143

Price: \$1,298,000

Beds: 5 **Baths: 4/0** **Sq. Ft: 3263**
Year Built: 1962 **Unit #:** **Mo. Fee : \$0**

Details:

ALFRED BROWNING PARKER HOME EXQUISITELY RENOVATED WITH THE USE OF RARE & EXOTIC STONES, WOODS & TOP QUALITY MATERIALS. 5/4 WITH 1,560 SQ FT OF ATRIUM & COVERED OUTDOOR LIVING AREA. HEATED POOL WITH TANNING LEDGE & LIMESTONE. STATE OF THE ART KITCHEN WITH STAINLESS STEEL APPLIANCES & QUARTZ COUNTERTOPS. HOME FEATURES SLATE FLOORS THROUGHOUT, BRAZILIAN TEAK IN BEDROOMS, 360 DEGREE FIREPLACE DONE IN SLATE & 400 BOTTLE WINE CELLAR.

◀ previous Photo 1 of 25 next ▶

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[Other Properties in Area](#)

Amenities:

- > Pets allowed
- > Outdoor lights
- > Hardwood floors
- > Central heat
- > Microwave oven
- > Refrigerator
- > Built-in oven
- > Jetted bathtub
- > Public water supply
- > Lot size between 1/4 and 1/2 acre
- > Circular driveway
- > Heated pool
- > Family room
- > Den
- > Swimming pool view
- > French door(s)
- > Concrete block stucco
- > Fenced
- > Slate floors
- > Electric heating
- > Disposal
- > Clothes washer
- > Breakfast bar
- > Built-in features
- > TV cable available
- > 2 car garage
- > Automatic garage door
- > Fenced pool area
- > Formal dining room
- > Great room
- > Garden view
- > Shingle roof
- > Fireplace(s)
- > Central air conditioning
- > Electric range and oven
- > Dishwasher
- > Clothes dryer
- > Kitchen isle
- > Septic sewer system
- > Northern exposure
- > Attached parking
- > swimming pool
- > Spa
- > Master bedroom on main floor
- > Atrium
- > Single story

Type: Single Family

MLS#: A1637281

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Patricia E Bastidas / 3053613440
pattybastidas@aol.com

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 Mortgage Calculator

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Robert Gallaher

RE1 - SINGLE FAMILY RESIDENTIAL

Southeast Florida MLS

ML: A1637281 BC: FINR05 / Fortune International Realty AR: 40 SH SALE: N REO: N STATUS: A
AD: 7550 SW 60 ST CITY: MIAMI RP: LLP: LP: \$1,298,000
CT: DADE F#: 30-40-26-023-0030 ZIP: 33143-1708 GEOAR: ZN: 21/EST 1 STYLE: R31 #I: 25
LG: 26 54 40 COLLEGE MANOR PB 72-57 LOT 3 LOT SIZE 140.000 X 140 OR 1

MC: 30 TN: 40 SE: 26 SD: 23 PN: 0030 MAP: 2640 ST: FL TYPE: / SINGLE
DV: SN: COLLEGE MANOR MN:

LA: 3,263 TA: 5,252 YR: 1962/ RS CONV: BED: 5 FBATH: 4 HBATH: 0
GARAG: 2/ ATT CPT: 0 WF: FACE: N F\$: U
PARK: CIRCLDRV DRIVEWAY PARK RESTR:
LT: X SF/FF: 19,600 LOTDS: 1/4-1/2A
WTRFR: N VIEW: GARDEN POOL
WTRAC: NONE DESGN: DETACH/ 1STORY REMODEL ES: SMIAMI
CONST: CBS ROOF: SHINGLE MS: SMIAMI
FLOOR: WOOD SLATE DINE: FORMAL SNACKBAR HS: SMIAMI
ROOMS: ATRIUM DEN FAMILY GREAT
POOLS: Y/ HEATED WHRPOOL CHLDGATE EQUIPSTY PL: 0 SPA: Y

REM: ALFRED BROWNING PARKER HOME EXQUISITELY RENOVATED WITH THE USE OF RARE & EXOTIC STONES, WOODS & TOP QUALITY MATERIALS. 5/4 WITH 1,560 SQ FT OF ATRIUM & COVERED OUTDOOR LIVING AREA. HEATED POOL WITH TANNING LEDGE & LIMESTONE. STATE OF THE ART KITCHEN WITH STAINLESS STEEL APPLIANCES & QUARZT COUNTERTOPS. HOME FEATURES SLATE FLOORS THROUGHOUT, BRAZILIAN TEAK IN BEDROOMS, 360 DEGREE FIREPLACE DONE IN SLATE & 400 BOTTLE WINE CELLAR.

DIR: WEST ON 60TH STREET OFF 72ND AVENUE

BRK-REM: SEE ATTACHMENTS FOR FLOOR PLAN & DISLCOSURES. MUST ALLOW 24HRS TO SHOW. APPOINTMENT A MUST. OWNER OCCUPIED. SEND ME AN E-MAIL WITH YOUR INFORMATION &

LV: DR: DA: KT: FR: FL: PR:
MB: 2B: 3B: 4B: 5B: DN: PB:

BEDRM: 1BR+GRND MBRGRND UR: CF: 0
MSBTH: DUALSINKS SPTUB&SHW WHRPLSPA PETS: Y/ NON
INTER: 1FLENTRY BUILT-INS CLOS-CAB COOKISLAN FIREPLACE FRENCHDR VOLUMCEIL
EQUIP: AUTOGRDR DISHWASH DISPOSAL DRYER MICRO RANGE-E REFRIG SMOKEDET WALLOVEN FIREALRM ICEMAKER WASHER
WNDW: IMPACTGL DHWOOD RESTR: NONE HOPA: N
EXTER: FENCE LIGHTING OPENPORCH OUTDRSHWR
GUEST: GUEST SQ FT: 0
SUBDV: NONE MAINT:
HEAT: CENTRAL ELEC SPRINK: AUTO WELL CABLEAVL: Y
COOL: CENTRAL ELEC WTR: MUNICIPL SEWER: SEPTIC

TRMCONS: CASHONLY CONV ASSUME: N DAV/SOH: \$395,000

MPR: N TOA: N FEE: DMV/ASV:

TX: \$7,154 TXYR: 2010 TAX: HOMESTEAD TM:

SPEC: POSS: FUNDING IDX: Y

LPID: 0458422 / Patricia Bastidas APH: 305-725-1063 OPH: 305-361-3440 x 319

2PID: 2AG: FAX: 305-365-0610

LTY: ER ON: ON#: 2PH:

URL: PHOTO: 1PLUS WD:

EMAILA: pattybastidas13@gmail.com VT:

COBA: 3.0% COTB: 3.0% CONR: 3.0% VAR: N JA: N BRD: A

OCCUP: OWNER SHOW: 24HRNOTICE APPT-ONLY SHOWASSIST LD: XD:

PREV STATUS: STATUS CHNG: OK ADV: Y L1:

PREV\$: PRICE CHNG: ORIG LP: \$1,298,000 L2:

INet: Y/EXQUISITE 5/4 + POOL & ATRIUM NEXT TO ST THOMAS SCHOOL. DONE WITH A MIXTURE OF RARE STONES, WOODS, LIMESTONE & QUARTZ. A MUST SEE.

MOBILE HOME DECAL: SZ: S#: BRAND:

FEEINCL: MISC:

PD: CONTING: DM: FURN: CD: SP:

ECD: CB: SPID: S1:

TR: SC: SPID2: S2:

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MIAMI-DADE COUNTY
OFFICE OF THE PROPERTY APPRAISER
PROPERTY SEARCH SUMMARY REPORT

Honorable Pedro J. Garcia
Property Appraiser

Property Information:	
Folio	30-4026-023-0030
Property Address	7550 SW 60 ST
Owner Name(s)	FRANCISCO R FERNANDEZ
Mailing Address	7550 SW 60 ST SOUTH MIAMI FL 33143-1708
Primary Zone	2100 SINGLE FAMILY RESIDENCE
Use Code	0001 RESIDENTIAL - SINGLE FAMILY
Beds/Baths/Half	4/3/0
Floors	1
Living Units	1
Adj. Sq. Footage	2,792
Lot Size	19,600 SQ FT
Year Built	1962
Legal Description	26 54 40 COLLEGE MANOR PB 72-57 LOT 3 LOT SIZE 140.000 X 140 OR 19623-900 04/2001 4 COC 23347-3703 05 2005 1
Assessment Information:	
	Current Previous
Year	2012 2011
Land Value	\$147,050 \$147,050
Building Value	\$262,033 \$263,127
Market Value	\$409,083 \$410,177
Assessed Value	\$407,336 \$395,472
Exemption Information:	
	Current Previous
Year	2012 2011
Homestead	\$25,000 \$25,000
2nd Homestead	\$25,000 \$25,000
Senior	\$0 \$0
Veteran Disability	\$0 \$0
Civilian Disability	\$0 \$0
Widow(er)	\$0 \$0



Aerial Photography 2010

Taxable Value Information:			
	Current		Previous
Year	2012		2011
	Exemption/Taxable		Exemption/Taxable
County	\$50,000 / \$357,336		\$50,000 / \$345,472
School Board	\$25,000 / \$382,336		\$25,000 / \$370,472
City	\$0 / \$0		\$0 / \$0
Regional	\$50,000 / \$357,336		\$50,000 / \$345,472
Sale Information:			
Date	Amount	Recording Book-Page	Qualification Code
5/2005	\$600,000	23347-3703	Sales which are qualified
11/2004	\$496,000	22906-3860	Sales which are qualified
4/2001	\$0	00000-0000	Sales which are disqualified as a result of examination of the deed

Disclaimer:

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Property information inquiries, comments, and suggestions email: pawebmail@miamidade.gov
GIS inquiries, comments, and suggestions email: gis@miamidade.gov





OFF. REC. 1936570800

This Document Prepared By and Return to:
Thomas Ringel, Esq.
Markowitz, Davis, Ringel & Trusty, P.A.
9130 South Dadeland Boulevard, Suite 1225
Miami, FL 33156
(305) 670-5000

00R546094 2000 NOV 15 12:01

DOCSTPDEE 930.00 SURTX 0.00
HARVEY RUVIN, CLERK DADE COUNTY, FL

Parcel ID Number: 30-4027-000-0470

Warranty Deed

This Indenture, Made this 8th day of November, 2000 A.D., Between
JAMES RODNEY TERRY and BARBARA A. TERRY, his wife

of the County of Miami-Dade, State of Florida, grantors, and
MARY P. LAMONT, a single woman

whose address is: **7624 S.W. 80t Court, Miami, FL 33143-2613**

of the County of Miami-Dade, State of Florida, grantee.

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

-----**TEN DOLLARS (\$10)**----- DOLLARS,
and other good and valuable consideration to GRANTORS in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, have granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate, lying and being in the County of Miami-Dade State of Florida to wit:

THE SOUTH 122.5 FEET OF THE NORTH 245 FEET OF THE WEST 124.84 FEET OF THE EAST 1/2 OF THE SW 1/4 OF THE SW 1/4 OF THE SE 1/4 IN SECTION 27, TOWNSHIP 54 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA, TOGETHER WITH ALL IMPROVEMENTS THEREON.

Subject to restrictions, reservations and easements of record, if any, and taxes subsequent to December 31, 1999.

RECORDED IN OFFICIAL RECORDS BOOK
OF DADE COUNTY, FLORIDA
RECORD VERIFIED
HARVEY RUVIN
CLERK CIRCUIT COURT

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

In Witness Whereof, the grantors have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

Thomas Ringel
Printed Name: THOMAS RINGEL
Witness

James Rodney Terry (Seal)
JAMES RODNEY TERRY
P.O. Address: 1179 Farrington Post, Pittsboro, NC 27312

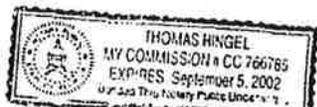
Barbara A. Terry
Printed Name: Barbara A. Terry
Witness

Barbara A. Terry (Seal)
BARBARA A. TERRY
P.O. Address: 1179 Farrington Post, Pittsboro, NC 27312

STATE OF **FLORIDA**
COUNTY OF **MIAMI-DADE**

The foregoing instrument was acknowledged before me this 8th day of November, 2000 by
JAMES RODNEY TERRY and BARBARA A. TERRY, his wife

who are personally known to me or who have produced their **driver's license** as identification.



Thomas Ringel
Printed Name: _____
Notary Public
My Commission Expires: _____

TERRY

My Home
Miami-Dade County, Florida



miamidade.gov

Property Information Map



Aerial Photography - 2009

0 113 ft

This map was created on 5/11/2012 1:17:42 PM for reference purposes only.

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Close

Summary Details:

Folio No.:	30-4027-000-0470
Property:	7024 SW 80 CT
Mailing Address:	MARY P LAMONT 7024 SW 80 CT MIAMI FL 33143-2613

Property Information:

Primary Zone:	2300 ESTATE RESIDENTIAL
CLUC:	0001 RESIDENTIAL - SINGLE FAMILY
Beds/Baths:	2/1
Floors:	1
Living Units:	1
Adj Sq Footage:	1,406
Lot Size:	15,376.68 SQ FT
Year Built:	1950
Legal Description:	27 54 40 .35 AC S122.5FT OF N245FT OF W124.84FT OF E1/2 OF SW1/4 OF SW1/4 OF SE1/4 LOT SIZE 122.500 X 125 OR 19365-0800 11/2000 1

Assessment Information:

Year:	2011	2010
Land Value:	\$91,780	\$97,428
Building Value:	\$81,651	\$61,335
Market Value:	\$173,431	\$158,763
Assessed Value:	\$159,243	\$156,890

Exemption Information:

Year:	2011	2010
Homestead:	\$25,000	\$25,000
2nd Homestead:	YES	YES

Taxable Value Information:

Year:	2011	2010
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	\$50,000/\$109,243	\$50,000/\$106,890
County:	\$50,000/\$109,243	\$50,000/\$106,890
School Board:	\$25,000/\$134,243	\$25,000/\$131,890

Sale Information:

Sale Date:	11/2000
Sale Amount:	\$155,000
Sale O/R:	19365-0800
Sales Qualification Description:	Sales which are qualified
View Additional Sales	







CFN 2008R1009835
 DR Bk 26689 Pg 31921 (1pg)
 RECORDED 12/17/2008 14:16:35
 DEED DDC TAX 1,170.00
 HARVEY RUVIN, CLERK OF COURT
 MIAMI-DADE COUNTY, FLORIDA
 LAST PAGE

Return to:
 Jose R. Pujols, Esq.
 2655 S. LeJeune Road
 Suite PH1-C
 Coral Gables, Florida 33134
 This instrument prepared by:
 DAVID R. WEISSMAN, Attorney at Law
 Suite 508, Dadeland Towers
 9200 South Dadeland Boulevard
 Miami, Florida 33156

Folio No: 30-4023-006-0280

Special Warranty Deed

This Special Warranty Deed made this 8th day of December, 2008, between Terrence Malcom Thompson, a married man, of the County of Rasquotan, State of North Carolina, grantor* and Janoy Fuentes, a single man and Randy Fuentes, a single man, as joint tenants with rights of survivorship, whose post office address is 6774 S.W. 53rd Street, Miami, Florida 33155, of the County of Miami-Dade, State of Florida, grantee*

Witnesseth that said grantor, for and in consideration of the sum of Ten and 00/100 (\$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 all of his interest in the following described land, situate, lying and being in Miami-Dade County, Florida, to-wit:

Lot 32, ESTONIA SUBDIVISION, according to the Plat thereof, recorded in Plat Book 45, at Page 64, of the Public Records of Miami-Dade County, Florida

This property is also known as and located at 6774 S.W. 53rd Street, Miami, Florida 33155

SUBJECT TO conditions, restrictions, reservations, and easements of record, if any, and to zoning ordinances and taxes for the year 2008 and subsequent years and to all terms and conditions of the aforementioned Declaration of Condominium and any amendments and modifications thereunto appertaining

This property is not, nor has it ever been, the Homestead of the Grantor, and Grantor resides at the address indicated below his signature

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 said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons claiming by, through, or under grantor.

*"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 the presence of:

Andrea Dawn Tomblin
 Print Name: Andrea Dawn Tomblin
Vicky C McDonald
 Print Name: Vicky C McDonald

Terrence Malcom Thompson (Seal)
TERRENCE MALCOM THOMPSON
 107 Rosewood Avenue
 Elizabeth City, N.C. 27909

STATE OF NORTH CAROLINA)
)
 COUNTY OF Rasquotan) ss

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared **TERRENCE MALCOM THOMPSON**, who did not take an oath and who is personally known to me or who produced as identification NCDL and who is to me known to be the person described in and who executed the foregoing instrument and acknowledged before me that he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 8th day of December, 2008

My Commission Expires: Sept 23, 2012

Vicky C McDonald
 NOTARY PUBLIC STATE OF NORTH CAROLINA
Vicky C. McDonald
 Notary's Printed Name



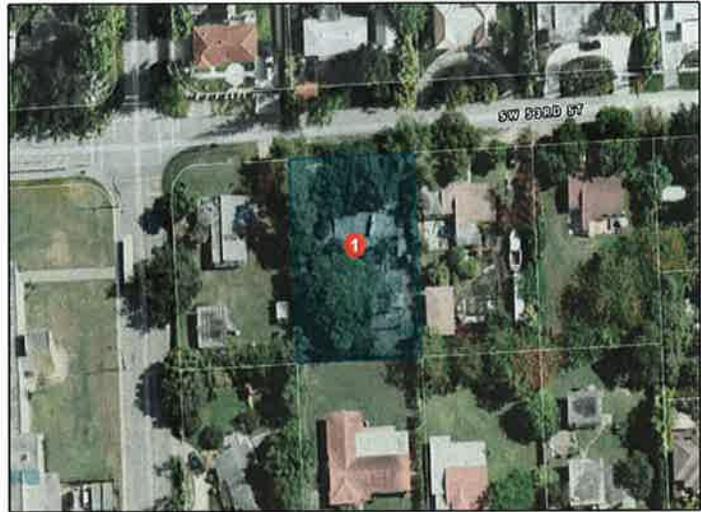
S:\DRW\PROBATE\Van Dyke, Jucille\Heirs of the Estate Sale\Special Warranty Deed - Terrence wpd



MIAMI-DADE COUNTY
OFFICE OF THE PROPERTY APPRAISER
PROPERTY SEARCH SUMMARY REPORT

Honorable Pedro J. Garcia
Property Appraiser

Property Information:	
Folio	30-4023-006-0280
Property Address	6774 SW 53 ST
Owner Name(s)	JANOY FUENTES & RANDY FUENTES JTRS
Mailing Address	6774 SW 53RD ST MIAMI FL 33155
Primary Zone	0100
Use Code	0001
Beds/Baths/Half	2/1/0
Floors	1
Living Units	1
Adj. Sq. Footage	1,742
Lot Size	14,500 SQ FT
Year Built	1948
Legal Description	ESTONIA SUB PB 45-64 LOT 32 LOT SIZE 100.00 X 145 OR 16694-0015 0295 4 OR 26689-3192 1208 00



Aerial Photography 2010

Assessment Information:		
	Current	Previous
Year	2012	2011
Land Value	\$97,906	\$108,784
Building Value	\$132,520	\$132,526
Market Value	\$230,426	\$241,310
Assessed Value	\$230,426	\$241,310

Exemption Information:		
	Current	Previous
Year	2012	2011
Homestead	\$0	\$0
2nd Homestead	\$0	\$0
Senior	\$0	\$0
Veteran Disability	\$0	\$0
Civilian Disability	\$0	\$0
Widow(er)	\$0	\$0

Taxable Value Information:		
	Current	Previous
Year	2012	2011
	Exemption/Taxable	Exemption/Taxable
County	\$0 / \$230,426	\$0 / \$241,310
School Board	\$0 / \$230,426	\$0 / \$241,310
City	\$0 / \$0	\$0 / \$0
Regional	\$0 / \$230,426	\$0 / \$241,310

Sale Information:			
Date	Amount	Recording Book-Page	Qualification Code
12/2008	\$195,000	26689-3192	Sales which are qualified
2/1995	\$0	16694-0015	Sales which are disqualified as a result of examination of the deed
6/1992	\$0	15603-2036	Sales which are disqualified as a result of examination of the deed
11/1973	\$141,000	00000-0000	Sales which are qualified
11/1973	\$41,000	00000-0000	Sales which are qualified

Disclaimer:

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Property information inquiries, comments, and suggestions email: pawebmail@miamidade.gov
GIS inquiries, comments, and suggestions email: gis@miamidade.gov

Generated on: Tuesday, August 28, 2012

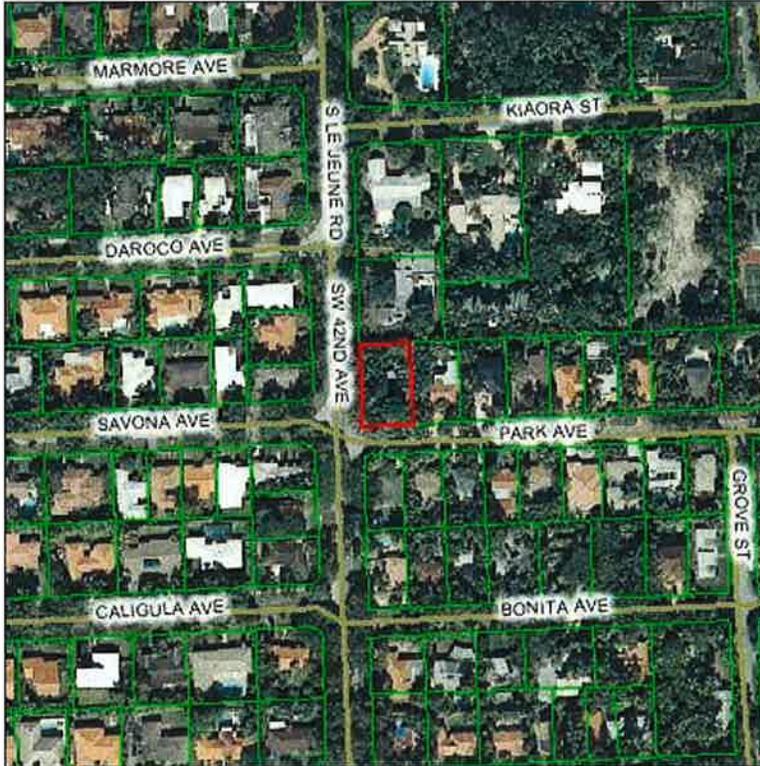


My Home
Miami-Dade County, Florida



miamidade.gov

Property Information Map



Aerial Photography - 2009

0  112 ft

This map was created on 5/14/2012 9:32:40 AM for reference purposes only.

Web Site © 2002 Miami-Dade County. All rights reserved.



Close

Summary Details:

Folio No.:	01-4129-017-0080
Property:	4195 PARK AVE
Mailing Address:	KELLY WILSON IRAN CAMPOS 4195 PARK AVENUE MIAMI FL 33133-

Property Information:

Primary Zone:	0100 SINGLE FAMILY RESIDENCE
CLUC:	0001 RESIDENTIAL - SINGLE FAMILY
Beds/Baths:	2/1
Floors:	2
Living Units:	1
Adj Sq Footage:	1,072
Lot Size:	10,252 SQ FT
Year Built:	1953
Legal Description:	AMENDED PL BONITA PARK PB 8-8 LOTS 25 & 26 BLK 1 OR 18450-1492 1298 6 OR 27934-4630 1211 01

Assessment Information:

Year:	2011	2010
Land Value:	\$270,140	\$200,427
Building Value:	\$87,051	\$87,647
Market Value:	\$357,191	\$288,074
Assessed Value:	\$249,356	\$245,671

Exemption Information:

Year:	2011	2010
Homestead:	\$25,000	\$25,000
2nd Homestead:	YES	YES

Taxable Value Information:

Year:	2011	2010
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	\$50,000/\$199,356	\$50,000/\$195,671
County:	\$50,000/\$199,356	\$50,000/\$195,671
City:	\$50,000/\$199,356	\$50,000/\$195,671
School Board:	\$25,000/\$224,356	\$25,000/\$220,671

Sale Information:

Sale Date:	12/2011
Sale Amount:	\$545,000
Sale O/R:	27934-4630
Sales Qualification Description:	Sales qualified as a result of examination of the deed
View Additional Sales	







FOR SALE 

LISA DORITY

305-331-5056

RE/MAX ADVANCE REALTY

www.TheBestForYourHome.com





CFN 20080144536
OR Bk 26227 Pgs 1944 - 1945 (2pgs)
RECORDED 02/22/2008 08:29:49
DEED DOC TAX 2,700.00
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

This Warranty Deed

Made this 15th day of February, 2008 by
**DIEGO TEJERA AND CRYSTAL LANG, HUSBAND
AND WIFE**

hereinafter called the grantor, to
VICTOR J. MAYA, A SINGLE MAN

whose post office address is:
**5990 SOUTHWEST 49TH STREET
MIAMI, FL 33155**

hereinafter called the grantee:
(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of **\$10.00** and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in **MIAMI DADE** County, Florida, viz:

SEE EXHIBIT A ATTACHED

Subject to covenants, restrictions, easements of record and taxes for the current year.

Parcel Identification Number: 30 40240070460

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, 2007**

In **Witness Whereof**, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Witness: (Signature)
Print Name: **ALYSSA J. GALLUZZI**

Witness: (Signature)
Print Name: **Arturo de la Nuez**

Witness: (Signature)
Print Name: _____

Witness: (Signature)
Print Name: _____



DIEGO TEJERA
6262 BIRD ROAD SUITE 3H
MIAMI, FL 33155



CRYSTAL LANG
6262 BIRD ROAD SUITE 3H
MIAMI, FL 33155

**State of Florida
County of MIAMI DADE**

The foregoing instrument was acknowledged before me this 15th day of February, 2008, by **DIEGO TEJERA AND CRYSTAL LANG, HUSBAND AND WIFE**, who are personally known to me or who has produced **FL D. Licenses** as identification.

NOTARY PUBLIC (signature)
Print Name: **ALYSSA J. GALLUZZI**
My Commission Expires: **Dec 29, 2011**
Stamp/Seal: **Commission # DD 788986**

Prepared by:
Brenda Molnar
Sunbelt Title Agency
2700 S. Commerce Parkway Suite 101
Weston, FL 33331
File Number: 7937080013

RETURN TO:
Sunbelt Title Agency
809 South Orlando Avenue
Suite K-O
Winter Park, Florida 32789

Incident to the issuance of a title insurance contract.
WARRANTY/DEED.dot
REV. 08/28/06
PL

SCHEDULE A

ALL THAT PART OF THE NORTH 1/2 OF TRACT 8 OF REVISED PLAT OF PORTIONS OF BILTMORE HEIGHTS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 39 AT PAGE 65 OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY FLORIDA,

**A/K/A
LOTS 1 AND 2, AND THE WEST 5 FEET OF LOT 3, BLOCK 8 OF BILTMORE HEIGHTS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 21 AT PAGE 34 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.**



photography

floor plan

property info

location

contact

5990 SW 49th ST

Miami, FL 33155

Listing Price \$420,000

2 Bedrooms
1 Bathrooms
1738 Sq. Ft.

Nestled on wooded lot in one of Miami's best neighborhoods this home, attributed to Alfred Browning Parker reflects his masterful use of space. Livable, practical and beautiful with careful use of natural, local materials, the green design incorporates wide overhangs, pocket and clerestory windows and seamless transitions between inside and outside space. Open beam ceilings, floor to ceiling windows, a fireplace, an open floor plan and a lush tropical garden elevates the space from a house to a retreat. Wonderfully located on a large, wooded corner lot this Biltmore Heights address is walking distance to University of Miami and minutes from downtown South Miami, Coral Gables, great shopping and dining. The ultimate "insider neighborhood," with wonderful tree lined streets, long term ownership and great schools— you will love this community. "Let your building love it's site and glorify its climate." ~Alfred Browning Parker

MLS# A1654338

[print flyer a](#) · [print flyer b](#)
[print photos](#) · [print floor plan](#)



Robert Gallaher

RE1 - SINGLE FAMILY RESIDENTIAL

Southeast Florida MLS

ML: A1654338 BC: ADVA02 / RE/MAX Advance Realty, Inc. AR: 40 SH SALE: N REO: N STATUS: PS
AD: 5990 SW 49 ST CITY: MIAMI RP: LLP: LP: \$420,000
CT: DADE F#: 30-40-24-007-0460 ZIP: 33155-6305 GEOAR: ZN: 1 / S FM STYLE: R30 #I: 24
LG: 24 54 40 .24 ACBILTMORE HEIGHTS REV PB 39-65 W105.72FT OF N1/2 OF TR 8 LOT SIZE 105.720 X 100 OR 1

MC: 30 TN: 40 SE: 24 SD: 7 PN: 0460 MAP: 2440 ST: FL TYPE: C / SINGLE
DV: SN: BILTMORE HGTS REV MN:

LA: 1,738 TA: 1,738 YR: 1950/ RS CONV: N BED: 2 FBATH: 1 HBATH: 0

GARAG: 0/ DET CPT: 0 WF: FACE: W F\$: U

PARK: COVERED DRIVEWAY PAVERS PARK RESTR:

LT: 105X 100 SF/FF: 10,572 LOTDS: 0-1/4ACR

WTRFR: N VIEW: GARDEN

WTRAC: DESGN: DETACH/ 1STORY ES: FAIRCH

CONST: CBS ROOF: BUILT-UP MS: SMIAMI

FLOOR: CERAMIC DINE: DIN-LIV HS: SMIAMI

ROOMS: GREAT STORAGE UTIL-GAR

POOLS: N PL: SPA:

REM: NESTLED ON WOODED LOT IN ONE OF MIAMI'S BEST NEIGHBORHOODS THIS HOME, ATTRIBUTED TO ALFRED BROWNING PARKER REFLECTS HIS MASTERFUL USE OF SPACE. LIVABLE, PRACTICAL AND BEAUTIFUL WITH CAREFUL USE OF NATURAL, LOCAL MATERIALS, THE GREEN DESIGN INCORPORATES WIDE OVERHANGS, POCKET AND CLERESTORY WINDOWS AND SEAMLESS TRANSITIONS BETWEEN INSIDE AND OUTSIDE SPACE. OPEN BEAM CEILINGS, FLOOR TO CEILING WINDOWS, A FIREPLACE, AN OPEN FLOOR PLAN AND A LUSH TROPICAL GARDEN ELEVATES THE SPACE FROM A HOUSE TO A RETREAT.

DIR: CORNER OF 60 PLACE & 49 ST.

BRK-REM: AN AMAZING ARCHITECTURAL GEM.

LV: DR: DA: KT: FR: FL: PR:
MB: 2B: 3B: 4B: 5B: DN: PB:
BEDRM: MBRGRND UR: CF: 0
MSBTH: CBTUB&SHW PETS:

INTER: 1FLENTRY FIREPLACE FRENCHDR VAULTED

EQUIP: DISHWASH DRYER ELECWHTR RANGE-E REFRIG WASHER

WNDW: AWNING OTHER SLIDING RESTR: OTHER HOPA: U

EXTER: FENCE PATIO

GUEST: GUEST SQ FT: 0

SUBDV: OTHER MAINT: CABLEAVL: Y

HEAT: CENTRAL ELEC SPRINK: MAN WELL

COOL: CEILFAN CENTRAL ELEC WTR: MUNICIPL SEWER: SEPTIC

TRMCONS: CONV ASSUME: N DAV/SOH: 239,873

MPR: N TOA: O FEE: \$0.00/ M DMV/ASV:

TX: 3,682 TXYR: 2011 TAX: HOMESTEAD TM:

SPEC: AS-IS POSS: FUNDING IDX: Y

LPID: 3131386 / Lisa Dority APH: 305-331-5056 OPH: 305-444-7111 x 0

2PID: 2AG: FAX: 305-663-1213

LTY: ER ON: ON#: 2PH:

URL: PHOTO: 1PLUS WD:

EMAILA: Ldority@bellsouth.net VT:

COBA: 3.0% COTB: 3.0% CONR: 3.0% VAR: N JA: BRD: A

OCCUP: OWNER SHOW: 24HRNOTICE CALL-LA LD: XD:

PREV STATUS: A STATUS CHNG: 07/21/12 OK ADV: Y L1:

PREV\$: PRICE CHNG: ORIG LP: \$420,000 L2:

INet: Y/.

MOBILE HOME DECAL: SZ: S#: BRAND:

FEEINCL: MISC:

PD: 06/26/12 CONTING: C DM: 8 FURN: CD: SP:

ECD: 08/31/12 CB: SPID: S1:

TR: SC: SPID2: S2:

(c) 2012 Miami, SBRR -- INFORMATION IS BELIEVED ACCURATE BUT IS NOT WARRANTED

08/21/12 2:29 PM



MIAMI-DADE COUNTY
OFFICE OF THE PROPERTY APPRAISER
PROPERTY SEARCH SUMMARY REPORT

Honorable Pedro J. Garcia
Property Appraiser

Property Information:	
Folio	30-4024-007-0460
Property Address	5990 SW 49 ST
Owner Name(s)	VICTOR J MAYA
Mailing Address	5990 SW 49 ST MIAMI FL 33155-6305
Primary Zone	0100
Use Code	0001
Beds/Baths/Half	2/1/0
Floors	1
Living Units	1
Adj. Sq. Footage	1,738
Lot Size	10,572 SQ FT
Year Built	1950
Legal Description	24 54 40 .24 AC BILTMORE HEIGHTS REV PB 39-65 W105.72FT OF N1/2 OF TR 8 LOT SIZE 105.720 X 100 OR 16335-2716 0494 1 COC 26227-1944 02 2008 1
Assessment Information:	
	Current Previous
Year	2012 2011
Land Value	\$126,864 \$112,592
Building Value	\$126,132 \$127,281
Market Value	\$252,996 \$239,873
Assessed Value	\$247,069 \$239,873
Exemption Information:	
	Current Previous
Year	2012 2011
Homestead	\$25,000 \$25,000
2nd Homestead	\$25,000 \$25,000
Senior	\$0 \$0
Veteran Disability	\$0 \$0
Civilian Disability	\$0 \$0
Widow(er)	\$0 \$0



Aerial Photography 2010

Taxable Value Information:			
	Current		Previous
Year	2012		2011
	Exemption/Taxable		Exemption/Taxable
County	\$50,000 / \$197,069		\$50,000 / \$189,873
School Board	\$25,000 / \$222,069		\$25,000 / \$214,873
City	\$0 / \$0		\$0 / \$0
Regional	\$50,000 / \$197,069		\$50,000 / \$189,873
Sale Information:			
Date	Amount	Recording Book-Page	Qualification Code
2/2008	\$450,000	26227-1944	Sales which are qualified
6/2007	\$493,000	25758-0426	Sales which are qualified
4/1994	\$149,000	16335-2716	Sales which are qualified
5/1979	\$68,500	10382-1650	Sales which are qualified
6/1977	\$46,000	09719-1443	Sales which are qualified
11/1975	\$42,500	00000-0000	Sales which are qualified

Disclaimer:

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Property information inquiries, comments, and suggestions email: pawebmail@miamidade.gov
GIS inquiries, comments, and suggestions email: gis@miamidade.gov

Generated on: Tuesday, August 28, 2012



CFN 2011R0852157
 DR Bk 27934 Pgs 4630 - 4631 (2pgs)
 RECORDED 12/20/2011 12:12:16
 DEED DOC TAX 3,270.00
 HARVEY RUVIN, CLERK OF COURT
 MIAMI-DADE COUNTY, FLORIDA

Prepared by and return to:

Law Offices of Elizabeth J. Hutson, P.A.
 7700 North Kendall Drive, Suite 702
 Miami, FL 33156

File Number: 11-183 RE
 Will Call No.:

Parcel Identification No. 0141290170080

[Space Above This Line For Recording Data]

Warranty Deed

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

This Indenture made this 16th day of December, 2011 between Eduardo E. Bilbao, a single man whose post office address is 333 University Dr #203, Coral Gables FL 33134 of the County of Miami-Dade, State of Florida, grantor*, and an 80 % interest to Kelly Wilson, a single woman and a 20% interest to Iran Campos, a single man, whose post office address is 4195 Park Avenue, , Miami, FL 33133 of the County of Miami-Dade, 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 Miami-Dade County, Florida, to-wit:

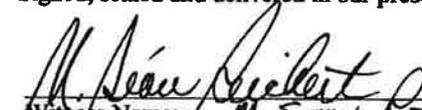
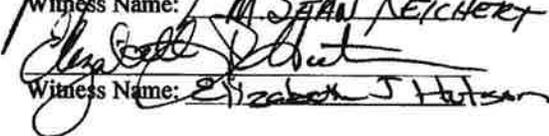
Lots 25 and 26, in Block 1 of AMENDED PLAT OF BONITA PARK, according to the Plat thereof, as recorded in Plat Book 8, Page 8 of the public records of Miami-Dade County, Florida.

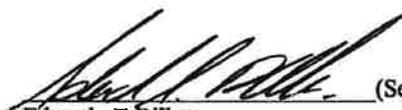
and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "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: M. SEAN REICHERT

 Witness Name: Elizabeth J. Hutson

 (Seal)
 Eduardo E Bilbao

DoubleTime

State of Florida
County of Miami-Dade

The foregoing instrument was acknowledged before me this 16th day of December, 2011 by Eduardo E Bilbao, who is personally known or has produced a driver's license as identification.

US passport
[Signature]

[Notary Seal]

[Signature]

Notary Public

Printed Name: _____

My Commission Expires: _____

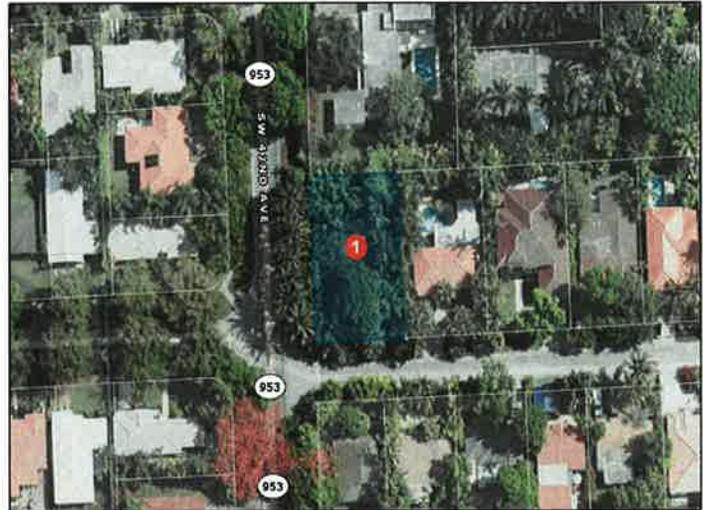




MIAMI-DADE COUNTY
OFFICE OF THE PROPERTY APPRAISER
PROPERTY SEARCH SUMMARY REPORT

Honorable Pedro J. Garcia
Property Appraiser

Property Information:	
Folio	01-4129-017-0080
Property Address	4195 PARK AVE
Owner Name(s)	KELLY WILSON IRAN CAMPOS
Mailing Address	4195 PARK AVENUE MIAMI FL 33133
Primary Zone	0100
Use Code	0001
Beds/Baths/Half	2/1/0
Floors	2
Living Units	1
Adj. Sq. Footage	1,072
Lot Size	10,252 SQ FT
Year Built	1953
Legal Description	AMENDED PL BONITA PARK PB 8-8 LOTS 25 & 26 BLK 1 OR 18450-1492 1298 6 OR 27934-4630 1211 01



Aerial Photography 2010

Assessment Information:		
	Current	Previous
Year	2012	2011
Land Value	\$270,140	\$270,140
Building Value	\$179,577	\$87,051
Market Value	\$449,717	\$357,191
Assessed Value	\$449,717	\$249,356

Exemption Information:		
	Current	Previous
Year	2012	2011
Homestead	\$0	\$25,000
2nd Homestead	\$0	\$25,000
Senior	\$0	\$0
Veteran Disability	\$0	
Civilian Disability	\$0	\$0
Widow(er)	\$0	\$0

Taxable Value Information:		
	Current	Previous
Year	2012	2011
	Exemption/Taxable	Exemption/Taxable
County	\$0 / \$449,717	\$50,000 / \$199,356
School Board	\$0 / \$449,717	\$25,000 / \$224,356
City	\$0 / \$449,717	\$50,000 / \$199,356
Regional	\$0 / \$449,717	\$50,000 / \$199,356

Sale Information:			
Date	Amount	Recording Book-Page	Qualification Code
12/2011	\$545,000	27934-4630	Sales qualified as a result of examination of the deed
12/1998	\$185,000	18450-1492	Other disqualified
1/1998	\$0	18009-1498	Sales which are disqualified as a result of examination of the deed
2/1991	\$155,000	14890-2529	Sales which are qualified

Disclaimer:

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Property information inquiries, comments, and suggestions email: pawebmail@miamidade.gov
GIS inquiries, comments, and suggestions email: gis@miamidade.gov

Generated on: Monday, August 27, 2012





EWM
ALL LEVELS
MORTGAGE
REFINANCE
SERVICES

ISABELLE ANDREWS
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305.546.5421

CONTRACT PENDING



CFN 2012R0154613
 DR Bk 28019 Pg 2772f (10a)
 RECORDED 03/05/2012 11:10:15
 DEED DOC TAK 2,700.00
 SURTAX 2,025.00
 HARVEY RUVIN, CLERK OF COURT
 MIAMI-DADE COUNTY, FLORIDA
 LAST PAGE

THIS INSTRUMENT PREPARED BY AND RETURN TO:
Sheri E. Nott, Esq.
 Nott Law Group
 6751 North Federal Highway, Suite 200
 Boca Raton, Florida 33487
 Our File No.: **ZADAN**

Property Appraisers Parcel Identification (Folio) Number: **0141290170610**
 The actual purchase price or other valuable consideration paid for the real property or interest conveyed by this instrument is **\$450,000.00**. Florida Documentary Stamps in the amount of **\$2,700.00** have been paid hereon.

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED, made the 3rd day of February, 2012 by Susanna Tamkins, also known as Susanna Tamkins-Zadan, a married woman, whose post office address is 4141 Bonita Drive, Miami, FL 33133 herein called the Grantor, to Lawrence Zadan and Francine R. Zadan, husband and wife, whose post office address is 31423 Coast Highway #81, Laguna Beach, CA 92651, 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)

W I T N E S S E T H: 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 MIAMI-DADE County, State of Florida, viz.:

Lot 19 and the West 30 feet of Lot 20, in Block 5, of Bonita Park amended, according to the plat thereof, as recorded in Plat Book 8, Page 8, of the Public Records of Miami-Dade County, Florida.

Subject to easements, restrictions and reservations of record and taxes for the year 2012 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 warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2011.

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

Signed, sealed and delivered in the presence of:

Witness #1 Signature _____
 Shane Doolin
 Witness #1 Printed Name
 Witness #2 Signature _____
 Emily Romick
 Witness #2 Printed Name

Susanna Tamkins

 Susanna Tamkins

Joshua Zadan

 Joshua Zadan

**STATE OF FLORIDA
 COUNTY OF MIAMI-DADE**

The foregoing instrument was acknowledged before me this 3rd day of February, 2012, by Susanna Tamkins and Joshua Zadan who are personally known to me or have produced FL Drivers License as identification and did did not take an oath.

SEAL



Sheri E. Nott

 Notary Public
 Sheri E. Nott

 Printed Notary Name

My commission expires:

File No.: ZADAN



MIAMI-DADE COUNTY
OFFICE OF THE PROPERTY APPRAISER
PROPERTY SEARCH SUMMARY REPORT

Honorable Pedro J. Garcia
Property Appraiser

Property Information:																									
Folio	01-4129-017-0610																								
Property Address	4141 BONITA AVE																								
Owner Name(s)	LAWRENCE ZADAN FRANCINE R ZADAN																								
Mailing Address	31423 COAST HWY # 81 LAGUNA BEACH CA 92651																								
Primary Zone	0100																								
Use Code	0001																								
Beds/Baths/Half	4/2/0																								
Floors	1																								
Living Units	1																								
Adj. Sq. Footage	1,677																								
Lot Size	9,040 SQ FT																								
Year Built	1948																								
Legal Description	29 54 41 AMENDED PL BONITA PARK PB 8-8 ALL OF LOT 19 & LOT 20 LESS E20FT BLK 5 LOT SIZE 9040 SQ FT OR 18650-1901 0699 1																								
Assessment Information:																									
	<table border="1"> <thead> <tr> <th></th> <th>Current</th> <th>Previous</th> </tr> </thead> <tbody> <tr> <td>Year</td> <td style="text-align: center;">2012</td> <td style="text-align: center;">2011</td> </tr> <tr> <td>Land Value</td> <td style="text-align: right;">\$307,360</td> <td style="text-align: right;">\$307,360</td> </tr> <tr> <td>Building Value</td> <td style="text-align: right;">\$116,211</td> <td style="text-align: right;">\$116,211</td> </tr> <tr> <td>Market Value</td> <td style="text-align: right;">\$423,571</td> <td style="text-align: right;">\$423,571</td> </tr> <tr> <td>Assessed Value</td> <td style="text-align: right;">\$277,696</td> <td style="text-align: right;">\$269,608</td> </tr> </tbody> </table>		Current	Previous	Year	2012	2011	Land Value	\$307,360	\$307,360	Building Value	\$116,211	\$116,211	Market Value	\$423,571	\$423,571	Assessed Value	\$277,696	\$269,608						
	Current	Previous																							
Year	2012	2011																							
Land Value	\$307,360	\$307,360																							
Building Value	\$116,211	\$116,211																							
Market Value	\$423,571	\$423,571																							
Assessed Value	\$277,696	\$269,608																							
Exemption Information:																									
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	Current	Previous																							
Year	2012	2011																							
Homestead	\$25,000	\$25,000																							
2nd Homestead	\$25,000	\$25,000																							
Senior	\$0	\$0																							
Veteran Disability	\$0																								
Civilian Disability	\$0	\$0																							
Widow(er)	\$0	\$0																							



Aerial Photography 2010

Taxable Value Information:			
	Current		Previous
Year	2012		2011
	Exemption/Taxable		Exemption/Taxable
County	\$50,000 / \$227,696		\$50,000 / \$219,608
School Board	\$25,000 / \$252,696		\$25,000 / \$244,608
City	\$50,000 / \$227,696		\$50,000 / \$219,608
Regional	\$50,000 / \$227,696		\$50,000 / \$219,608
Sale Information:			
Date	Amount	Recording Book-Page	Qualification Code
2/2012	\$450,000	28019-2772	Sales qualified as a result of examination of the deed
6/1999	\$235,000	18650-1901	Sales which are qualified
3/1999	\$292,500	18554-1567	Deeds which include more than one parcel
6/1995	\$0	16846-0585	Sales which are disqualified as a result of examination of the deed
6/1993	\$250,000	16010-0958	Deeds which include more than one parcel

Disclaimer:

The Office of the Property Appraiser and Miami-Dade County are continually editing and updating the tax roll and GIS data to reflect the latest property information and GIS positional accuracy. No warranties, expressed or implied, are provided for data and the positional or thematic accuracy of the data herein, its use, or its interpretation. Although this website is periodically updated, this information may not reflect the data currently on file at Miami-Dade County's systems of record. The Property Appraiser and Miami-Dade County assumes no liability either for any errors, omissions, or inaccuracies in the information provided regardless of the cause of such or for any decision made, action taken, or action not taken by the user in reliance upon any information provided herein. See Miami-Dade County full disclaimer and User Agreement at <http://www.miamidade.gov/info/disclaimer.asp>.

Property information inquiries, comments, and suggestions email: pawebmail@miamidade.gov
GIS inquiries, comments, and suggestions email: gis@miamidade.gov

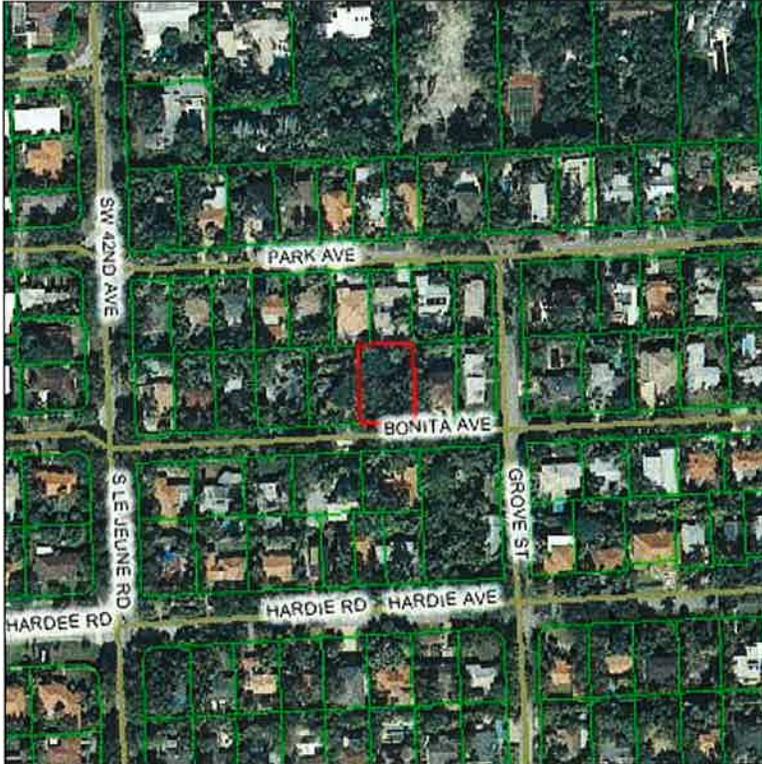
Generated on: Monday, August 27, 2012

My Home
Miami-Dade County, Florida

miamidade.gov



Property Information Map



Aerial Photography - 2009

0 112 ft

This map was created on 5/16/2012 2:46:35 PM for reference purposes only.

Web Site © 2002 Miami-Dade County. All rights reserved.



Close

Summary Details:

Folio No.:	01-4129-017-0610
Property:	4141 BONITA AVE
Mailing Address:	LAWRENCE ZADAN FRANCINE R ZADAN 31423 COAST HWY # 81 LAGUNA BEACH CA 92651-

Property Information:

Primary Zone:	0100 SINGLE FAMILY RESIDENCE
CLUC:	0001 RESIDENTIAL - SINGLE FAMILY
Beds/Baths:	4/2
Floors:	1
Living Units:	1
Adj Sq Footage:	1,677
Lot Size:	9,040 SQ FT
Year Built:	1948
Legal Description:	29 54 41 AMENDED PL BONITA PARK PB 8-8 ALL OF LOT 19 & LOT 20 LESS E20FT BLK 5 LOT SIZE 9040 SQ FT OR 18650-1901 0699 1

Assessment Information:

Year:	2011	2010
Land Value:	\$307,360	\$228,260
Building Value:	\$116,211	\$116,211
Market Value:	\$423,571	\$344,471
Assessed Value:	\$269,608	\$265,624

Exemption Information:

Year:	2011	2010
Homestead:	\$25,000	\$25,000
2nd Homestead:	YES	YES

Taxable Value Information:

Year:	2011	2010
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	\$50,000/\$219,608	\$50,000/\$215,624
County:	\$50,000/\$219,608	\$50,000/\$215,624
City:	\$50,000/\$219,608	\$50,000/\$215,624
School Board:	\$25,000/\$244,608	\$25,000/\$240,624

Sale Information:

Sale Date:	2/2012
Sale Amount:	\$450,000
Sale O/R:	28019-2772
Sales Qualification Description:	Sales qualified as a result of examination of the deed
	View Additional Sales





This instrument prepared by:
Richard V. Gray, Esquire
2701 LeJeune Road, Suite 405
Coral Gables, Florida 33134
(305) 441-0661

01R139692 2001 MAR 23 11:44

Return to:
Name:
Address:

Grantee(s)#1 S.S. No [REDACTED]
Grantee(s)#2 S.S. No [REDACTED]

DOCSTPDEE 1,980.00 SURTX 0.00
HARVEY RUVIN, CLERK DADE COUNTY, FL

Property Appraiser's Parcel
Identification # 01-4128-001-0080

WARRANTY DEED

This Indenture, made this 23rd day of March, 2001 by **EMILIO CIANFONI, a married person**, whose address is 285 Buttonwood Drive, Key Biscayne, FL 33149, hereinafter referred to as "Grantor", to **EDWARD PATRICK FARRELL and JODI FARRELL, Husband and Wife**, whose address is 3756 Carmen Court, Miami, FL 33133, hereinafter referred to as "Grantee".

Witnesseth that said Grantor, for and in consideration of the sum of Ten Dollars, and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt and sufficiency of which are hereby conveyed and confirmed unto the said Grantee, and Grantee's heirs and assigns forever, the real property, situate, lying and being in Dade County, Florida, as described as follows:

Lot 6, Block 1, of Four Way Lodge Estates as recorded in Plat Book 58, at Page 9, of the Public Records of Dade County, Florida

Subject to taxes and assessments for 2001 and subsequent years, applicable zoning regulations and other regulatory laws and ordinances, and all other covenants, conditions, restrictions, reservations, limitations and easements of record, if any.

THIS IS NOT THE HOMESTEAD PROPERTY OF GRANTOR AS HE RESIDES WITH HIS WIFE AT 285 BUTTONWOOD DRIVE, KEY BISCAZYNE, FL 33149.

Together with all the tenements, hereditament 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; that it has good right and lawful authority to sell and convey said land; that it

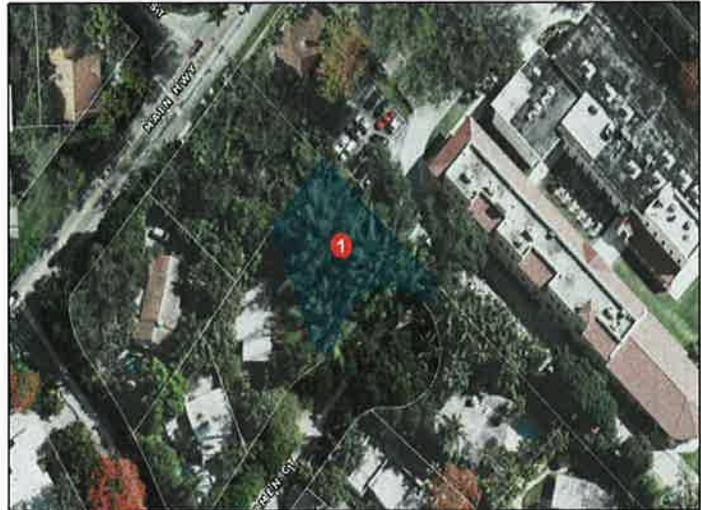
[Handwritten initials]



MIAMI-DADE COUNTY
OFFICE OF THE PROPERTY APPRAISER
PROPERTY SEARCH SUMMARY REPORT

Honorable Pedro J. Garcia
Property Appraiser

Property Information:	
Folio	01-4128-001-0060
Property Address	3756 CARMEN CT
Owner Name(s)	EDWARD P FARRELL &W JODI
Mailing Address	3756 CARMEN CT MIAMI FL 33133-6547
Primary Zone	0100
Use Code	0001
Beds/Baths/Half	2/2/0
Floors	2
Living Units	1
Adj. Sq. Footage	1,494
Lot Size	8,820 SQ FT
Year Built	1954
Legal Description	FOUR-WAY LODGE ESTS PB 58-9 LOT 6 BLK 1 LOT SIZE 8820 SQUARE FEET OR 19562-3165 03/2001 1 OR 19562-3165 0301 00



Aerial Photography 2010

Assessment Information:		
	Current	Previous
Year	2012	2011
Land Value	\$343,980	\$273,420
Building Value	\$118,727	\$119,498
Market Value	\$462,707	\$392,918
Assessed Value	\$360,866	\$350,356

Taxable Value Information:		
	Current	Previous
Year	2012	2011
	Exemption/Taxable	Exemption/Taxable
County	\$50,000 / \$310,866	\$50,000 / \$300,356
School Board	\$25,000 / \$335,866	\$25,000 / \$325,356
City	\$50,000 / \$310,866	\$50,000 / \$300,356
Regional	\$50,000 / \$310,866	\$50,000 / \$300,356

Exemption Information:		
	Current	Previous
Year	2012	2011
Homestead	\$25,000	\$25,000
2nd Homestead	\$25,000	\$25,000
Senior	\$0	\$0
Veteran Disability	\$0	
Civilian Disability	\$0	\$0
Widow(er)	\$0	\$0

Sale Information:			
Date	Amount	Recording Book-Page	Qualification Code
3/2001	\$330,000	19562-3165	Sales which are qualified
3/1997	\$230,000	17577-4144	Sales which are qualified

Disclaimer:

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Property information inquiries, comments, and suggestions email: pawebmail@miamidadecounty.com
GIS inquiries, comments, and suggestions email: gis@miamidadecounty.com

This instrument prepared by
and when recorded return to:
ANDREW L. SIPOS, JR., ESQUIRE
Suite 302, 250 Bird Road
Coral Gables, Florida 33146
Property Appraiser's
Parcel Identification No.
01 4129 006 0180
Grantee S.S. No. [REDACTED]
ANDREW L. SIPOS, JR., as Trustee

00R253677 2000 MAY 26 08:00

DOCSTPDEE 1,905.00 SURTX 0.00
HARVEY RUVIN, CLERK DADE COUNTY, FL

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

THIS INDENTURE, made May 24, 2000, Between, CHRISTOPHER LAMBERTON and JOSEPHINE LAMBERTON, his wife, whose post office address is 3920 Battersea Road, Coconut Grove, FL 33133, of the County of MIAMI-DADE, State of Florida, as Grantor*, and ANDREW L. SIPOS, JR., as Trustee, whose post office address is 250 Bird Road, Suite 302, Coral Gables, FL 33146, of the County of MIAMI-DADE, State of Florida, as Grantee*,

WITNESSETH, that said Grantor, for and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable consideration to said Grantor in hand paid by the Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee and Grantee's heirs and assigns forever, with full power and authority either to protect, conserve and to sell, or to lease, or to encumber, or otherwise to manage and dispose of the following described land, situate, lying and being in MIAMI-DADE County, Florida, to-wit:

Lot 2 of Block 2, PINECREST MANOR, according to the Plat thereof, as recorded in Plat Book 59, Page 27 in the Public Records of Miami-Dade County, Florida.

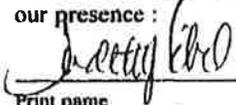
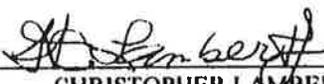
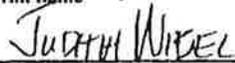
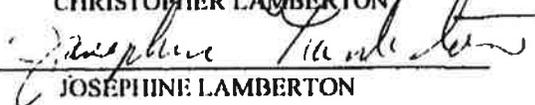
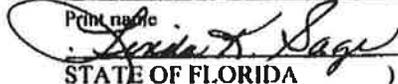
Subject to conditions, restrictions, limitations and easements of record, if any, applicable zoning regulations, taxes for the current year and subsequent years.

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

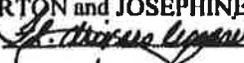
*"Grantor" and "Grantee" are used for singular of plural, as context requires.

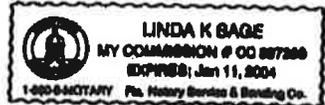
IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

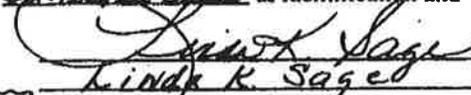
Signed, sealed and delivered in our presence:

 _____ Print name	 _____ CHRISTOPHER LAMBERTON
 _____ Print name	 _____ JOSEPHINE LAMBERTON
 _____ STATE OF FLORIDA	Linda K. Sage :SS
COUNTY OF MIAMI-DADE)	

RECORDED IN OFFICIAL RECORDS ROOM
MIAMI COUNTY, FLORIDA
RECORDED & INDEXED
HARVEY RUVIN
CLERK OF DISTRICT COURT

THE FOREGOING instrument was acknowledged before me this May 24, 2000 by CHRISTOPHER LAMBERTON and JOSEPHINE LAMBERTON, who are personally known to me or who have produced  as identification and who did (did not) take an oath.





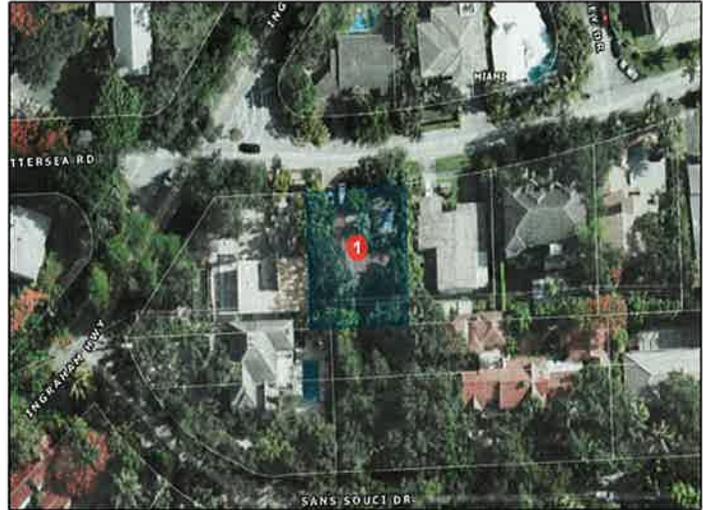
Linda K. Sage
(printed name)
NOTARY PUBLIC
Serial No. _____



MIAMI-DADE COUNTY
OFFICE OF THE PROPERTY APPRAISER
PROPERTY SEARCH SUMMARY REPORT

Honorable Pedro J. Garcia
Property Appraiser

Property Information:	
Folio	01-4129-006-0180
Property Address	3920 BATTERSEA RD
Owner Name(s)	ANDREW L SIPOS JR TR
Mailing Address	40935 FLETCHER RD UMATILLA FL 32784
Primary Zone	0100
Use Code	0001
Beds/Baths/Half	3/2/0
Floors	1
Living Units	1
Adj. Sq. Footage	2,180
Lot Size	7,567 SQ FT
Year Built	1954
Legal Description	PINECREST MANOR PB 59-27 LOT 2 BLK 2 LOT SIZE 7567 SQUARE FEET OR 19127-3516 05 2000 1 OR 19127-3516 0500 00
Assessment Information:	
	Current Previous
Year	2012 2011
Land Value	\$194,850 \$194,850
Building Value	\$184,719 \$184,999
Market Value	\$379,569 \$379,849
Assessed Value	\$379,569 \$379,849
Exemption Information:	
	Current Previous
Year	2012 2011
Homestead	\$0 \$0
2nd Homestead	\$0 \$0
Senior	\$0 \$0
Veteran Disability	\$0 \$0
Civilian Disability	\$0 \$0
Widow(er)	\$0 \$0



Aerial Photography 2010

Taxable Value Information:			
	Current	Previous	
Year	2012	2011	
	Exemption/Taxable	Exemption/Taxable	
County	\$0 / \$379,569	\$0 / \$379,849	
School Board	\$0 / \$379,569	\$0 / \$379,849	
City	\$0 / \$379,569	\$0 / \$379,849	
Regional	\$0 / \$379,569	\$0 / \$379,849	
Sale Information:			
Date	Amount	Recording Book-Page	Qualification Code
5/2000	\$317,500	19127-3516	Sales which are qualified
2/1996	\$215,000	17113-3813	Sales which are qualified
5/1993	\$249,900	15917-1219	Sales which are qualified
3/1974	\$53,000	00000-0000	Sales which are qualified

Disclaimer:

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Property information inquiries, comments, and suggestions email: pawebmail@miamidade.gov
GIS inquiries, comments, and suggestions email: gis@miamidade.gov

Generated on: Tuesday, August 28, 2012





CFN 2009R0892115
 DR Bk 27115 Pgs 3741 - 3743f (3pgs)
 RECORDED 12/15/2009 10:54:44
 DEED DOC TAX 2,370.00
 HARVEY RUVIN, CLERK OF COURT
 MIAMI-DADE COUNTY, FLORIDA

Return to:
 Name:

Address:

THIS INSTRUMENT
 PREPARED BY: Brian C. Perlin, Esq.

Address: 201 Alhambra Circle
 Suite 503
 Coral Gables, FL 33134

Property Appraisers Parcel Identification
 (Folio) Number(s): 01-4120-008-0140

Grantee(s) S.S. #(s):

Warranty Deed

This Warranty Deed, Made this 24 day of November, 2009, by Jane M. Potter as trustee of the Ralph George Hasker Revocable Trust dated December 4, 1991, as amended and restated August 3, 2009, hereinafter called the grantor, to Luis Prieto, unmarried, and Luis A. Prieto-Portar and Concepcion A. Munoz, husband and wife, all as joint tenants with rights of survivorship, whose post office address is 3741 Crawford Avenue, Miami, Florida 33133, 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, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in Miami-Dade County, State of Florida, viz:

EAST 55 feet of Lot 17, All of Lot 18 less the East 45 feet thereof, in BLOCK 1 of COCO GROVE, according to the Plat thereof as recorded in Plat Book 44 at Page 58 of the Public Records of Miami-Dade County, Florida; together with all improvements and structures located thereupon; a/k/a 3741 Crawford Avenue, Coconut Grove, Miami, Florida.

Subject to:

1. Taxes for the year 2010 and subsequent years

{00023176.DOC;1}

3

2. Conditions, restrictions, limitations and easements of record, if any, but this provision shall not operate to reimpose the same.

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby 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, 2009, and conditions, restrictions, limitations and easements of record, if any, but this provision shall not operate to reimpose same.

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:


Signature

Jelina G. Bleier
Printed Signature


Signature

Brian C. Berlin
Printed Signature


Signature

Jane M. Potter,
Trustee
Printed Signature

3761 Crawford Avenue
Coconut Grove, FL 33133
Post Office Address

{00023176.DOC;1}

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

I hereby certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Jane M. Potter, trustee, known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that she executed the same, and an oath was not taken. Said person provided driver's license as identification.

Witness my hand and official seal in the County and State last aforesaid this 24 day of November, 2009.

NOTARY RUBBER STAMP SEAL:

Brian C. Perlin
Notary Signature
Printed Notary Signature



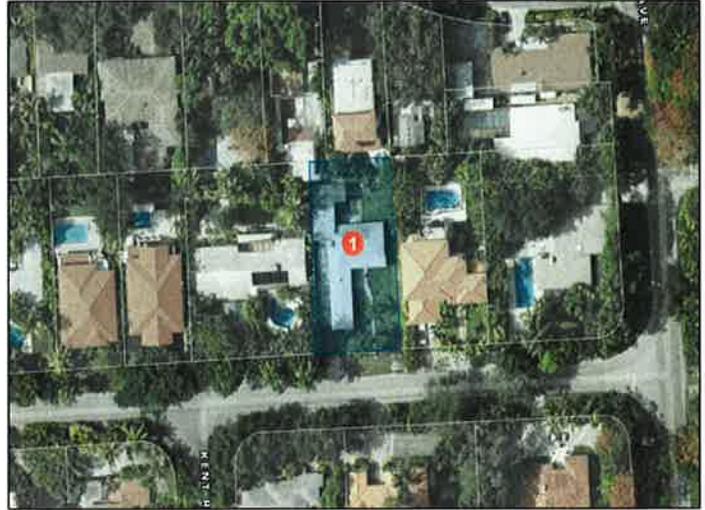
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MIAMI-DADE COUNTY
OFFICE OF THE PROPERTY APPRAISER
PROPERTY SEARCH SUMMARY REPORT

Honorable Pedro J. Garcia
Property Appraiser

Property Information:																									
Folio	01-4120-008-0140																								
Property Address	3741 CRAWFORD AVE																								
Owner Name(s)	LUIS PRIETO JTRS LUIS A PRIETO -PORTAR JTRS																								
Mailing Address	3741 CRAWFORD AVE MIAMI FL 33133																								
Primary Zone	0100																								
Use Code	0001																								
Beds/Baths/Half	2/1/0																								
Floors	1																								
Living Units	1																								
Adj. Sq. Footage	1,853																								
Lot Size	9,750 SQ FT																								
Year Built	1950																								
Legal Description	COCO GROVE PB 44-58 E55FT LOT 17 & LOT 18 LESS E45 FT BLK 1 LOT SIZE 75.000 X 130 OR 15366-356 1291 5 OR 27115-3741 1109 01																								
Assessment Information:																									
	<table border="1"> <thead> <tr> <th></th> <th>Current</th> <th>Previous</th> </tr> </thead> <tbody> <tr> <td>Year</td> <td style="text-align: center;">2012</td> <td style="text-align: center;">2011</td> </tr> <tr> <td>Land Value</td> <td style="text-align: right;">\$351,000</td> <td style="text-align: right;">\$260,812</td> </tr> <tr> <td>Building Value</td> <td style="text-align: right;">\$135,594</td> <td style="text-align: right;">\$135,735</td> </tr> <tr> <td>Market Value</td> <td style="text-align: right;">\$486,594</td> <td style="text-align: right;">\$396,547</td> </tr> <tr> <td>Assessed Value</td> <td style="text-align: right;">\$375,286</td> <td style="text-align: right;">\$364,356</td> </tr> </tbody> </table>		Current	Previous	Year	2012	2011	Land Value	\$351,000	\$260,812	Building Value	\$135,594	\$135,735	Market Value	\$486,594	\$396,547	Assessed Value	\$375,286	\$364,356						
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Exemption Information:																									
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	Current	Previous																							
Year	2012	2011																							
Homestead	\$25,000	\$25,000																							
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Veteran Disability	\$0																								
Civilian Disability	\$0	\$0																							
Widow(er)	\$0	\$0																							



Aerial Photography 2010

Taxable Value Information:			
	Current		Previous
Year	2012		2011
	Exemption/Taxable		Exemption/Taxable
County	\$50,000 / \$325,286		\$50,000 / \$314,356
School Board	\$25,000 / \$350,286		\$25,000 / \$339,356
City	\$50,000 / \$325,286		\$50,000 / \$314,356
Regional	\$50,000 / \$325,286		\$50,000 / \$314,356
Sale Information:			
Date	Amount	Recording Book-Page	Qualification Code
11/2009	\$395,000	27115-3741	Sales qualified as a result of examination of the deed
12/1991	\$0	00000-0000	Sales which are disqualified as a result of examination of the deed

Disclaimer:

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Property information inquiries, comments, and suggestions email: pawebmail@miamidade.gov
GIS inquiries, comments, and suggestions email: gis@miamidade.gov

Generated on: Monday, August 27, 2012





CFN 2004R0341716
 OR Bk 22285 Pg 43031 (1pg)
 RECORDED 05/11/2004 09:45:35
 DEED DDC TAX 3,870.00
 HARVEY RUVIN, CLERK OF COURT
 MIAMI-DADE COUNTY, FLORIDA
 LAST PAGE

Prepared by and return to:
 Michael A. Fuller
 Title Processor
 P&P title Services, LLC
 169 East Flagler Street
 Suite 1640
 Miami, FL 33131

File Number: pp04-159
 Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 15th day of April, 2004 between Elsiee Pilar Orlando, a single person, whose post office address is 7840 Schoolhouse Road, Miami, FL 33143, grantor, and Michael W Acra and Patricia Alvarez Acra, husband and wife whose post office address is 3701 El Prado Blvd, Miami, FL 33133, grantees:

(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 Miami-Dade County, Florida to-wit:

Lot 2, of HARRIS-EWING, according to the Plat thereof, recorded in Plat Book 63, Page 90, of the Public Records of Miami-Dade County, Florida.

Parcel Identification Number: 0141290390020

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, 2003.

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: Scott J. Perdigon
 Witness Name: Scott J. Perdigon

Elsiee Pilar Orlando
 Elsiee Pilar Orlando

State of Florida
 County of Miami-Dade

The foregoing instrument was acknowledged before me this 15th day of April, 2004 by Elsiee Pilar Orlando, who [] is personally known or [X] has produced a driver's license as identification.

[Notary Seal]



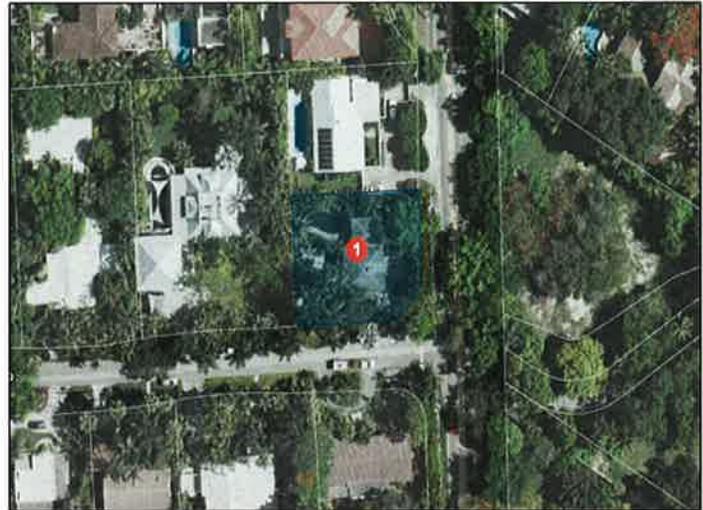
[Signature]
 Notary Public
 Printed Name: _____
 My Commission Expires: _____



MIAMI-DADE COUNTY
OFFICE OF THE PROPERTY APPRAISER
PROPERTY SEARCH SUMMARY REPORT

Honorable Pedro J. Garcia
Property Appraiser

Property Information:	
Folio	01-4129-039-0020
Property Address	3701 EL PRADO BLVD
Owner Name(s)	MICHAEL W ACRA &W PATRICIA A ACRA
Mailing Address	3701 EL PRADO BLVD MIAMI FL 33133-6401
Primary Zone	0100
Use Code	0001
Beds/Baths/Half	2/1/0
Floors	2
Living Units	1
Adj. Sq. Footage	1,227
Lot Size	9,566 SQ FT
Year Built	1956
Legal Description	29 54 41 HARRIS-EWING SUB PB 63-90 LOT 2 LOT SIZE 89.400 X 107 OR 19261-3249 08 2000 4 COC 22285-4303 04 2004 1
Assessment Information:	
	Current Previous
Year	2012 2011
Land Value	\$276,457 \$276,457
Building Value	\$116,163 \$116,860
Market Value	\$392,620 \$393,317
Assessed Value	\$337,664 \$327,830
Exemption Information:	
	Current Previous
Year	2012 2011
Homestead	\$25,000 \$25,000
2nd Homestead	\$25,000 \$25,000
Senior	\$0 \$0
Veteran Disability	\$0 \$0
Civilian Disability	\$0 \$0
Widow(er)	\$0 \$0



Aerial Photography 2010

Taxable Value Information:			
	Current	Previous	
Year	2012	2011	
	Exemption/Taxable	Exemption/Taxable	
County	\$50,000 / \$287,664	\$50,000 / \$277,830	
School Board	\$25,000 / \$312,664	\$25,000 / \$302,830	
City	\$50,000 / \$287,664	\$50,000 / \$277,830	
Regional	\$50,000 / \$287,664	\$50,000 / \$277,830	
Sale Information:			
Date	Amount	Recording Book-Page	Qualification Code
4/2004	\$645,000	22285-4303	Sales which are qualified
8/2000	\$0	19261-3249	Sales which are disqualified as a result of examination of the deed
9/1997	\$190,000	17785-4638	Sales which are qualified

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Property information inquiries, comments, and suggestions email: pawebmail@miamidade.gov
GIS inquiries, comments, and suggestions email: gis@miamidade.gov

Generated on: Tuesday, August 28, 2012





RETURN TO:
JANICE LAVERNIA RUBIN, P.A.
7685 SW 104 ST, SUITE 210
MIAMI, FL 33158

CFN 2011R0439461
DR Bk 27744 Pgs 3498 - 3499 (2 Pgs)
RECORDED 07/05/2011 15:48:50
DEED DDC TAX 3,810.00
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

This instrument prepared by,
and after recording return to:
Mark J. Boulris, Esq.
9100 S. Dadeland Boulevard
Suite 1500
Miami, Florida 33156

Parcel Identification Number: 01-4128-013-0200

-----The space above this line for recording office use only-----

WARRANTY DEED

THIS WARRANTY DEED is made this 20th day of June 2011, by FRED J. WITKOFF and VIVIAN LEVINE WITKOFF, husband and wife (collectively, "Grantor"), whose address is 752 Navarre Avenue, Coral Gables, Florida 33134, to DAVID A. NEBLETT, an unmarried man ("Grantee"), whose address is 2550 S. Bayshore Drive, Miami, Florida 33133.

Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration paid to Grantor by Grantee, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey, to Grantee and Grantee's personal representatives, heirs, successors, and assigns forever, the following described land, situate, lying and being in Miami-Dade County, Florida (the "Property"):

Lot 20, in Block 3, of PINECREST MANOR FIRST ADDITION, according to the Plat thereof, as recorded in Plat Book 59, Page 63, of the Public Records of Miami-Dade County, Florida.

TOGETHER WITH all easements, tenements, hereditaments and appurtenances belonging to the Property; and

TOGETHER WITH all buildings and other improvements now or hereafter located on the Property.

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

This conveyance is made subject to:

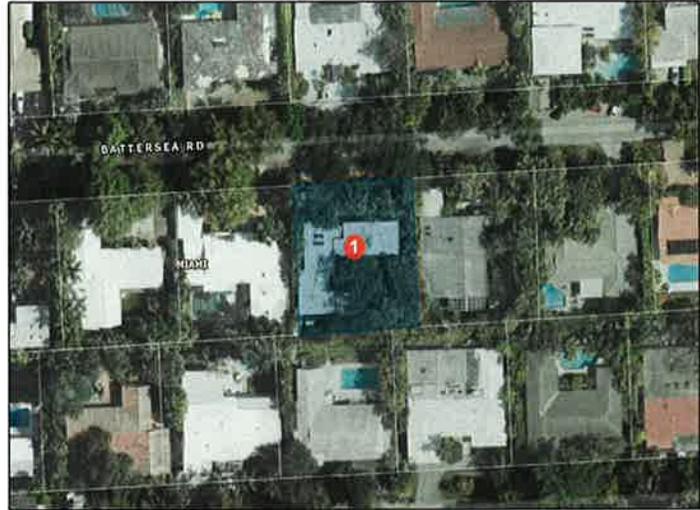
- (a) Covenants, easements, and restrictions of record;
- (b) Restrictions and matters appearing on the plat or otherwise common to the subdivision;
- (c) Comprehensive land use plans, zoning, restrictions, prohibitions and other requirements imposed by governmental authority;
- (d) oil, gas, and mineral rights of record; and
- (e) Taxes for the year 2011 and subsequent years.



MIAMI-DADE COUNTY
OFFICE OF THE PROPERTY APPRAISER
PROPERTY SEARCH SUMMARY REPORT

Honorable Pedro J. Garcia
Property Appraiser

Property Information:	
Folio	01-4128-013-0200
Property Address	3630 BATTERSEA RD
Owner Name(s)	DAVID A NEBLETT
Mailing Address	2550 S BAYSHORE DR MIAMI FL 33133
Primary Zone	0100
Use Code	0001
Beds/Baths/Half	4/2/0
Floors	1
Living Units	1
Adj. Sq. Footage	2,654
Lot Size	10,400 SQ FT
Year Built	1966
Legal Description	PINECREST MANOR 1ST ADD PB 59-63 LOT 20 BLK 3 LOT SIZE 100.000 X 104 OR 27744-3498 0611 01



Aerial Photography 2010

Assessment Information:		
	Current	Previous
Year	2012	2011
Land Value	\$384,800	\$312,000
Building Value	\$175,946	\$221,933
Market Value	\$560,746	\$533,933
Assessed Value	\$560,746	\$310,770

Exemption Information:		
	Current	Previous
Year	2012	2011
Homestead	\$25,000	\$25,000
2nd Homestead	\$25,000	\$25,000
Senior	\$0	\$0
Veteran Disability	\$0	\$0
Civilian Disability	\$0	\$0
Widow(er)	\$0	\$0

Taxable Value Information:		
	Current	Previous
Year	2012	2011
	Exemption/Taxable	Exemption/Taxable
County	\$50,000 / \$510,746	\$50,000 / \$260,770
School Board	\$25,000 / \$535,746	\$25,000 / \$285,770
City	\$50,000 / \$510,746	\$50,000 / \$260,770
Regional	\$50,000 / \$510,746	\$50,000 / \$260,770

Sale Information:			
Date	Amount	Recording Book-Page	Qualification Code
6/2011	\$635,000	27744-3498	Sales qualified as a result of examination of the deed

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GIS inquiries, comments, and suggestions email: gis@miamidade.gov